



**NORTHBROOKE**

**ESTATES**

**ANN ARBOR, MICHIGAN**

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# EXECUTIVE SUMMARY

Located in the heart of affluent and prestigious Ann Arbor Township, Northbrooke's proposed 20 single-family home sites, clustered on 256 acres, are a one-of-a-kind opportunity adjacent to Barton Hills in Ann Arbor's highly sought after north-side. Northbrooke provides a unique building opportunity for the exclusive home buyer who will settle for nothing but the best of everything: Ann Arbor Schools: the coveted Logan Elementary, Clague Middle, and Huron High School, Ann Arbor Township taxes (lower than Ann Arbor), a short drive into downtown Ann Arbor, peaceful, relaxing views and the privacy that comes with this elite setting.

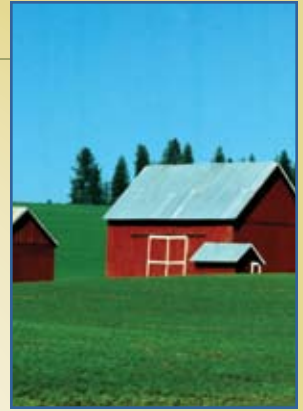
The location of this large acreage opportunity on Nixon Road, near Pfizer, can't be duplicated. In the heart of the Greenbelt, these sites are surrounded by farmland and overlook more than 200 acres of beautiful rolling fields.


For more information, please contact:

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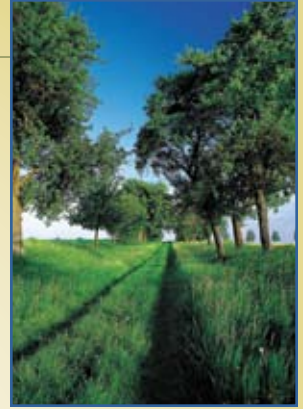
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# ESTATES AT NORTHBROOKE



PROPERTY NAME:	ESTATES AT NORTHBROOKE
COUNTY:	Washtenaw
COMMUNITY:	Ann Arbor Township
CROSSROADS:	Pontiac Trail And Nixon Road
ACREAGE:	256 acres
ZONING:	PUD
APPROVED USE:	20 Single-family Residential Home Sites
LOT WIDTH:	110 Feet Minimum
LOT AREA:	Ranging from half an acre to over 4 acres
UTILITIES:	Sewer, Individual Wells, Electric, Gas & Cable
FEATURES:	Adjacent to posh Barton Hills, this community is within close proximity to Pfizer, Domino's Farms, and the University of Michigan. With easy access to Ann Arbor's cultural & social amenities, including key shopping and entertainment destinations, Northbrooke is minutes from the expressway. Premium views from each homesite.
STATUS:	Fully entitled and ready for development.



