

FOR SALE > LAND / SPECIAL PURPOSE

ROMULUS COMMUNITY SCHOOLS

ROMULUS, MI



EXCESS PROPERTY SALE

> PROPERTY HIGHLIGHTS

- Five Parcels of Excess Property Available Immediately
- Aggressive Pricing
- Properties Zoned R-1A, R-1B/RCOD and M-1
- Properties Surrounding Detroit Metropolitan Airport
- Easy Access to I-94 and I-275

COLLIERS INTERNATIONAL

2 Corporate Drive | Suite 300

Southfield, Michigan 48076

For More Information Call:

ROBERT HAVER

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ANDREW SADLER

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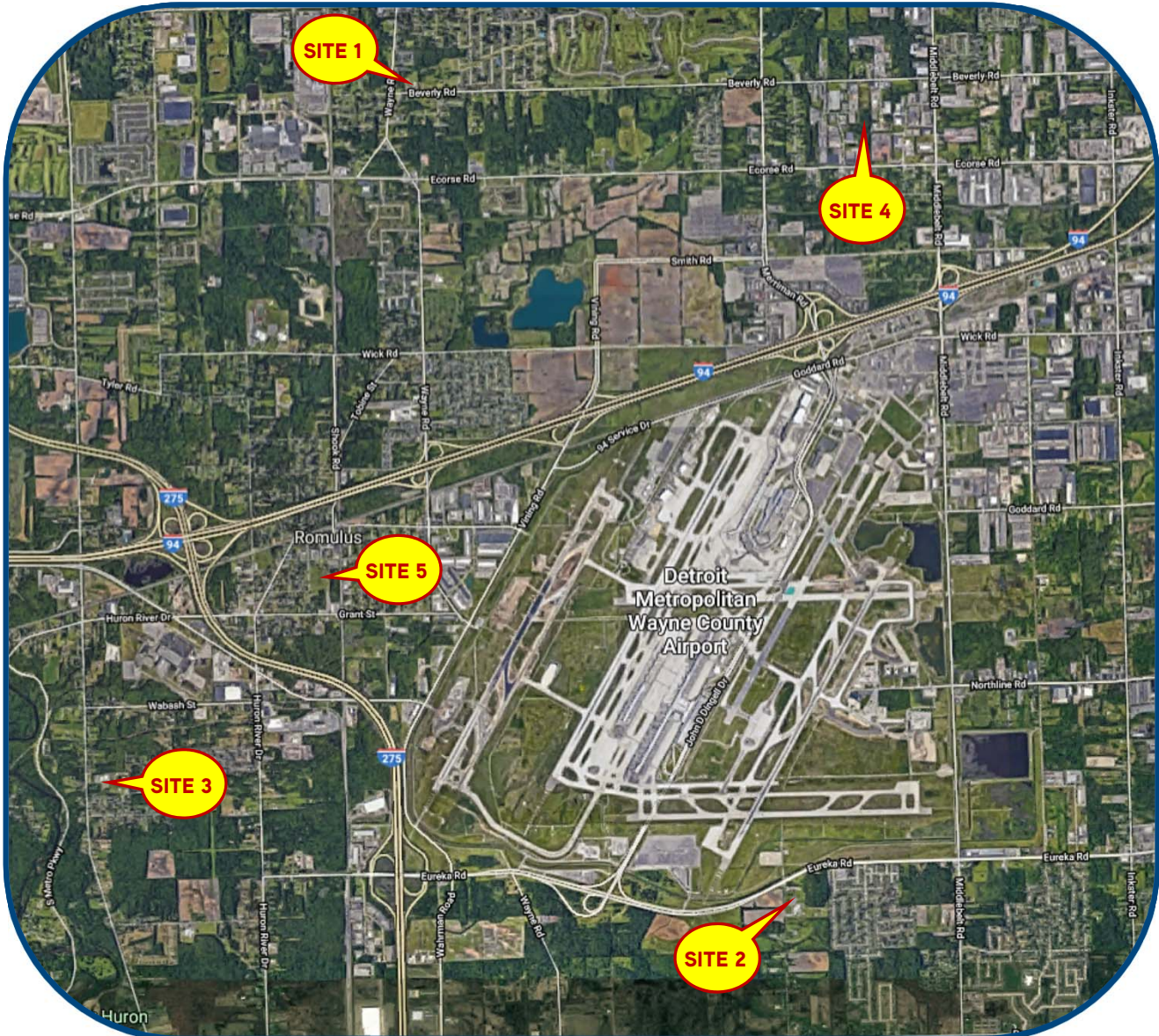
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> LOCATION MAP ALL PROPERTIES



