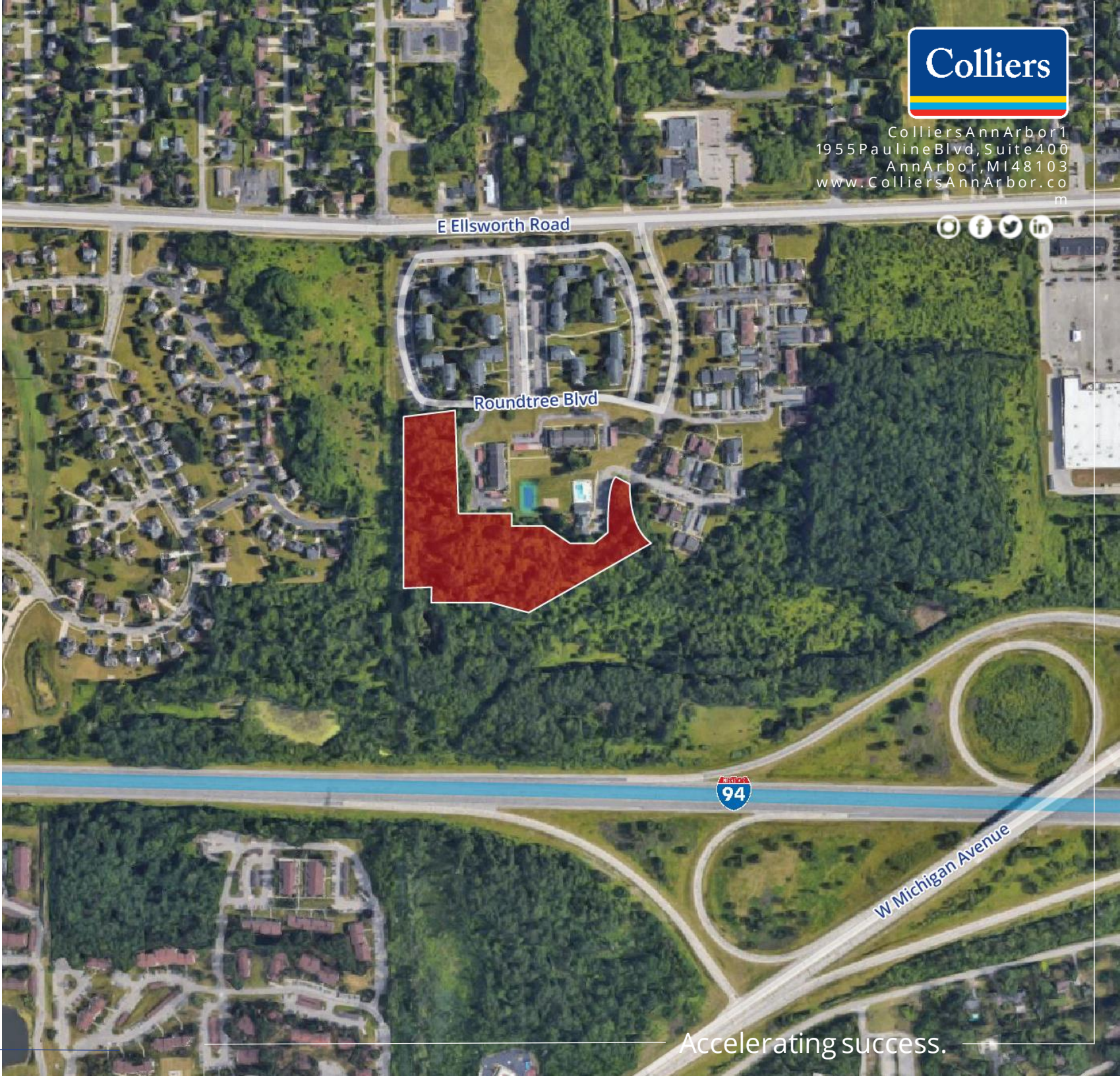


FOR SALE

810 & 812 Roundtree Blvd., Ypsilanti, MI | Land



Eric Rudland
734 769 5012
eric.rudland@colliers.com



ColliersAnnArbor1
1955 Pauline Blvd, Suite 400
Ann Arbor, MI 48103
www.CollidersAnnArbor.com



