



NEIGHBORHOOD

WEST VILLAGE

LOCATION

NE CORNER OF AGNES  
AND SHIPHERD

SPACE TYPE

LAND

Situated just one block from popular West Village retailers including Eugenie and Redhook Coffee, this 0.841-acre site presents a rare opportunity for residential development in one of Detroit's most desirable and walkable neighborhoods. With strong demand for new housing in the area, the site offers developers a prime location to create thoughtfully designed homes in close proximity to vibrant local amenities. Zoning approvals may also allow for additional density, providing developers with the potential to maximize the site's value and further meet the neighborhood's growing housing demand.

**ASKING PRICE**  
**\$850,000**

**ADDRESS**  
7901 Agnes, 7911 Agnes, 1426 Shipherd,  
1432 Shipherd, 1438 Shipherd, 1444 Shipherd,  
1448 Shipherd, Detroit 48214

**NEIGHBORS**  
Sister Pie, Marrow, Eugenie, Red Hook, The  
Shepherd, Two Birds, The Velvet Tower, La Fonda,  
The Empowerment Plan, Greatwater Homes,  
Collect Beer Bar, Signal Return, Belle Isle, Butzel  
Family Recreation Center, Saint Charles, Faircloth,  
Metropolitan Bar + Kitchen

**SIZE**  
**.841 Acres (36,633 SF)**

**OPPORTUNITY ZONE**  
**YES**

**ZONING**  
**R2**

**ZONING DESCRIPTION**  
The purpose of the R-2, Two-Family Residential, zoning district is to accommodate single and two-family dwellings (duplexes) and other compatible and supporting uses on medium sized lots within a subdivision.





# WEST VILLAGE

West Village is a vibrant, historic neighborhood on Detroit's east side, renowned for its early 20th-century architecture and strong sense of community. The area blends a charming, walkable environment with a growing mix of local businesses, restaurants, and retail, making it one of Detroit's most desirable neighborhoods for commercial investment. West Village features a combination of renovated and repurposed properties alongside historic homes, attracting both residents and entrepreneurs who appreciate its unique character and accessibility. With its proximity to Belle Isle Park, Downtown Detroit, and major transportation routes, West Village offers a prime location for businesses seeking to thrive in a revitalizing, community-oriented area.

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# DEVELOPMENTS IN THE VILLAGES



## the Shepherd

The campus grounds, designed by the Office of Strategy + Design (OSD), include a boutique bed and breakfast (ALEO), McArthur Binion's Modern Ancient Brown Foundation, a public skatepark designed by Tony Hawk, and a sculpture park honoring the late Detroit artist Charles McGee. The Shepherd is part of Library Street Collective's ongoing commitment to Detroit's Little Village neighborhood.



## Lantern

A new mixed-use arts hub is being realized in East Village through the redevelopment of a 100-year-old vacant industrial complex that will house two local arts non-profits and include approximately 5,300 square feet of affordable artist studios, an art gallery, and 4,000 square feet of creative retail – all connected by a 2,000-square-foot courtyard.



## Greatwater Homes

Greatwater hopes to build out an initial phase of 23 houses on both sides of Fischer Street over the next year to a year and a half. The houses would be built on spec in three general styles or can be customized. If demand holds up, the development firm could ultimately build as many as 200 houses in the area.

# DETROIT DEVELOPMENTS



## Residences at Water Square

The residential skyscraper under construction at the former site of the Joe Louis Arena will be the biggest apartment tower to open on the Detroit riverfront in decades. The all-glass high-rise boasting 496 upscale units will open in 2024 with an all-seasons swimming pool, rooftop terrace, and fitness center.



## University of Michigan Center for Innovation

The \$250 million, 200,000-square-foot building is being built by the University of Michigan to provide graduate education, talent-based community development, and community engagement. It's part of the larger \$1.5 billion District Detroit development that includes new construction of 6 buildings and reuse of 4 historic properties.



## Gordie Howe International Bridge

The new Detroit-Windsor bridge will facilitate trade and travel across the busiest international crossing in North America providing uninterrupted freeway traffic flow between the two countries. When complete in 2025, the 1.5-mile crossing will feature 6 lanes of travel, a dedicated pedestrian/cycling path, and new ports of entry.



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