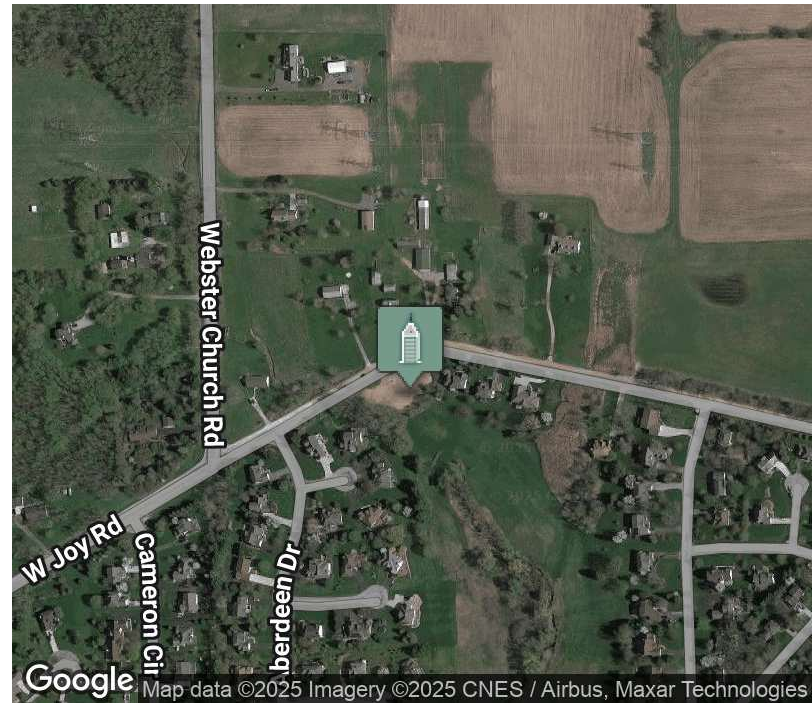


Residential Building Sites (Dexter Schools)

4393 & 4415 W Joy, Ann Arbor, MI 48103



FOR SALE



OFFERING SUMMARY

Sale Price:	\$159,000
Lot Size:	0.69 Acres
Zoning:	Urban Residential (R-2)
APN#:	C-03-35-326-023
	C-03-35-326-022
TAX 2024:	\$2,447

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	485	1,181	2,665
Total Population	1,374	3,265	7,306
Average HH Income	\$190,495	\$199,526	\$190,990

PROPERTY HIGHLIGHTS

- Two buildable residential lots totaling 0.69 acres in Loch Alpine
- Ann Arbor address in Dexter Community School District
- Potential for walkout basements
- Two water and sewer taps through Loch Alpine Sanitary Authority <https://lasawater.org/>
- Located in a scenic, community-oriented neighborhood
- Access to parks, lakes, and the Border to Border Trail
- Convenient to both Dexter and downtown Ann Arbor
- Taxes are for both parcels
- Loch Alpine HOA: <https://www.lochalpine.org/>

Charlie Koenn

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ckoenn@swishercommercial.com

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PROPERTY DESCRIPTION

Exclusive 2 residential lots on the northern edge of Loch Alpine.

Overview: This collection of two lots totaling 0.69 acres offers a rare opportunity to build two custom homes. Has an Ann Arbor address, located in Loch Alpine, Webster Township, and Dexter School District.

Property Highlights:

- Two buildable sites outlined allows for residential development with walkout basement potential, set amidst lush greenery.
- Utilities: There are 2 water and sewer taps available. The Loch Alpine Sanitary Authority provides community water and sewer services, ensuring modern comforts are readily available. <https://lasawater.org/>
- Tax Information: Taxes are assessed based on both lots

Local Amenities:

- Education: Located within the Dexter School District, known for its excellence in academics and extracurricular activities.
- Recreation: Loch Alpine is renowned for its community-oriented lifestyle, featuring open spaces, parks, and access to lakes.
- Proximity: Just minutes from the Border to Border Trail, various Metro-Parks, and the Huron River. Its location also offers an easy commute to both Ann Arbor and Dexter, ideal for professionals and families looking for tranquility close to urban centers.