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> SITE 1 – 35408 BEVERLY ROAD



➤ **SALES PRICE: ~~\$609,400.00~~ Reduced to \$450,000.00**

■ Zoning R-1B – Single Family Residential, Adult Day Care, Group Home

■ 6.43 Acres

■ 27,700 SF School Building / \$16.24 PSF

■ Built In 1957

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> SITE 2 – 15303 MERRIMAN ROAD



> SALES PRICE: \$924,000.00

- Zoning R-1A – Single Family Residential, Senior Living
 - 19.66 Acres / \$46,999 Per Acre
 - 49,300 SF School Building / \$18.74 PSF
 - Built In 1969

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> SITE 3 – 39000 SUPERIOR STREET



> SALES PRICE: \$675,000.00

- Zoning R-1B – Single Family Residential, Adult Day Care, Group Home
- Zoning RCOD – Multifamily, Restaurant, Office Building, Data Center
- 16.96 Acres / \$39,800 Per Acre
- 35,200 SF School Building / \$19.17 PSF
- Built In 1966

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> SITE 4 – 9.58 ACRES BEVERLY ROAD



> SALES PRICE: \$383,200.00

- Zoning M-1 – Office, Engineering, R&D, Light Industrial Manufacturing
- 9.58 Acres / \$40,000 Per Acre
- Raw Land
- Utilities to the Property

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> SITE 5 – 15 ACRES OLIVE STREET



> SALES PRICE: \$450,000.00

- Zoning R-1A – Single Family Residential, Senior Living
 - 15 Acres / \$30,000 Per Acre
 - Utilities to the Property
 - Close to Downtown Romulus

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CITY OF ROMULUS OVERVIEW



Romulus, Michigan is a suburban city of Metro Detroit, located in Wayne County's Downriver/Airport/I-275 submarket. Wayne County is the largest county in the State of Michigan and is an internationally recognized region in the midst of a dynamic comeback. Wayne County's population, is 1,820,584, which is the 17th most populous county in the United States.

Romulus, with a population of 23,989 at the 2010 Census, is considered a close-knit community that respects diversity, holds traditional values and offers opportunity for growth. This is the ideal community for people who enjoy simple sophistication. Romulus is known for city-wide festivals and celebrations and their attractive park facilities, historic museums and sites. Nestled near major airports and expressways make Romulus an attractive place for residents and businesses. Enjoy the advantages of world-renowned culture, entertainment and sporting venues by visiting one of Romulus' neighboring big cities with Downtown Detroit, Ann Arbor, Toledo, Ohio and Canada located only moments from Romulus.



The Airport/I-275 area is home to numerous nationally recognized higher education institutions and a skilled workforce of over three million located within 50 miles of the region. While the region is widely known for manufacturing, the I-275 corridor has exceptional access and a plethora of logistic advantages, making the region highly desirable for modern distribution, manufacturing, and non-automotive based employers in health care and technology. The region supports four Class 1 railroads: CSX, Canadian National, Canadian Pacific, and Norfolk Southern. Detroit is also a NAFTA gateway with more than 70 percent of the truck freight passing through the area originating from out of state. Home to two airports; the Detroit Metropolitan Airport, the eighteenth busiest passenger and twenty-seventh busiest cargo airport in North America and Willow Run Airport which is one of the nations top "all cargo" airports.

