

Van Esley Real Estate

Land For Sale

**4.28 Acres at 50505 Geddes Road, South Side
Southwest corner of Geddes Road & Barr Road
Wayne County, Canton Twp., Michigan 48188**

SUMMARY

PRICE: \$575,000.00
Cash / Conventional

ZONING: Residential - Master Planned Neighborhood Node

LOT DIM.: 648 x 377 x 653 x 377

TAXES: Summer: \$2,700.00 Winter: \$2,154.00

UTILITIES: Well & Septic Needed / All utilities will be available with proposed new development bringing access.

SCHOOLS: Van Buren

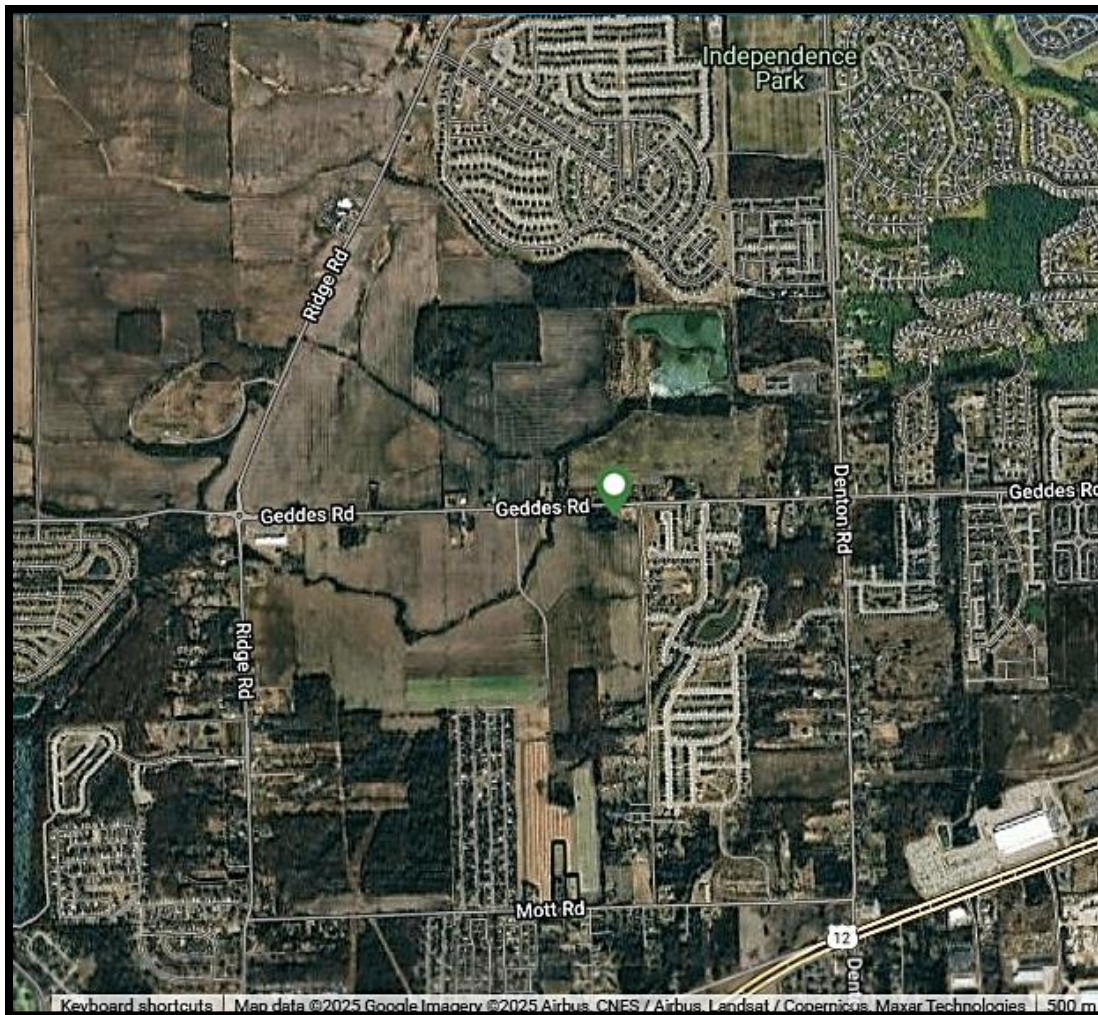
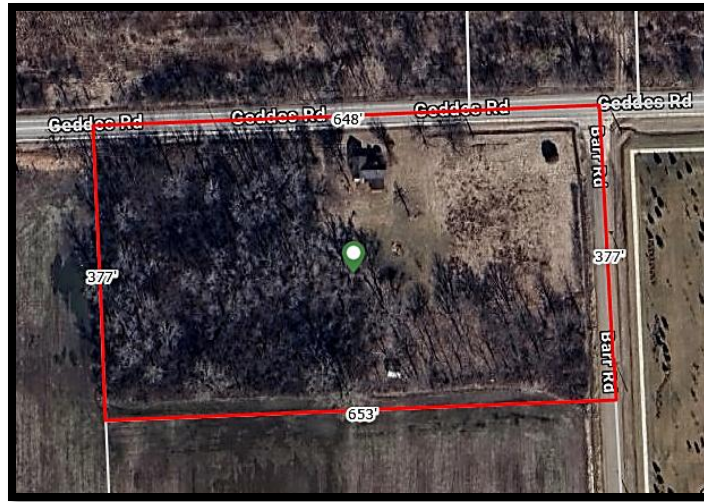
REMARKS: A RARE find in Canton. 4.28 acres at the corner in the path of development. Master Planned Neighborhood Node. Adjacent residential development in the works. All data approximate and should be verified.

