

# Jackson Road Vacant Lot Scio Township

6540 Jackson Road, Ann Arbor, MI 48103



**FOR SALE**



## OFFERING SUMMARY

Sale Price:	\$400,000
Lot Size:	0.522 Acres
Parcel Number:	H-08-20-100-011
Zoning:	Master Planned Mixed Use I-1 (Limited Industrial)

## PROPERTY HIGHLIGHTS

- 0.522-acre site
- Located on Jackson Road corridor
- Ann Arbor School District
- High visibility with strong traffic exposure
- Just east of Jackson & Baker Road intersection
- Easy access to I-94
- Suitable for light industrial, office, and service uses
- Manageable site for small-scale development
- Approved variance for reduced setbacks and parcel size

### Charlie Koenn

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## PROPERTY DESCRIPTION

Positioned along the high-visibility Jackson Road corridor, this 0.522-acre industrial-zoned parcel (I-1) offers a strategic location within Scio Township's central commercial/industrial district. The property sits just east of the Jackson & Baker Road intersection, providing excellent connectivity to I-94, regional traffic, and established commercial activity.

Its zoning supports a range of light-industrial, office, and services.

With 0.522 acres, the parcel offers manageable development potential in a corridor experiencing ongoing commercial reinvestment. Surrounding uses include industrial buildings, and service businesses.

Approved variance for the site:

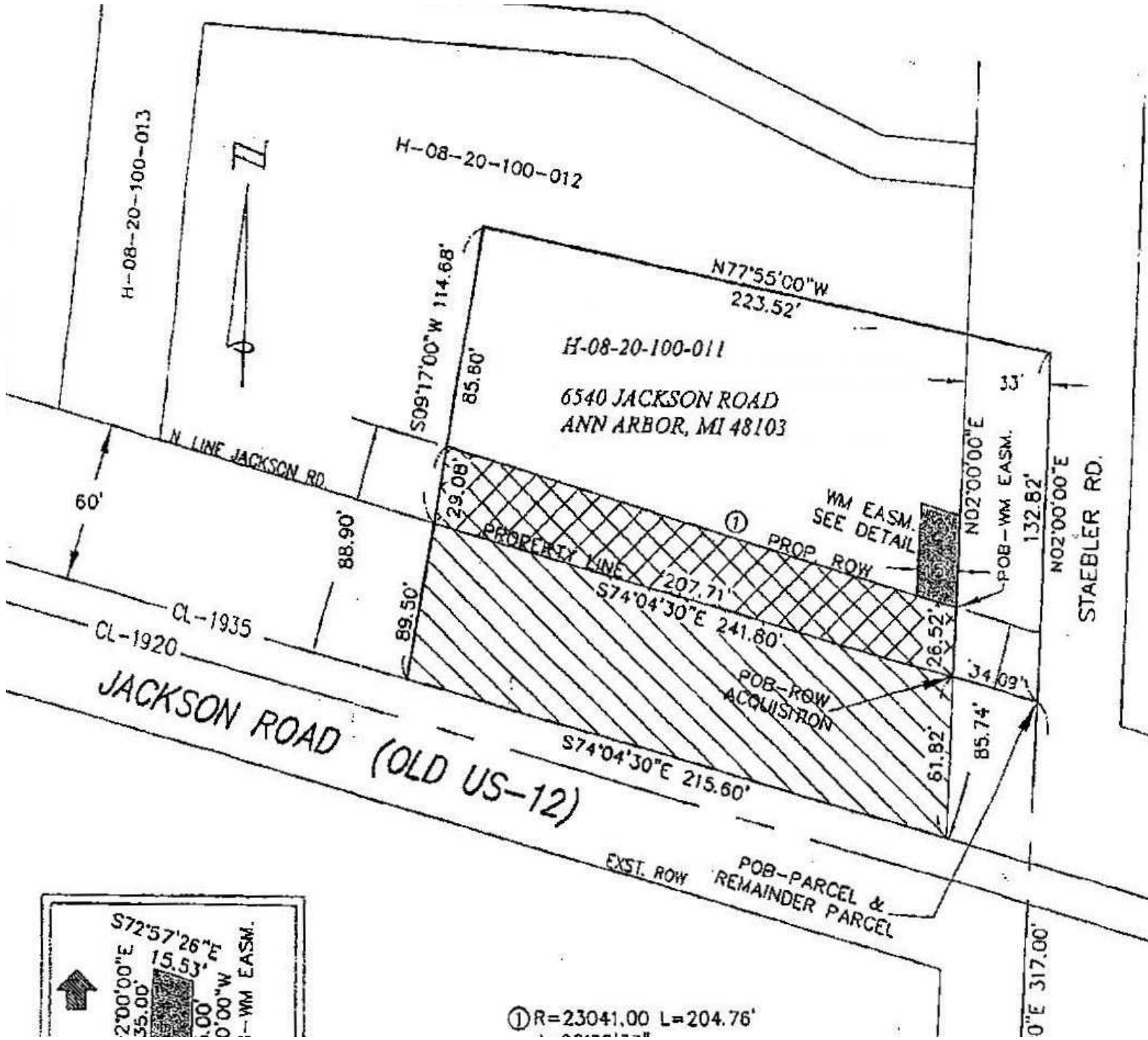
E. Variance 1505 #B, by the Washtenaw County Road Commission, regarding property codes H-08-20-100-011, 6540 Jackson Road. Due to the widening of Jackson Road requests 1) to allow a 1 foot front yard setback rather than the required 50 foot setback for the existing building pursuant to Section 4.08, and b) to allow a parcel area of .522 acre rather than the required parcel area of 1.0 acre pursuant to Section 4.08, and c) to allow a 4 foot parking setback on Jackson Road and 3 foot parking setback on Staebler Road rather than the required 50 foot greenbelt buffer setbacks pursuant to Section 12.06E.

