

Saline - Sauk Trail Business Park

Sauk Trail Ct. & Beach Ct., Saline, MI 48176



Listing ID: 28581402
 Status: Active
 Property Type: Vacant Land For Sale
 Possible Uses: Industrial, Office
 Sale Price: \$105,000 - 125,000 Per Acre
 Land Available: 5.71 - 17.60 Acres
 Sale Terms: Cash to Seller, Owner Financing



Property Overview

Sauk Trail is Saline's premier business park. Lots 18 (6.17ac), 19 (5.72ac) & 20 (5.71ac) are prime locations offered individually at \$125,000 per acre, or combined at \$105,000 per acre and includes over 1,045 feet of total frontage on Michigan Avenue/U.S-12, gateway into the City of Saline, Michigan. Lot 13 is 3.6ac located on Beach Ct. cul-de-sac and offered at \$90,000 per acre. All lots are located on Class A roads and convenient access to I-94 and U.S. 23. Modern electric and gas line infrastructure, and sanitary sewer and water lines of sufficient size to accommodate virtually every need.

Saline companies include: Aero Corporation, Allegra Printing, American Soy Products, Ann Arbor Plastics, Associated Spring, Condat Lubricants, Davco, Diggy Pod, Faurecia Automotive, Flatout, JAC Products, K&F Electric, Liebherr Gear and Automation, Liebherr Aerospace, McNaughton & Gunn, Inc., Mectron Engineering, Mikan Corporation, Norgren Automation Solutions, Plastechs, Production Services Management, R & B Plastics

More Information Online

<http://properties.swishercommercial.com/listing/28581402>



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Machinery, Scherer & Trier Plastics, Spotted Dog Winery, Tri-County Electric, Wadia Corporation.

Listing Details

General Information

Listing Name:	Saline - Sauk Trail Business Park	Zoning:	I-2 INDUSTRIAL/OFFICE OR SPA-1
Development Name:	Sauk Trail Business Park	Adjacent Parcels Available:	Yes
Tax ID Number/APN:	18-12-31-480-013, 018, 019 020	Sale Terms:	Cash to Seller, Owner Financing
Possible Uses:	Industrial, Office, Retail, Retail-Pad		

Area & Location

Market Type:	Medium	Feet of Frontage:	1,046
Property Located Between:	Michigan Ave. & Bemis Rd.	Traffic/Vehicle Count:	29,876
Side of Street:	Southeast	Transportation:	Highway, Airport
Road Type:	Paved	Highway Access:	Michigan Ave./U.S.12, U.S.23, Interstate 94
Property Visibility:	Excellent	Airports:	DTW, ANN ARBOR, FLINT, TOLEDO
Legal Description:	PER SURVEY	Site Description:	Established mixed office and industrial park.
Largest Nearby Street:	Michigan Ave./U.S.12		Project ready lots.

Area Description: In 2009, "Money Magazine" named Saline among the "Top 100 Best Places to Live, Work and Play" in the U.S. In 2013, "Bloomberg BusinessWeek" named Saline "The Best Place to Raise Kids" in the State of Michigan. Saline Public Schools rate among the top 100 in America. Saline is just a short drive from the world-class academic, cultural, and sports attractions of Ann Arbor and the University of Michigan. Downtown Detroit is only an hour away. Roughly 250,000 working-age people live within a 20-minute commute to the City, and more than 1.5 million live within a 45-minute commute. This includes excellent concentrations of both skilled and unskilled workers; and an unparalleled selection of experienced managers, as well as management trainees from several area universities, colleges, and vocational training schools. More than anything else, the character of Saline-area workers is an extension of the community's agricultural roots, whose heritage puts a premium on traditional values, hard work, self-reliance, independence, and an enduring pride in one's community, family and job. Saline offers the highest quality in community amenities including top-notch hospitals, schools, and recreation facilities. It is part of the Ann Arbor metropolitan area which is consistently rated as one of the top ten areas for quality of life each year.