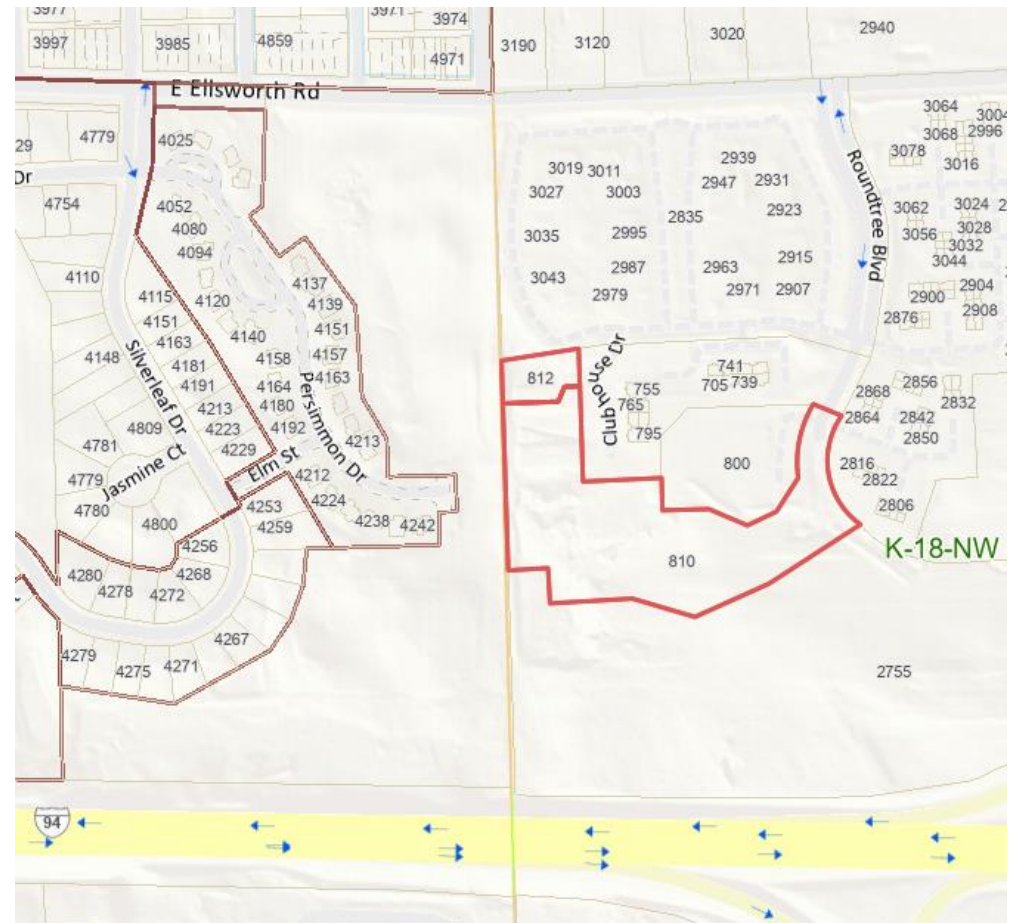
Accelerating success.