Additional Information:

- The owner is a licensed Broker in the State of Michigan

This property represents not only a place to build a home but an investment in a lifestyle surrounded by nature and community-driven amenities. Ideal for buyers looking for a balance of seclusion and accessibility, this development opportunity invites you to create your dream home in the heart of Loch Alpine.

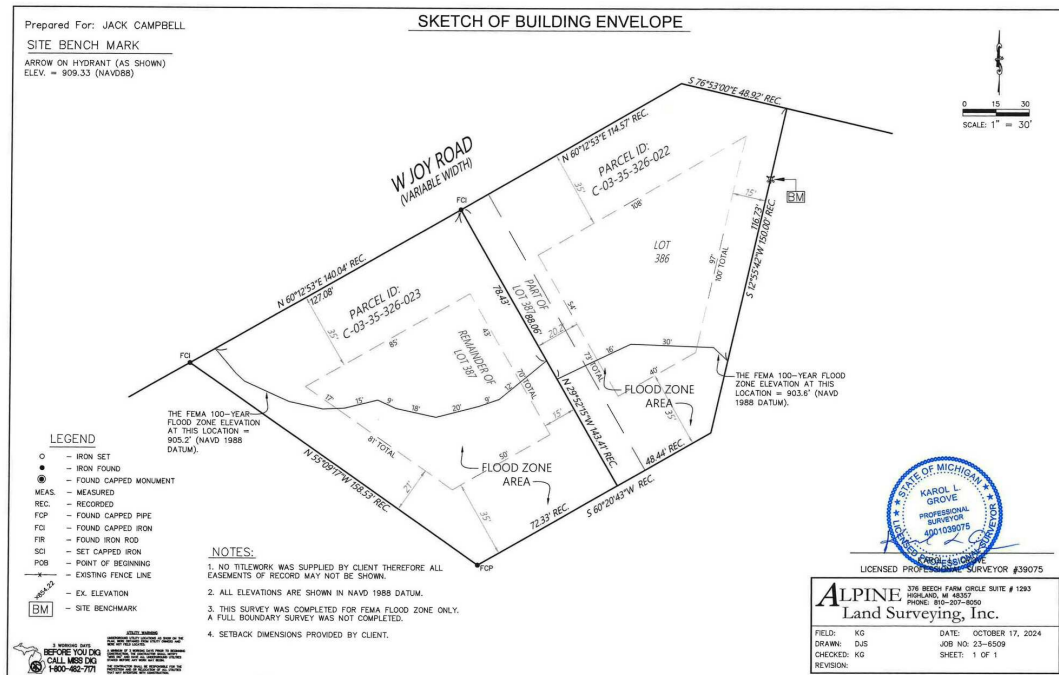
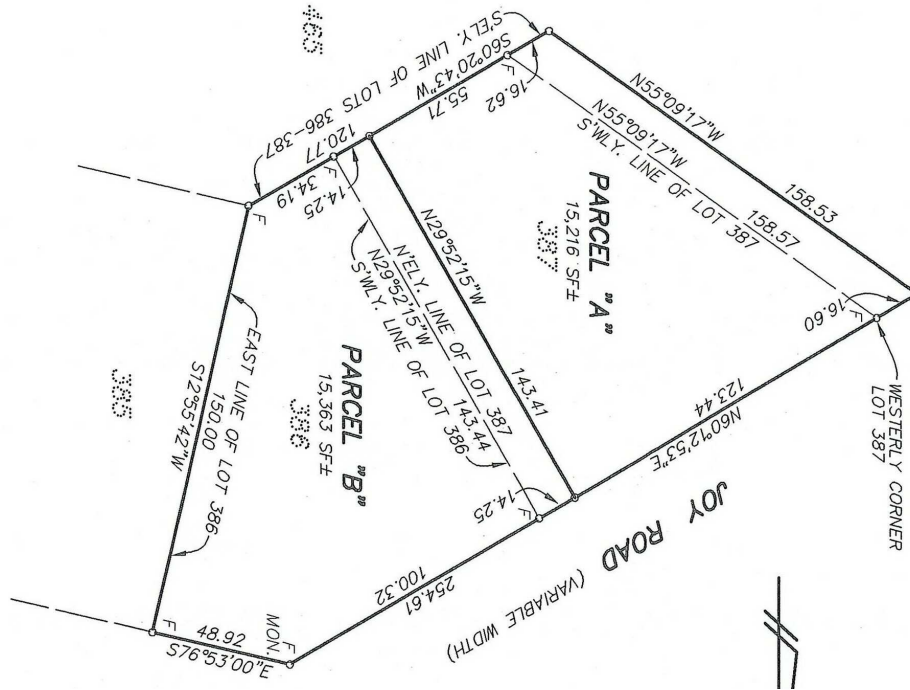
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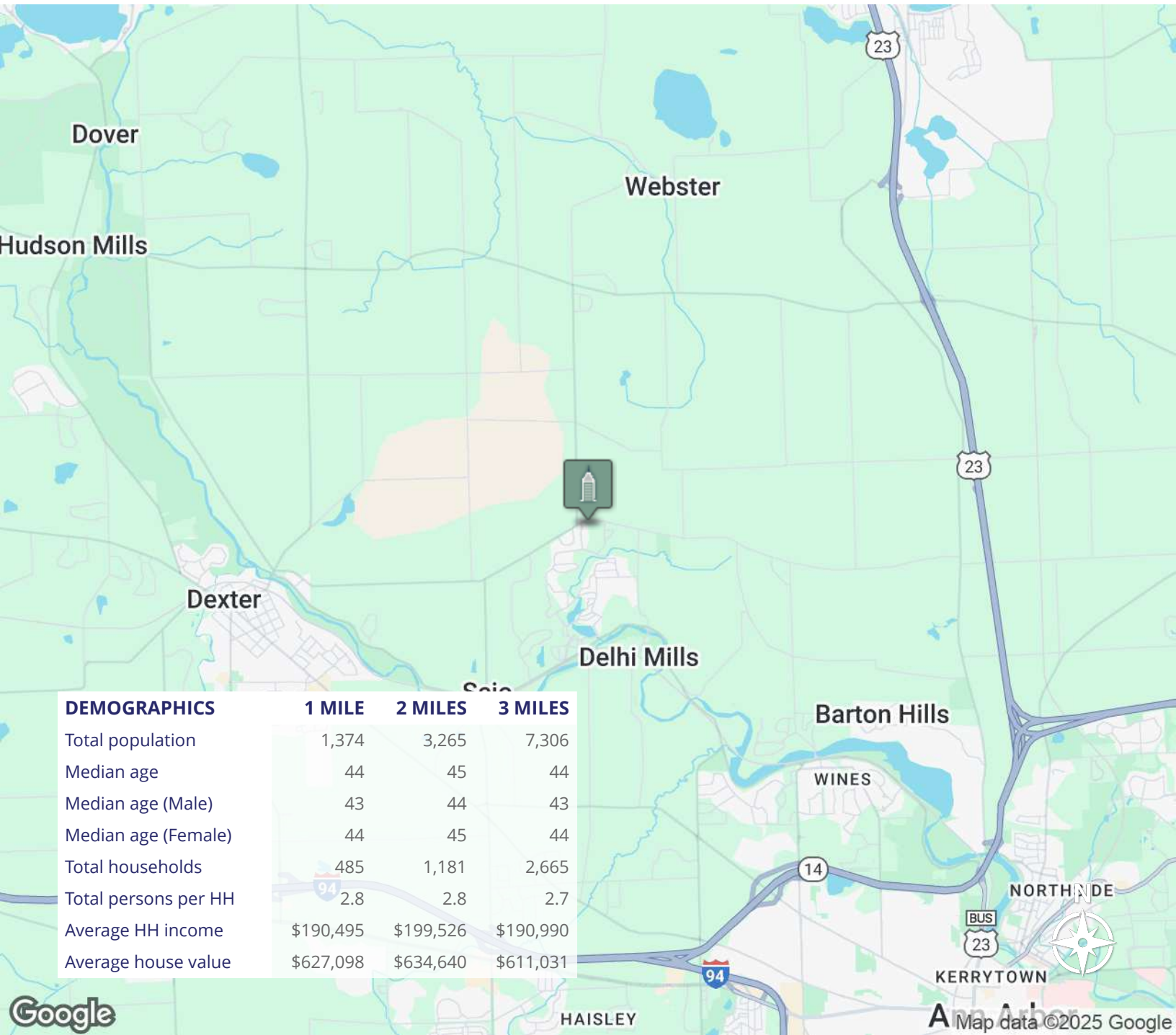
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