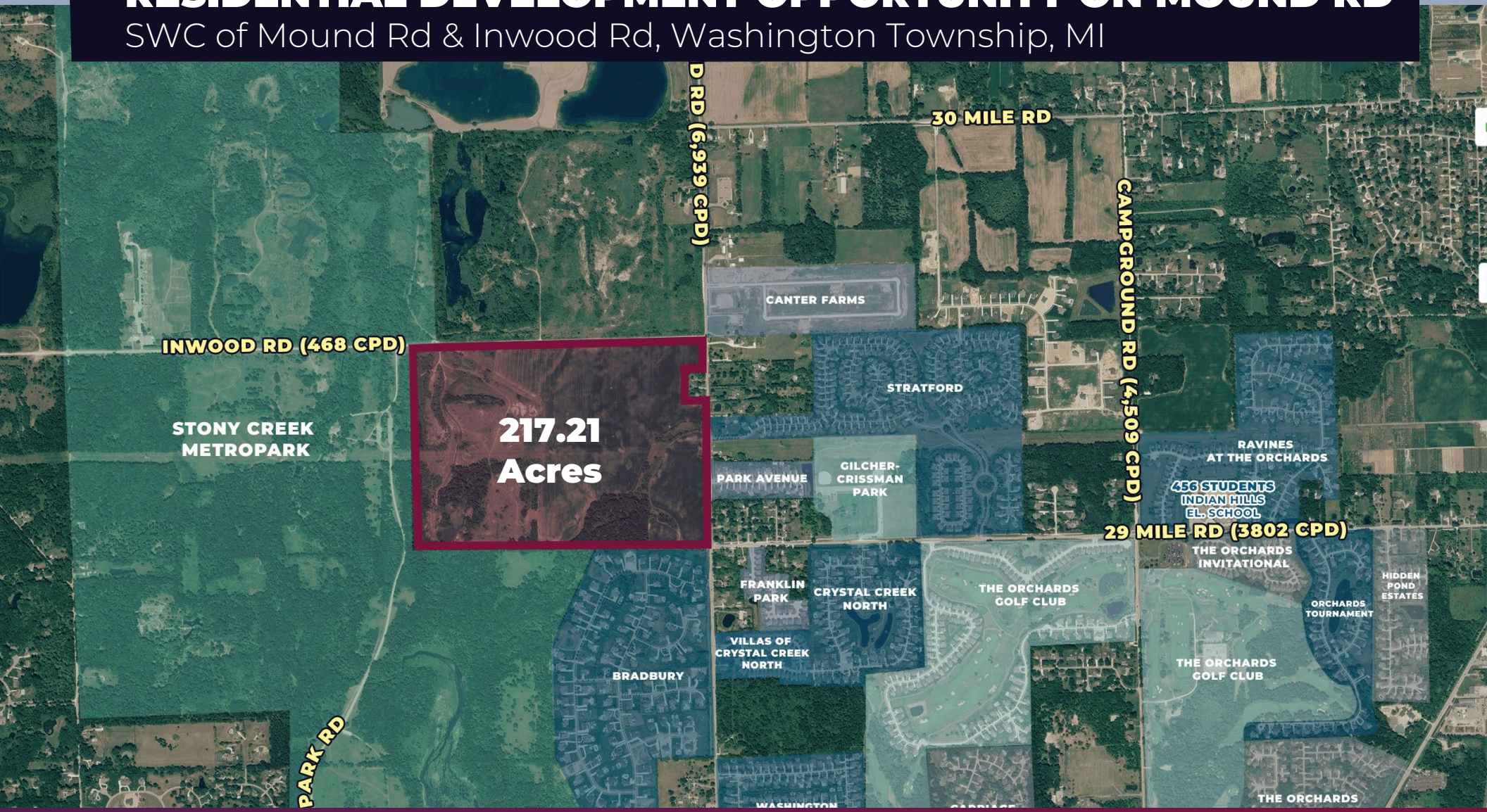
FOR SALE

RESIDENTIAL DEVELOPMENT OPPORTUNITY ON MOUND RD

SWC of Mound Rd & Inwood Rd, Washington Township, MI



ECODE #1095

LANDMARK
COMMERCIAL ▲ REAL ESTATE ▲ SERVICES

PROPERTY DETAILS

LOCATION:	SWC of Mound Rd & Inwood Rd Washington Township
PROPERTY TYPE:	Vacant Land Residential Development
DATE AVAILABLE:	Immediately
SALES PRICE:	$9,999,000.00
PRICE PER ACRE:	$46,033 Per Acre
TAXES:	$9,678
LOT SIZE:	217.21 AC
LOT DIMENSIONS:	3,790' X 2,530'
ZONING:	A-1 Agricultural Residential
TRAFFIC COUNT:	Mound Rd. (6,939 CPD) Inwood Rd. (468 CPD)

