



NEIGHBORHOOD

WOODBIDGE

LOCATION

**SW CORNER OF TRUMBULL
AND WARREN**

SPACE TYPE

LAND

This .471-acre parcel is strategically located at the high-traffic intersection of Trumbull and Warren in Detroit's Woodbridge neighborhood, directly across from Wayne State University. Zoned SD-1, the property offers exceptional flexibility for mixed-use development, making it ideal for residential units, retail spaces, or small-scale offices. Surrounded by the energy of the university, the growth of the Woodbridge area, and its close proximity to Midtown, this site offers an outstanding opportunity to develop a vibrant, pedestrian-friendly space that meets the increasing demand for modern, community-oriented projects.

ASKING PRICE

\$399,000

NEIGHBORHOOD

Woodbridge

LAND SIZE

.471 Acres (20,535 SF)

ZONING

SD-1

ZONING DESCRIPTION

This district is designed to encourage a complementary mixture of small-scale, pedestrian- and transit-oriented uses that are compatible in a neighborhood setting. It is intended to ensure a neighborhood character and place a proper balance of activities within walking distance of one another while serving the day-to-day needs of residents. Parking requirements are reduced in certain circumstances to promote use of transit and nonmotorized transportation; shared parking and a district approach to parking are encouraged to lessen demand for off-street parking spaces. Certain establishments that serve alcohol for consumption on the premises are permitted without a spacing requirement in order to attract increased pedestrian traffic to the area.



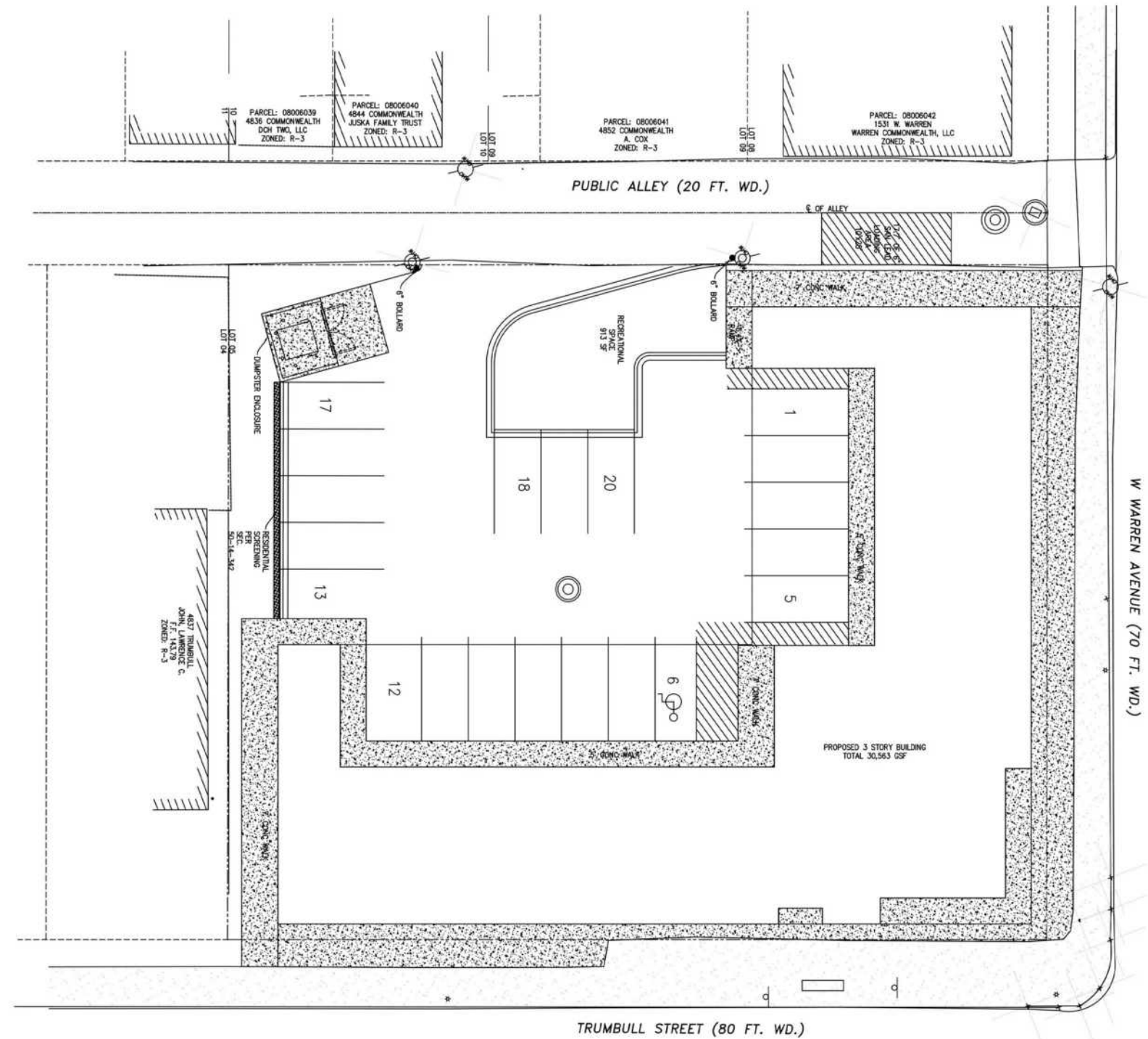
4867 TRUMBULL

Site Features

SITE FEATURES

.471-acre parcel situated at the busy intersection of Trumbull and Warren in Detroit's Woodbridge neighborhood, offering high visibility and proximity to Wayne State University.