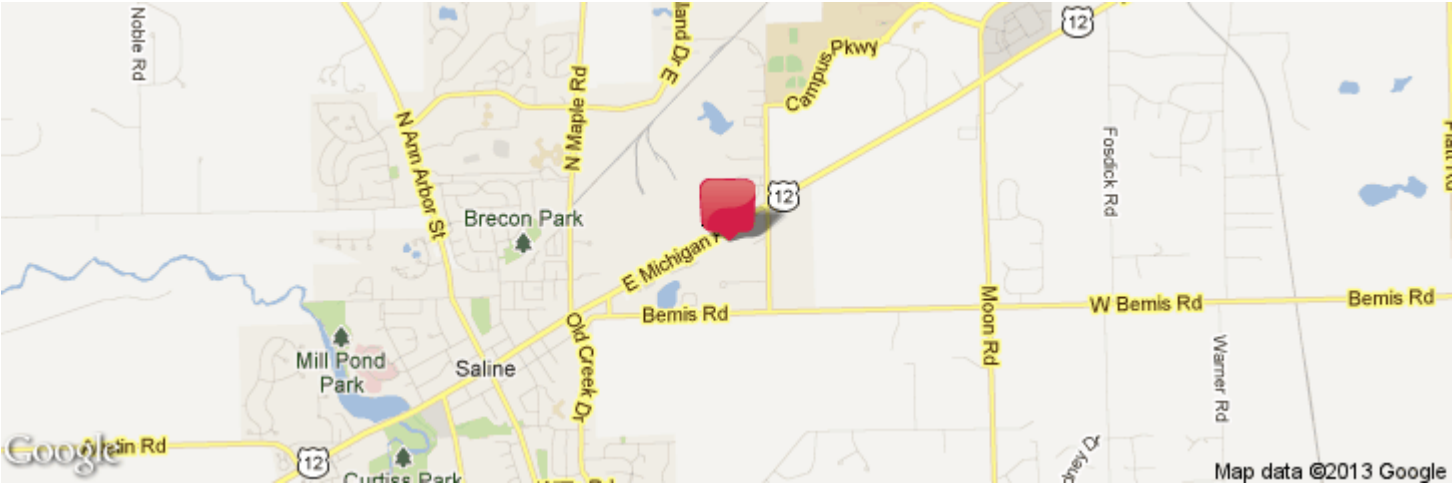
Land Related

Lot Frontage (Feet):	1,046	Easements Description:	Private easements for public utilities and signage.
Lot Depth:	550	Available Utilities:	Electric, Water, Gas
Topography:	Level		

Zoning Description: I-2 Industrial/Office. Future land use targeted for "Mixed Business". City may also consider SPA-1 (Special Planning Area) zoning for proposed uses deemed to be complimentary and contribute positively to surrounding area.

Location

Address:	Sauk Trail Ct. & Beach Ct., Saline, MI 48176	MSA:	Ann Arbor
County:	Washtenaw	Submarket:	Washtenaw W of 23



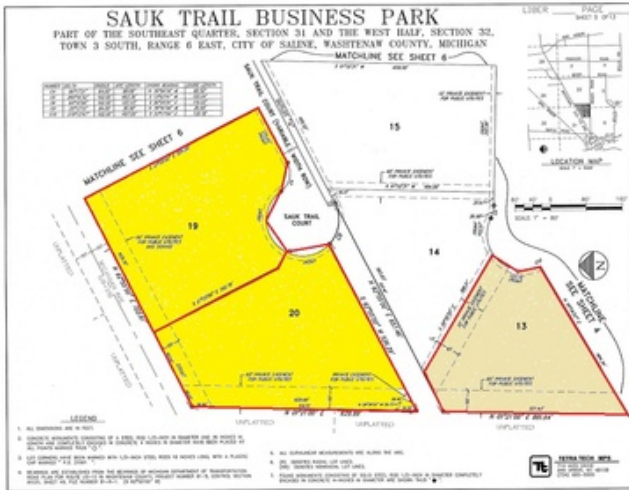
Property Images



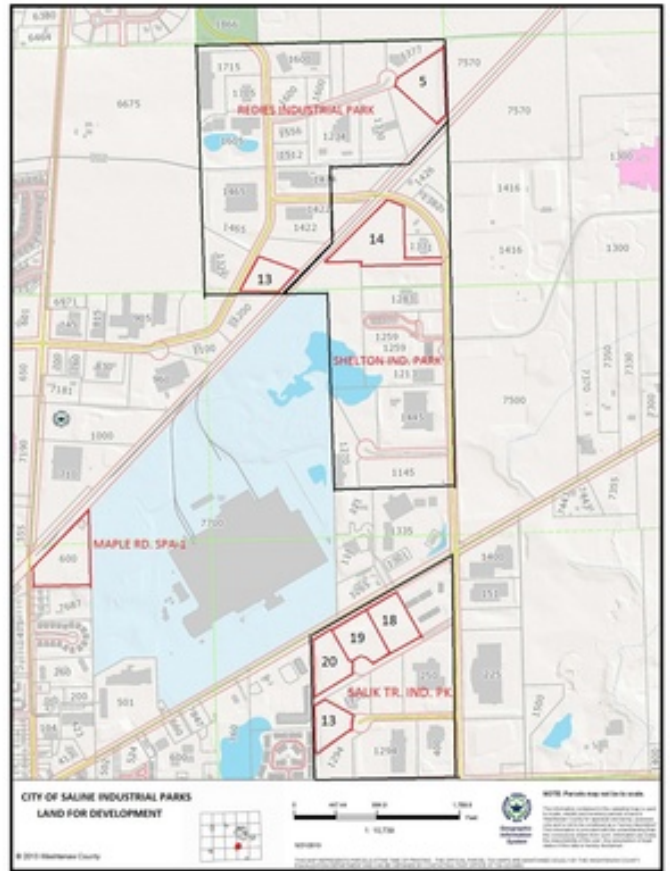
Sauk Trail Business Park - Lots 13, 18, 19 & 20



Sauk Trail Ct. Lot 18



Sauk Tr. Ct. Lots 19 & 20 and Beach Ct. Lot 13



GISPLATMAP_SUMMARY_notated

Property Contacts



Tony Caprarese

Swisher Commercial

734-222-7520 [0]

tonyc@swishercommercial.com