$9,999,000.00
SALES PRICE

217.21 AC
LOT SIZE

HIGHLIGHTS

- **Washington Township currently has 206 planned homes to be constructed by the end of 2027.**
- **City water available on site.**
- High end residential nearby:
  - Bradbury
  - Crystal Creek North
  - Washington Pointe
- Prime Southwest hard corner development site at the intersection of Mound Rd & Inwood Rd.
- Approx. 217 acres, providing the potential for a master planned residential project.
- Master Plan allows 90,000 SF premium residential lots.
- Current zoning allows 40,000 SF premium residential lots.
- City sewer infrastructure is located nearby.
- Excellent opportunity for new development within a growing residential corridor.
- Potential for a High-Impact Development serving the surrounding community.
- Situated adjacent to Stony Creek Metropark's natural preserve land.

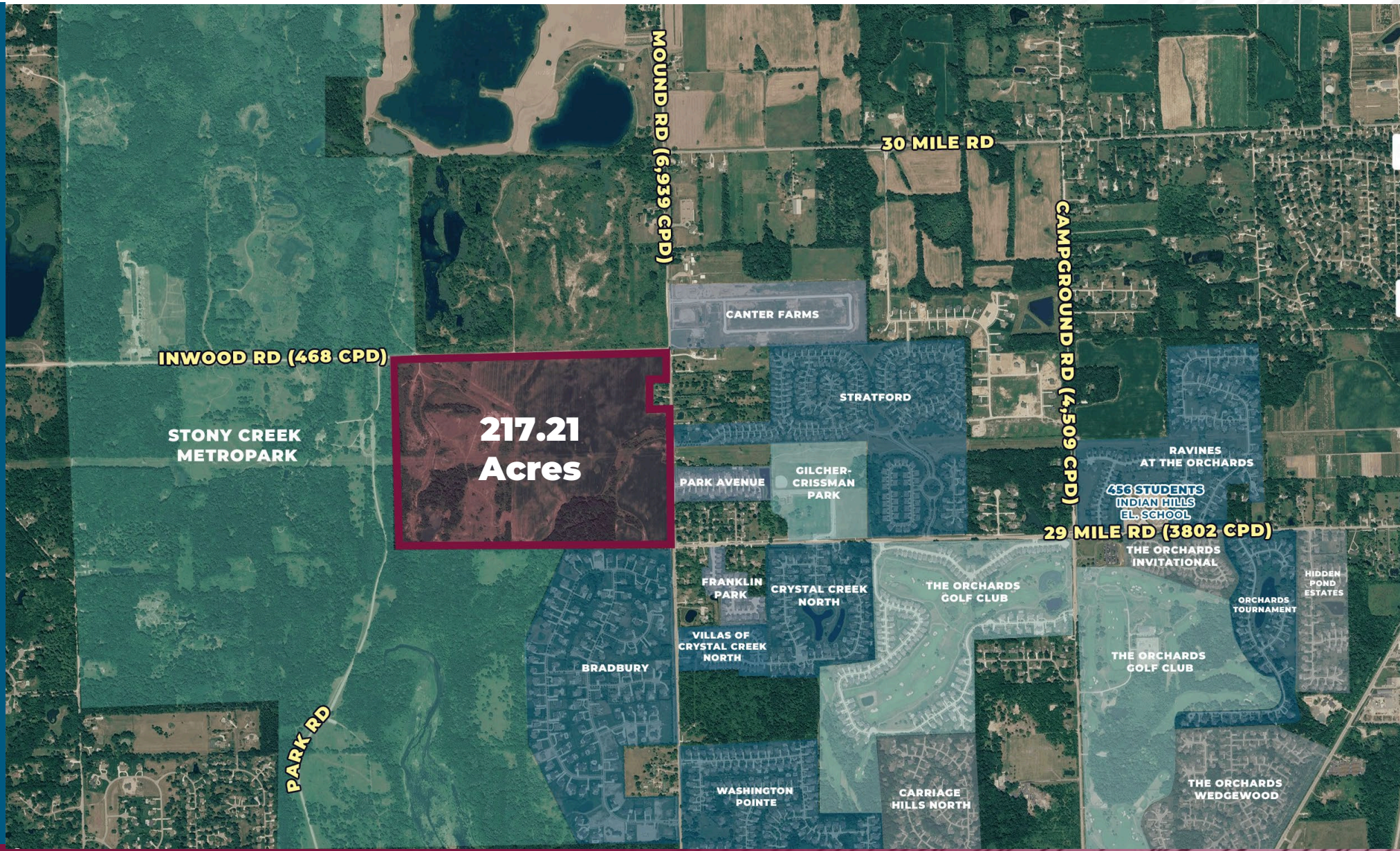
EXCLUSIVELY LISTED BY:

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MICRO AERIAL

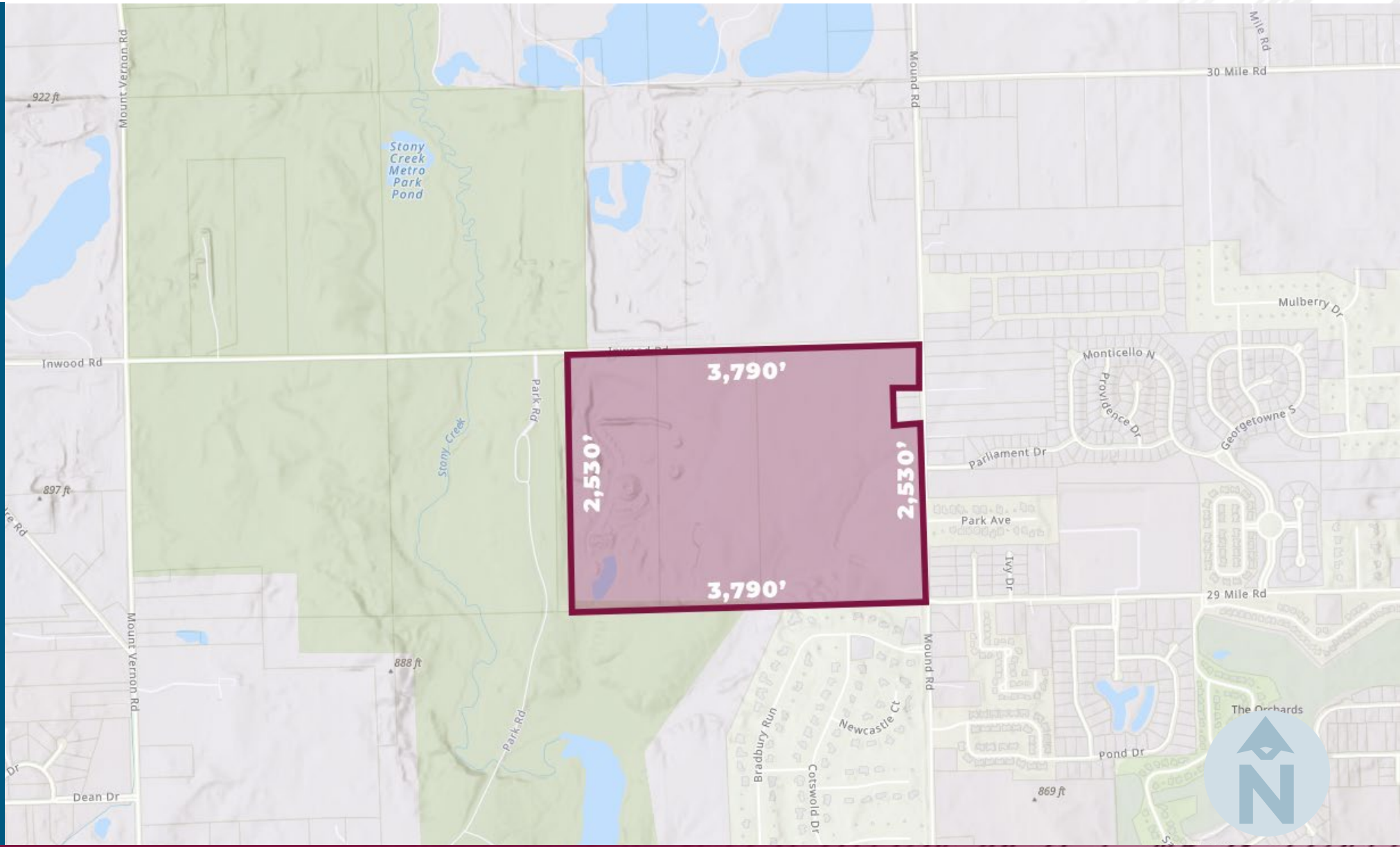


MACRO AERIAL

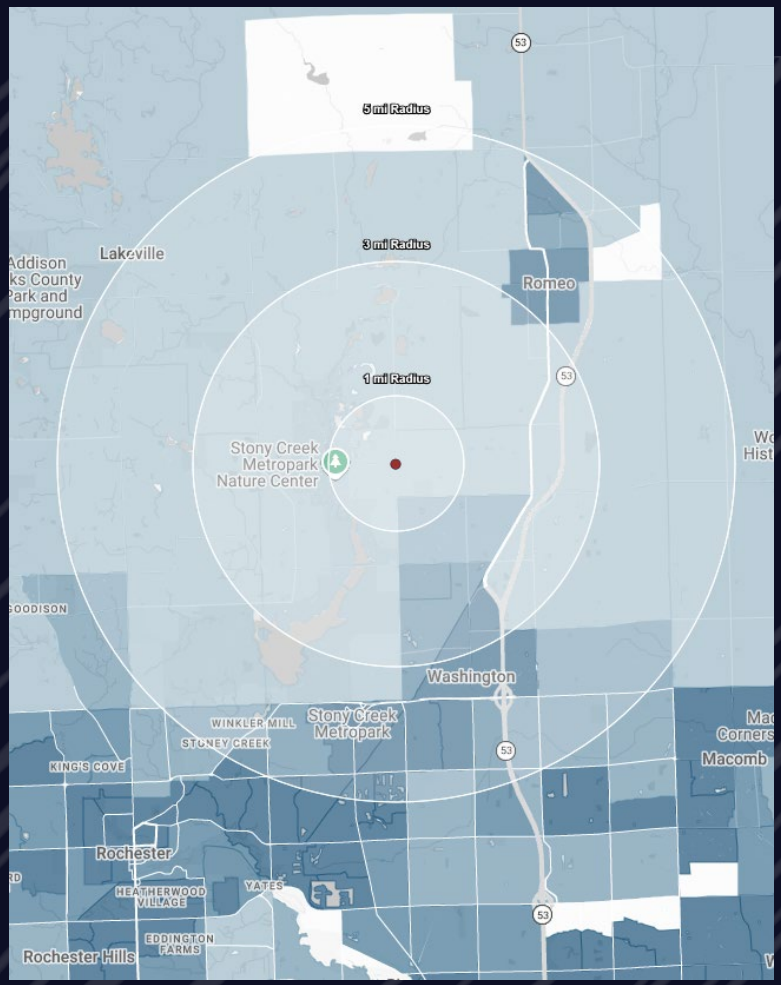


PLAT MAP

217.21 AC **LOT SIZE**



DEMOGRAPHICS



RESIDENTIAL DEVELOPMENT OPPORTUNITY ON MOUND RD

SWC of Mound Rd & Inwood Rd
Washington Township, MI

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2026 Estimated Population	2,010	19,116	60,448
2031 Projected Population	2,063	19,791	62,724
2020 Census Population	1,743	18,034	57,597
2010 Census Population	1,425	15,424	50,380
Projected Annual Growth 2026 to 2031	0.5%	0.7%	0.8%
Historical Annual Growth 2010 to 2026	2.6%	1.5%	1.2%
HOUSEHOLDS			
2026 Estimated Households	726	7,323	23,482
2031 Projected Households	750	7,642	24,606
2020 Census Households	643	6,765	21,762
2010 Census Households	513	5,615	18,528
Projected Annual Growth 2026 to 2031	0.7%	0.9%	1.0%
Historical Annual Growth 2010 to 2026	2.6%	1.9%	1.7%
RACE			
2026 Est. White	90.5%	89.0%	86.3%
2026 Est. Black	2.1%	3.1%	4.0%
2026 Est. Asian or Pacific Islander	3.1%	2.8%	3.8%
2026 Est. American Indian or Alaska Native	0.1%	0.1%	0.1%
2026 Est. Other Races	4.3%	5.0%	5.8%
INCOME			
2026 Est. Average Household Income	$144,309	$148,798	$159,511
2026 Est. Median Household Income	$105,959	$113,524	$120,276
2026 Est. Per Capita Income	$52,212	$57,062	$62,016
BUSINESS			
2026 Est. Total Businesses	13	474	1,599
2026 Est. Total Employees	67	3,511	12,326

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