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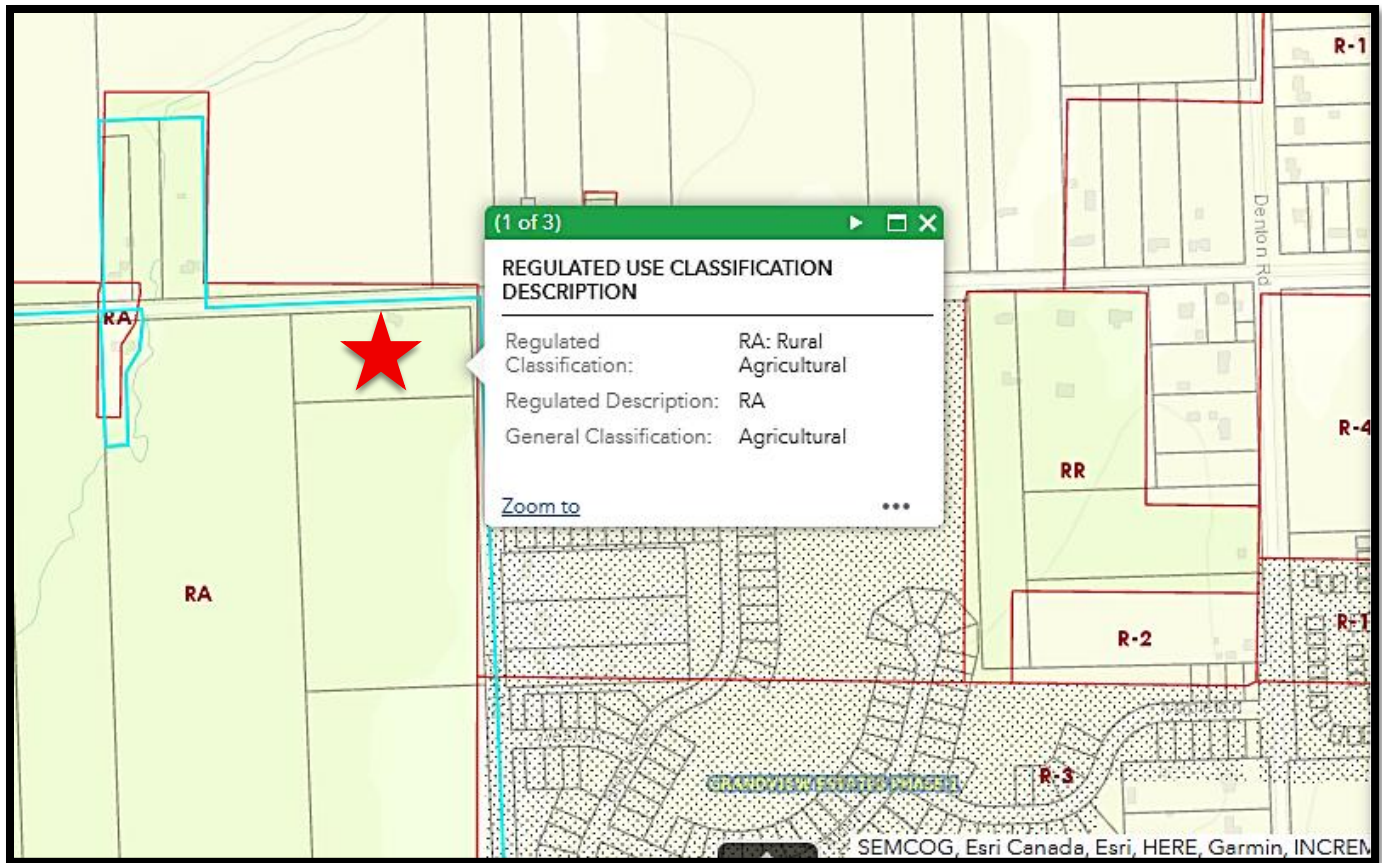
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Aerial Photos