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# Mixed Use Vacant Lot Scio Township

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## Mixed-Use Office-Industrial Land Use

**Intent:** The intent of the Mixed-Use Office-Industrial (MOI) designation is to provide business opportunities with varied office, research, and light industrial uses. Commercial and high-density residential uses are also appropriate in mixed-use developments. In general, uses envisioned in the MOI areas must have little or no impact on nearby residential uses.

**Description:** The MOI designation is focused on the Jackson Road Corridor particularly between Parker and Staebler Roads along Jackson Road as well as on Zeeb Road immediately north of I-94.

**Relationship to Physical and Natural Features:** This area is served or planned to be served by municipal sewer and water services and located in the most urbanized portion of the Township.

**Appropriate Uses:** Desirable land uses of this category are:

- Office uses;
- Light Industrial uses;
- Office/Research uses;
- High density residential uses, only as part of a mixed-use development;
- Parks, open spaces, and conservation areas;
- General commercial uses, only as part of a mixed-use development.



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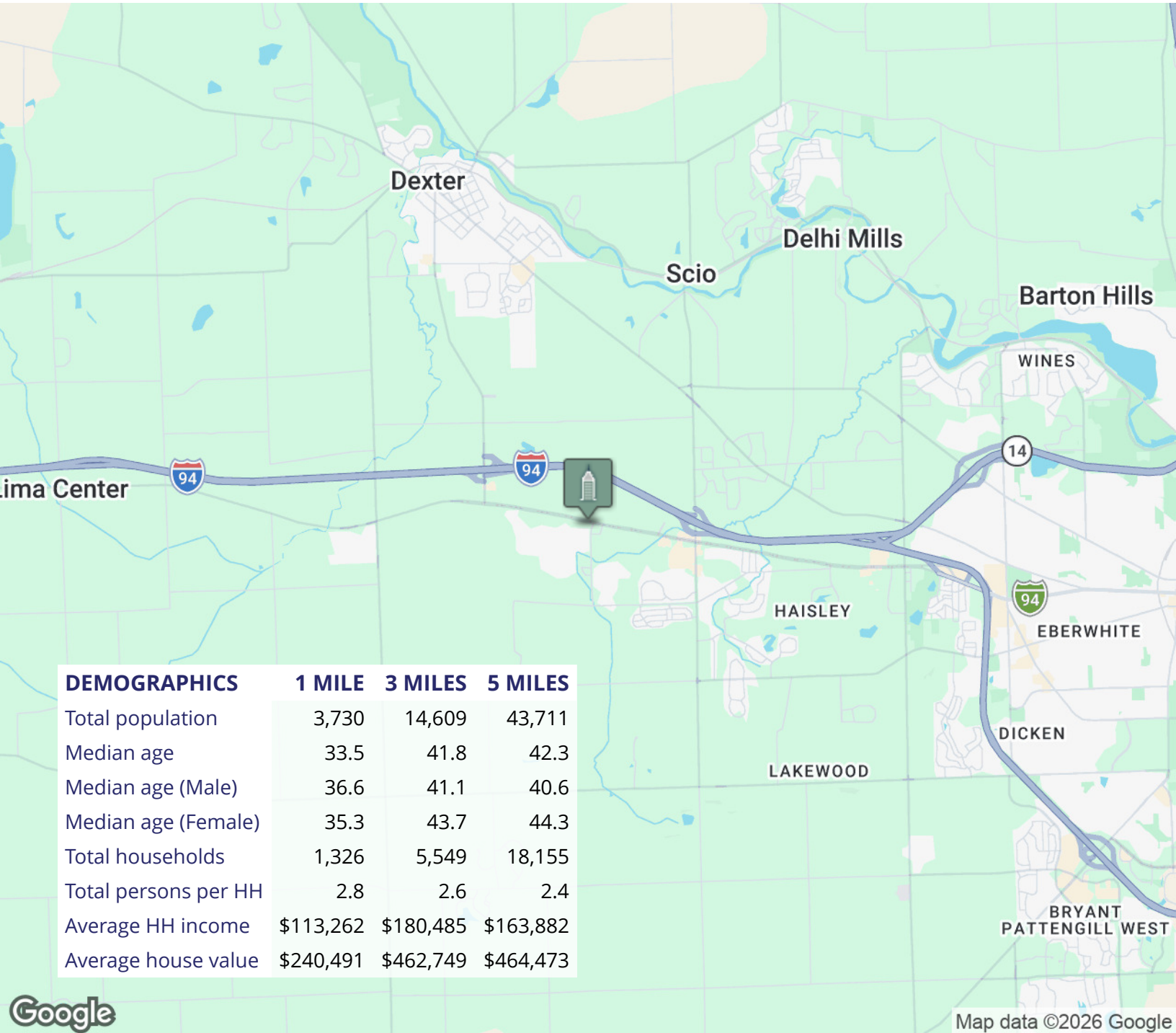
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