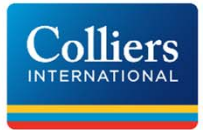
Significant investment is being made in the Downriver market, most notably, in 2017 Amazon entered the region, opening their 1 million square foot regional fulfillment facility in Livonia. Vacancies in the Airport / I-275 region are at an all time historic low and the lowest in the Metropolitan Detroit market in 10 years. Limited supply is driving speculative construction and the market currently has more properties under development than it's seen in over a decade and the most construction per square foot when compared to the rest of the Metropolitan Detroit market.

TOP EMPLOYERS IN WAYNE COUNTY	TYPE	FULL TIME EMPLOYEES - 2017
Ford Motor Company	Automotive Manufacturer	42,740
Beaumont Health	Health Care	9,436
Trinity Health	Health Care	4,636
Henry Ford Health System	Health Care	2,152
U.S. Government	Government	1,877
AAA Michigan	Insurance	1,850
General Motors Company	Automotive Manufacturer	1,284
U.S. Steel – Great Lakes Works	Steel Manufacturer	1,758
FCA US LLC	Automotive Manufacturer	1,609
U.S. Postal Service	Postal Service	1,495

*Excluding Educators

WAYNE COUNTY POPULATION: 1.759 million (2015) | UNEMPLOYMENT RATE 4.5% (Nov 2017)

CITY OF ROMULUS DEMOGRAPHICS



SUMMARY PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 42.2223/-83.3966

RS1

Romulus, MI		1 mi radius	3 mi radius	5 mi radius
POPULATION	2018 Estimated Population	3,354	16,178	77,943
	2023 Projected Population	3,169	15,264	72,861
	2010 Census Population	3,435	16,455	79,669
	2000 Census Population	3,549	15,352	75,732
	Projected Annual Growth 2018 to 2023	-1.1%	-1.1%	-1.3%
	Historical Annual Growth 2000 to 2018	-0.3%	0.3%	0.2%
	2018 Median Age	39.4	36.2	36.2
HOUSEHOLDS	2018 Estimated Households	1,519	6,649	32,287
	2023 Projected Households	1,453	6,357	30,676
	2010 Census Households	1,486	6,417	31,395
	2000 Census Households	1,532	6,091	29,562
	Projected Annual Growth 2018 to 2023	-0.9%	-0.9%	-1.0%
	Historical Annual Growth 2000 to 2018	-	0.5%	0.5%
RACE AND ETHNICITY	2018 Estimated White	58.0%	55.0%	61.4%
	2018 Estimated Black or African American	35.7%	37.9%	30.3%
	2018 Estimated Asian or Pacific Islander	1.1%	1.4%	2.9%
	2018 Estimated American Indian or Native Alaskan	0.4%	0.6%	0.5%
	2018 Estimated Other Races	4.9%	5.1%	4.9%
	2018 Estimated Hispanic	3.2%	3.6%	4.3%
INCOME	2018 Estimated Average Household Income	\$46,522	\$59,388	\$64,035
	2018 Estimated Median Household Income	\$40,129	\$50,450	\$51,847
	2018 Estimated Per Capita Income	\$21,160	\$24,534	\$26,630
EDUCATION (AGE 25+)	2018 Estimated Elementary (Grade Level 0 to 8)	3.2%	3.2%	3.2%
	2018 Estimated Some High School (Grade Level 9 to 11)	12.4%	8.6%	8.5%
	2018 Estimated High School Graduate	42.6%	37.5%	34.1%
	2018 Estimated Some College	22.5%	27.4%	27.0%
	2018 Estimated Associates Degree Only	9.6%	9.5%	9.0%
	2018 Estimated Bachelors Degree Only	6.7%	10.1%	12.3%
	2018 Estimated Graduate Degree	2.9%	3.7%	5.9%
BUSINESS	2018 Estimated Total Businesses	182	708	2,993
	2018 Estimated Total Employees	2,580	17,459	47,664
	2018 Estimated Employee Population per Business	14.2	24.7	15.9
	2018 Estimated Residential Population per Business	18.4	22.9	26.0