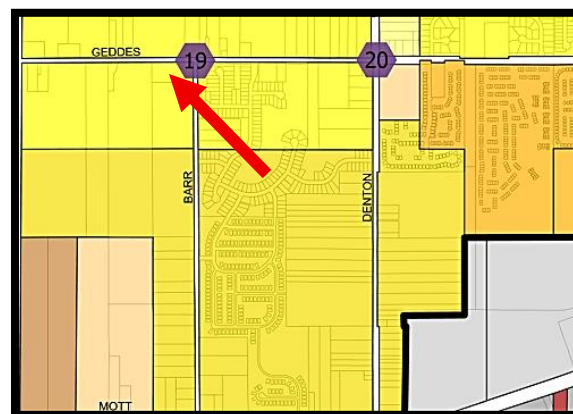
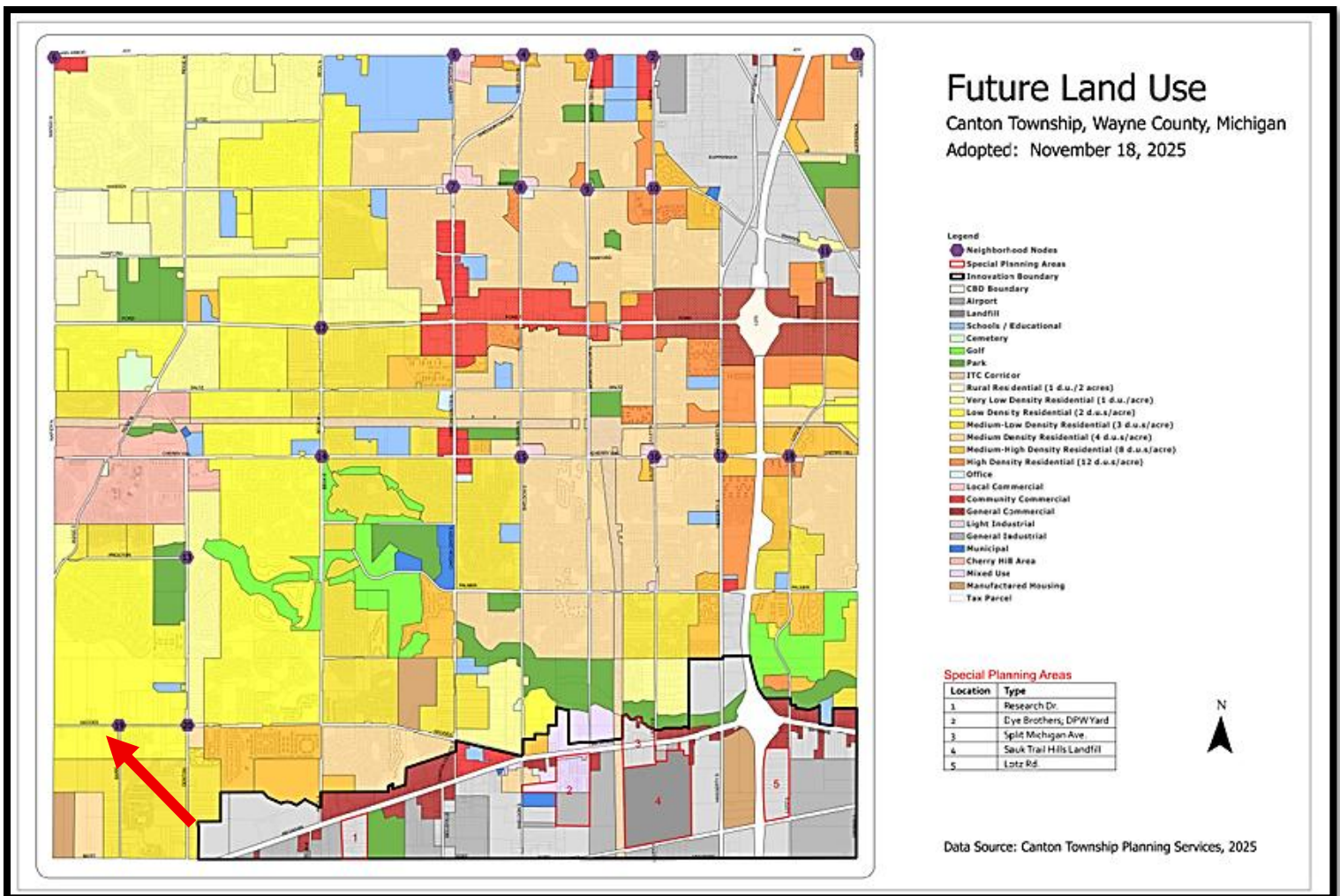
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Zoning Map