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# LOCATION MAPS

## REGIONAL VIEW



**NORTHBROOKE**

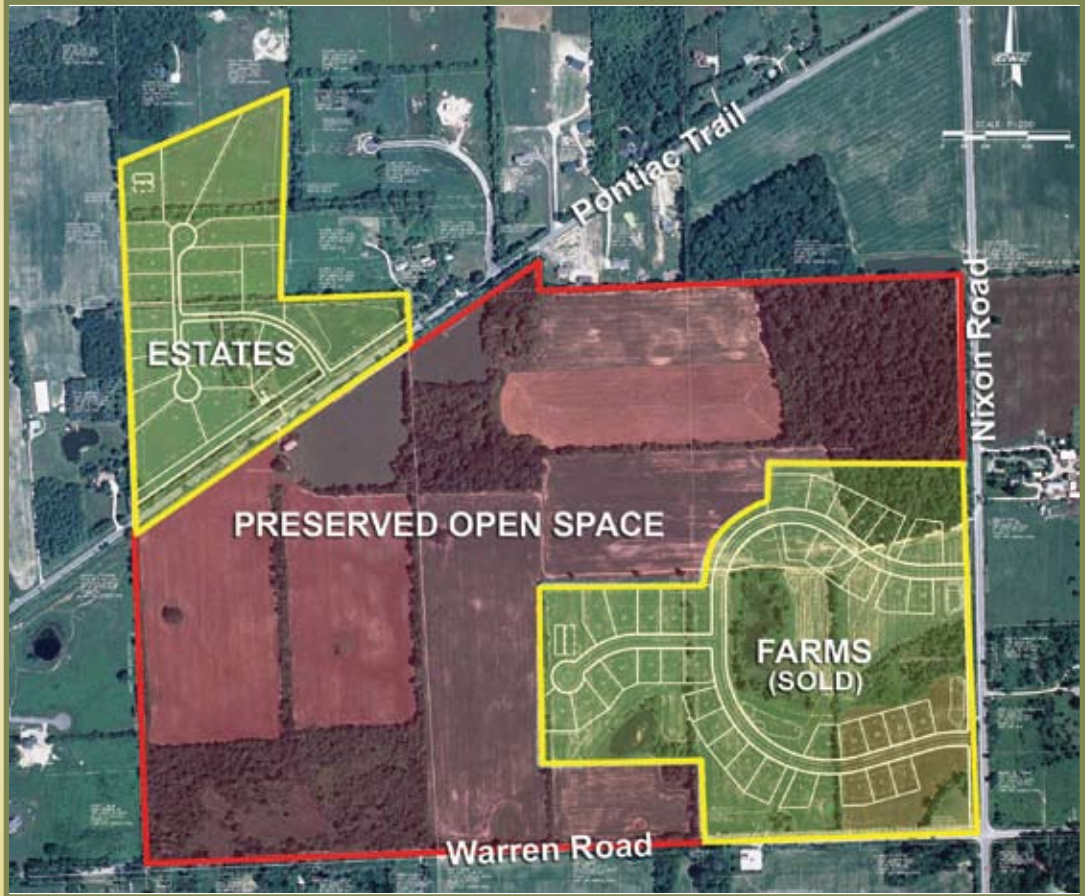
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# AERIAL VIEW



# SITE PLAN - ESTATES AT NORTHBROOKE



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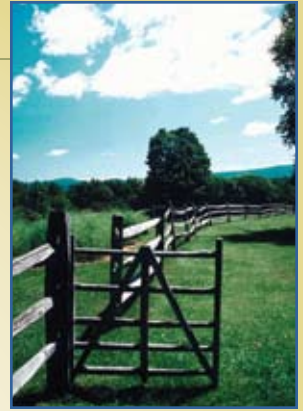
# SITE PLAN - ESTATES AT NORTHBROOKE



Artist rendition.



# ECONOMIC STRENGTH IN THE ANN ARBOR AREA



Washtenaw County and Ann Arbor continue to show economic strength. Below are a few indicators that illustrate the positive attributes of the Washtenaw County and Ann Arbor area economy.

- Population growth in Southeast Michigan from 2000 – 2006 was 1.4% while over that same period Washtenaw County grew 6.9%. This population increase helped fuel the housing growth in Washtenaw County.
- The State unemployment rate (not seasonally adjusted) as of May 2006 was 5.8% while Ann Arbor was just 4.0%
- The Ann Arbor MSA (as defined by the Bureau of Labor Statistics (BLS)) has the highest Average Annual Income in the state at \$44,830.
- Average household income in the Ann Arbor Metro Area is \$76,302 in comparison to \$70,323 for the Detroit Metro Area.
- The percentage of households earning greater than \$100,000 annually according to the BLS in the Ann Arbor Metro Area is 23.4% vs 20% for the Detroit Metro Area.
- Ann Arbor's continued growth as an employment center continues to fuel office space. This is evident particularly on the north side. With 220,000 additional square feet recently added to Domino's Farms and the 200,000 square foot Earhart Corporate Center currently under construction.
- The State of Michigan Department of Labor and Economic Growth projects Ann Arbor area total employment for the years 2002 – 2012 to growth over 45% faster than the state as a whole.
- Google recently established a headquarters for its AdWords division in Ann Arbor bringing 1,000 new high paying jobs to the area targeting Ann Arbor Township – near Northbrooke.