Zoned SD-1, the property is ideal for a variety of mixed-use developments, including residential, retail, office, or small-scale commercial projects, encouraging pedestrian-friendly, neighborhood-compatible uses.







Wayne State University

4867
Trumbull
←
.471 Acres
For Sale

WOODBIDGE

Woodbridge is a historic neighborhood located in Detroit, Michigan, known for its well-preserved Victorian-era homes and tree-lined streets. This charming district is characterized by its architectural diversity, featuring a mix of Queen Anne, Gothic Revival, and Romanesque styles. Woodbridge is a vibrant community with a strong sense of identity, offering residents and visitors a unique blend of historic charm and modern amenities. The area is also home to a variety of local businesses, parks, and cultural attractions, making it a desirable location for those seeking a lively and welcoming urban environment. The neighborhood's proximity to downtown Detroit adds to its appeal, providing easy access to the city's bustling core while maintaining a distinct and tranquil residential atmosphere.

O'Connor Real Estate



AREA DEVELOPMENTS



Hudson's Site

Hailed as the City's most significant development in decades, the development of the former Hudson's site in the Central Business District will include 1.5 million square feet of office, retail, restaurant, hotel, residential, and event spaces. Construction of the city's second tallest skyscraper is expected to be complete in 2024.



New Henry Ford Hospital

Henry Ford Health is driving a \$2.5 billion investment in New Center anchored by a new \$1.8 billion hospital at the M-10 Freeway and Grand Boulevard. The new hospital will be more than one million square feet and nearly as tall as the 489-foot Fisher Building. Construction is planned to begin in 2024 and conclude in 2029.



Fisher Body Plant No. 21

The conversion of the long-vacant Fisher Body 21 Plant represents one of the most ambitious redevelopments of an abandoned Detroit building in recent times. The adaptive reuse of the 600,000-square-foot plant into 435 apartments and commercial spaces is expected to start in 2024.

AREA 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.



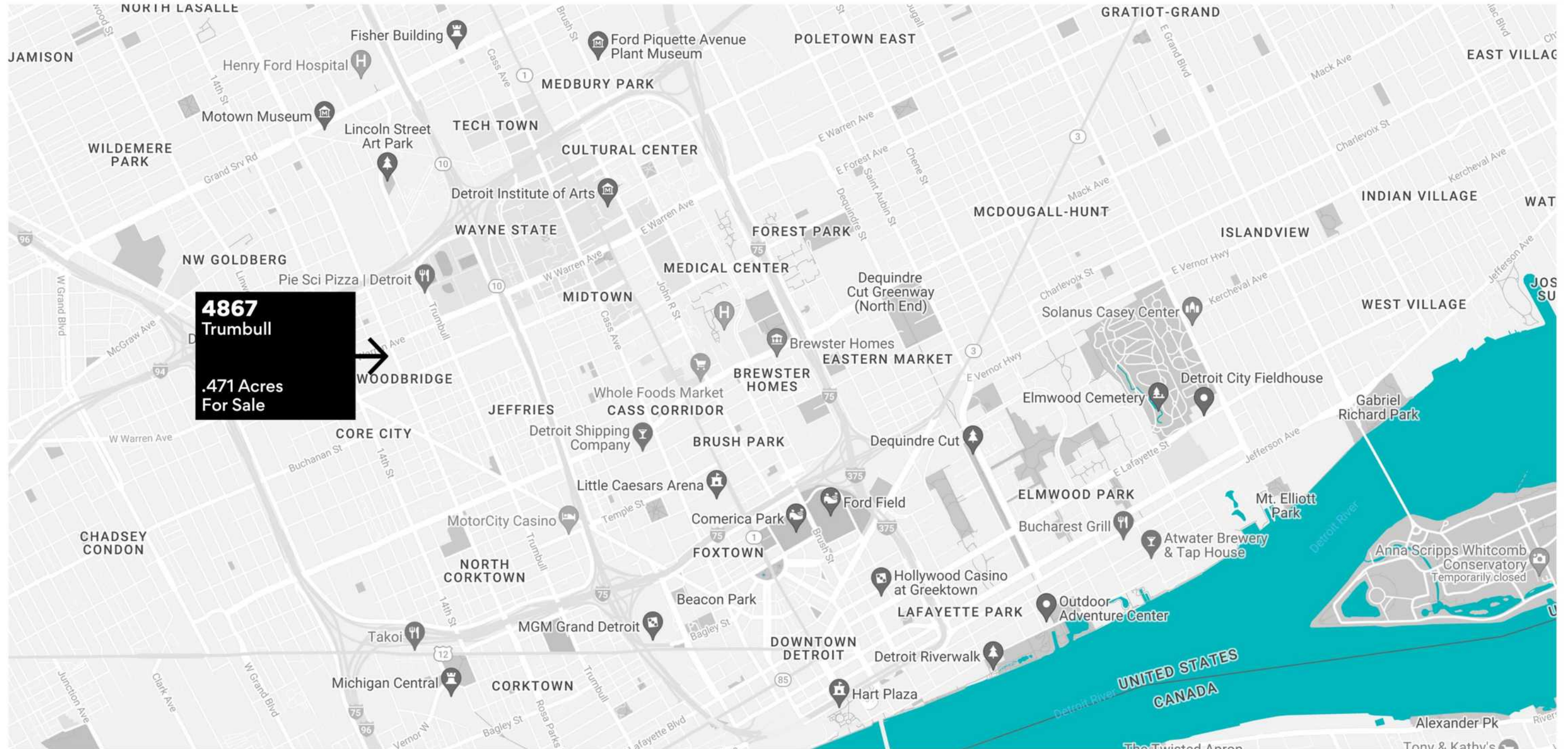
University of Michigan Center for Innovation

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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