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Future Land Use



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Neighborhood Nodes

Neighborhood NODE #19 Geddes Road and Barr Road



Area most appropriate
for redevelopment as a
Neighborhood Node

Existing Conditions

The southwest corner at the intersection of Geddes Road and Barr Road has been identified for potential redevelopment as a mixed-use Neighborhood Node.

The area is comprised of vacant and unoccupied green space.

The following items must be considered and analyzed prior to and concurrent with future development.

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#19 Neighborhood Node Development Considerations

Node Location	Southeast corner of Geddes Road and Denton Road
Permitted Land Uses	Mixed-Uses that service adjacent neighborhoods • Retail • Office • Restaurants, with outdoor dining • Personal service establishments • Residential (single family and multi-family)
Prohibited Land Uses	Auto-centric uses • Gas stations • Car Wash • Drive-thru restaurants • Auto repair garage/facilities • Auto sales and rental • Warehouses • First floor residential adjacent to major roadway
Site & Building Design Considerations	• Buildings to be situated close to major roadways • Connections to adjacent residential neighborhoods, natural areas • Public art installations • Green infrastructure • Bicycle connections • Utilize brick and other masonry as primary material with alternative materials included for accent purposes • Increase area for windows on commercial store fronts • Preservation of open green space
Infrastructure Requirements	• Roadway and traffic improvements, based on Traffic Impact Study • Pedestrian crossings, ADA sidewalks that will connect to adjacent communities • Connections to public transit, when available • Installation of EV charging stations, both in commercial and residential areas • Stormwater management that exceeds Wayne County Standards • Incorporate fiber technology for residential uses, intersection improvements, including pedestrian crossings, ADA sidewalks, turn signals, etc.