Property Details

810 & 812 Roundtree Blvd. | Ypsilanti, MI

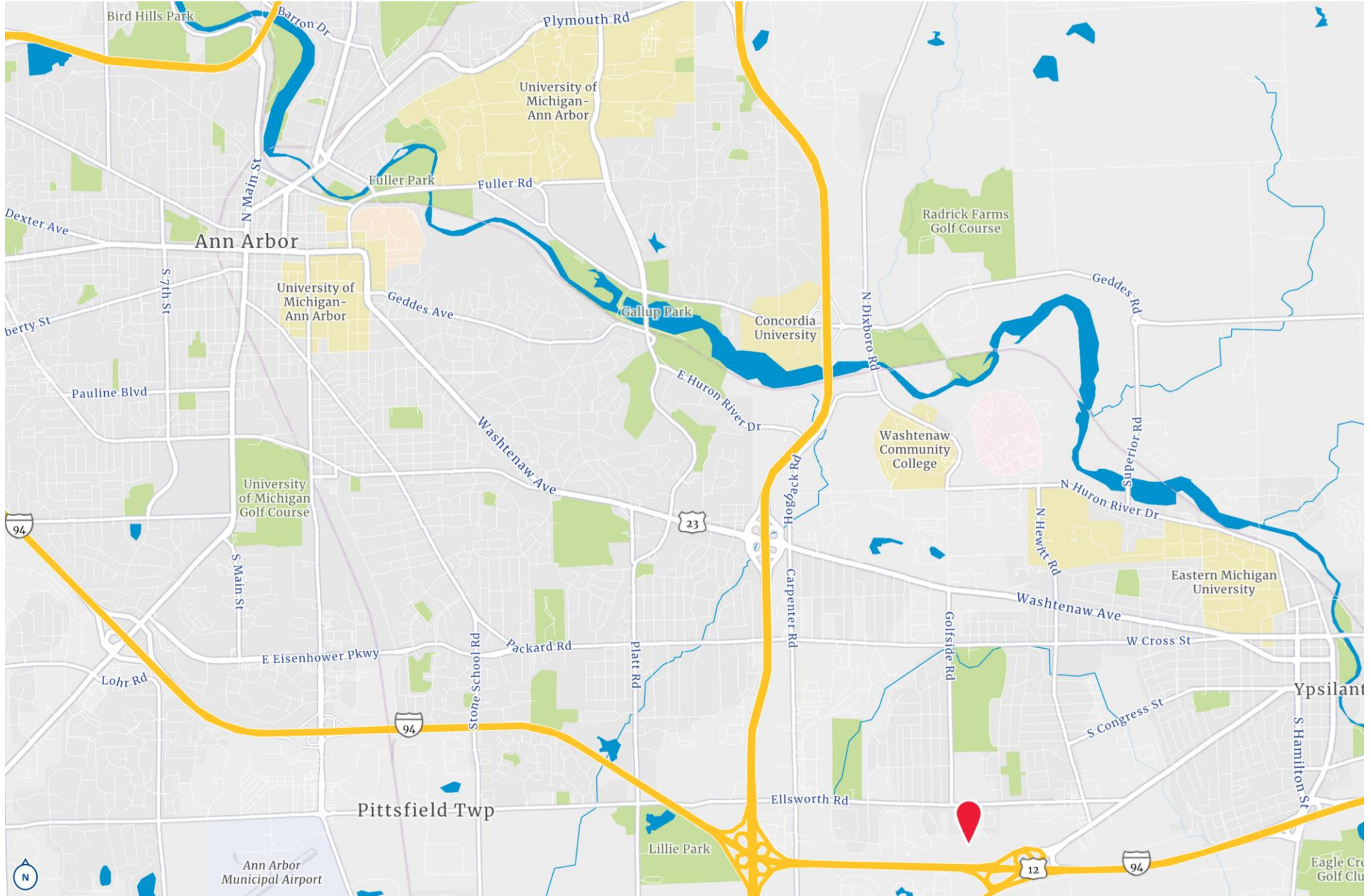
Two parcels equaling: 8.24 Acres

- 810 Roundtree Blvd: K-11-18-200-005 - 7.57 Acres
- 812 Roundtree Blvd: K-11-18-200-006 - 0.67 Acres
- Ypsilanti Township taxes
- Ypsilanti Community Schools
- Residential Multiple-Family, Medium Density Zoning (RM-MD)
- All utilities available
- Great location off E Ellsworth Road within the Roundtree Apartments complex, and Roundtree Condos
- Minutes to Michigan Avenue, Washtenaw Ave, Stadium Blvd, and I-94, close to downtown Ypsilanti, Ann Arbor, and surrounding communities
- Nearby Eastern Michigan University, Washtenaw Community College, Concordia University, and the University of Michigan
- **Sales Price: \$850,000**



Location

810 & 812 Roundtree Blvd. | Ypsilanti, MI



RM-MD Zoning – Use Table

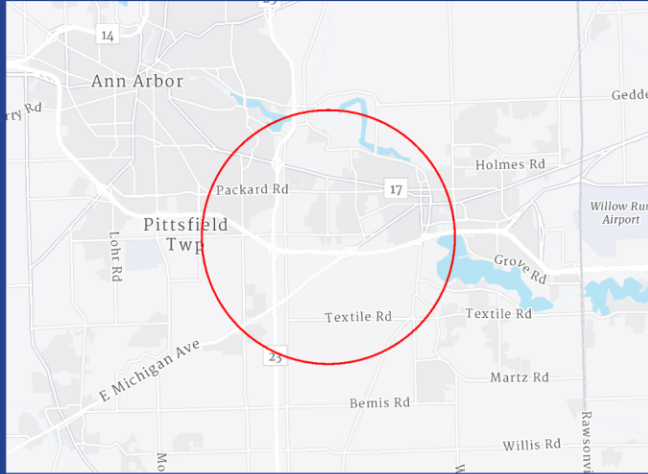
810 & 812 Roundtree Blvd. | Ypsilanti MI

Residential Districts Use Table	RM- LD to RM- MD
P = Permitted Use SL-PC = Special Use Planning Commission Approval SL-TB = Special Use Township Board Approval A = Accessory Use — = Not Permitted	
Building Size	
Construction or re-use of any building over 100,000 square feet	SL-TB
Residential Uses	
Detached single-family residential	P
Open Space Communities	—
Single-Family Residential Plat or Site Condominium	—
Two-family residential	P
Townhouses	P
Multiple-family dwelling units	P
Senior independent and assisted living	P
Convalescent and nursing homes	SL-TB
Mobile Home Parks	—
State-licensed residential child and adult care facilities	
Adult/child family day care homes	P
Adult/child group day care homes	SL-PC
Adult/child day care center + preschools	SL-PC
Adult and child foster care family home	P
Adult foster care, small group home	SL-PC
Adult foster care, large group home	SL-PC
Adult foster care congregate facility	SL-PC
Child foster care family group home	SL-PC
Civic/Institutional	
Publicly owned and operated libraries	P
Cemeteries	—
Houses of worship	P
Primary schools	—
Secondary schools	P
Colleges, universities, and other such institutions of higher learning	S
Utility and public service buildings and uses (without storage yards) when operating requirements necessitate the locating of said building within the district in order to serve the immediate vicinity.	SL-PC

Residential Districts Use Table	RM- LD to RM- MD
P = Permitted Use SL-PC = Special Use Planning Commission Approval SL-TB = Special Use Township Board Approval A = Accessory Use — = Not Permitted	
Recreation	
Parks, common greens, plazas, public gathering places, and open space	P
Golf courses	P
Institutional or community recreation centers and nonprofit swimming pool clubs	P
Community buildings for use by the tenants of the mobile home park as well as recreation areas and playgrounds	—
Private or public recreation vehicle campgrounds	—

Demographics

810 & 812 Roundtree Blvd. | Ypsilanti, MI



Population Trends & Key Indicators

Roundtree Blvd, Ypsilanti, Michigan, 48197, 3 mile radius

63,496	27,777	2.17	31.8	\$59,501	\$252,493	73	96	68
Population	Households	Avg size household	Median age	Median household income	Median home value	Wealth Index	Housing affordability	Diversity Index

Mortgage indicators



\$8,313

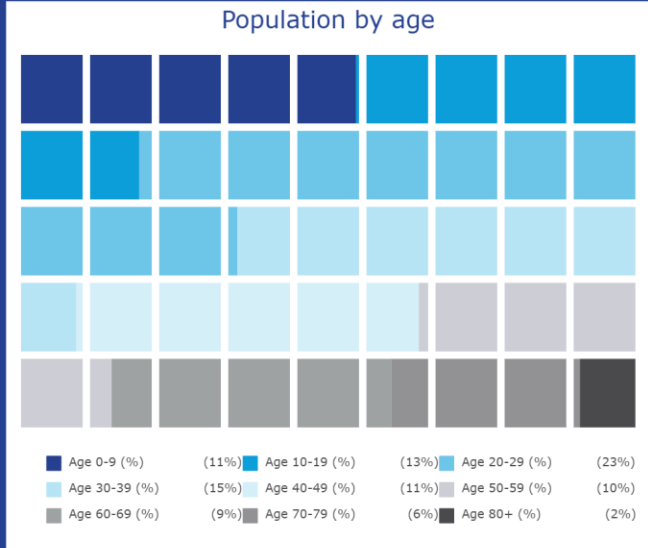
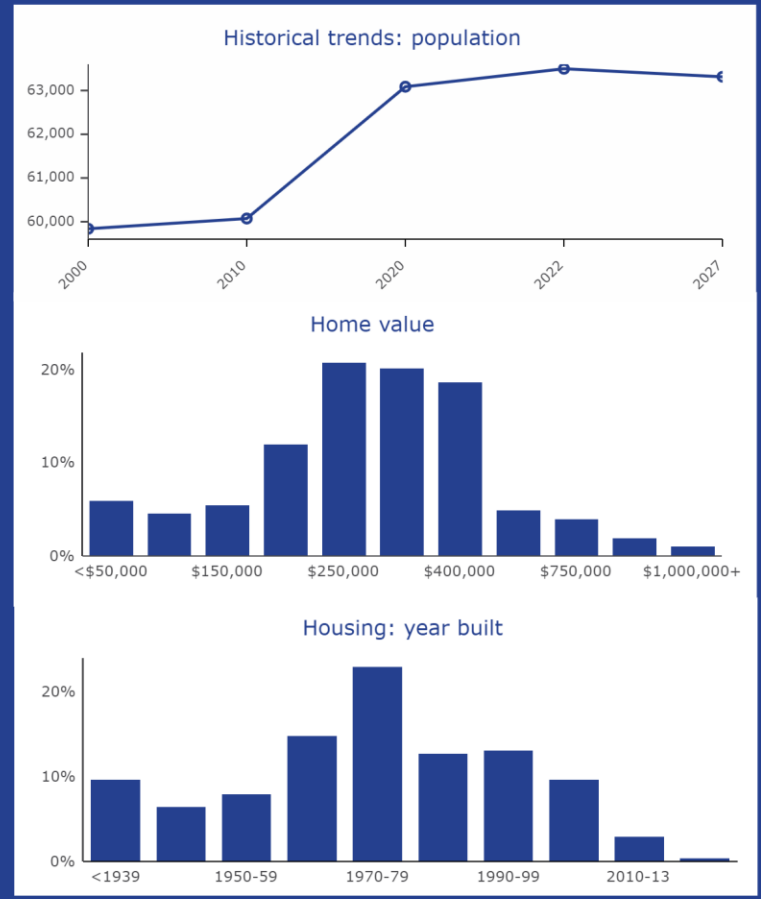
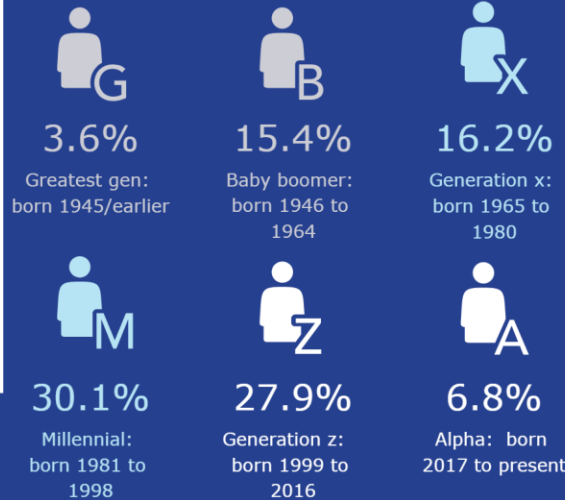
Avg spent on mortgage & basics



22.4%

Percent of income for mortgage

Population by generation



U.S. Census Bureau, Esri forecasts for 2022 and 2027, Esri Vintage 2022 Time Series



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E Ellsworth Road



Roundtree Blvd

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