

RESIDENTIAL DEVELOPMENT LAND

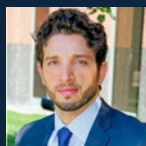
9155 Woodward Avenue | Detroit, MI

JONNA GROUP
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Colliers



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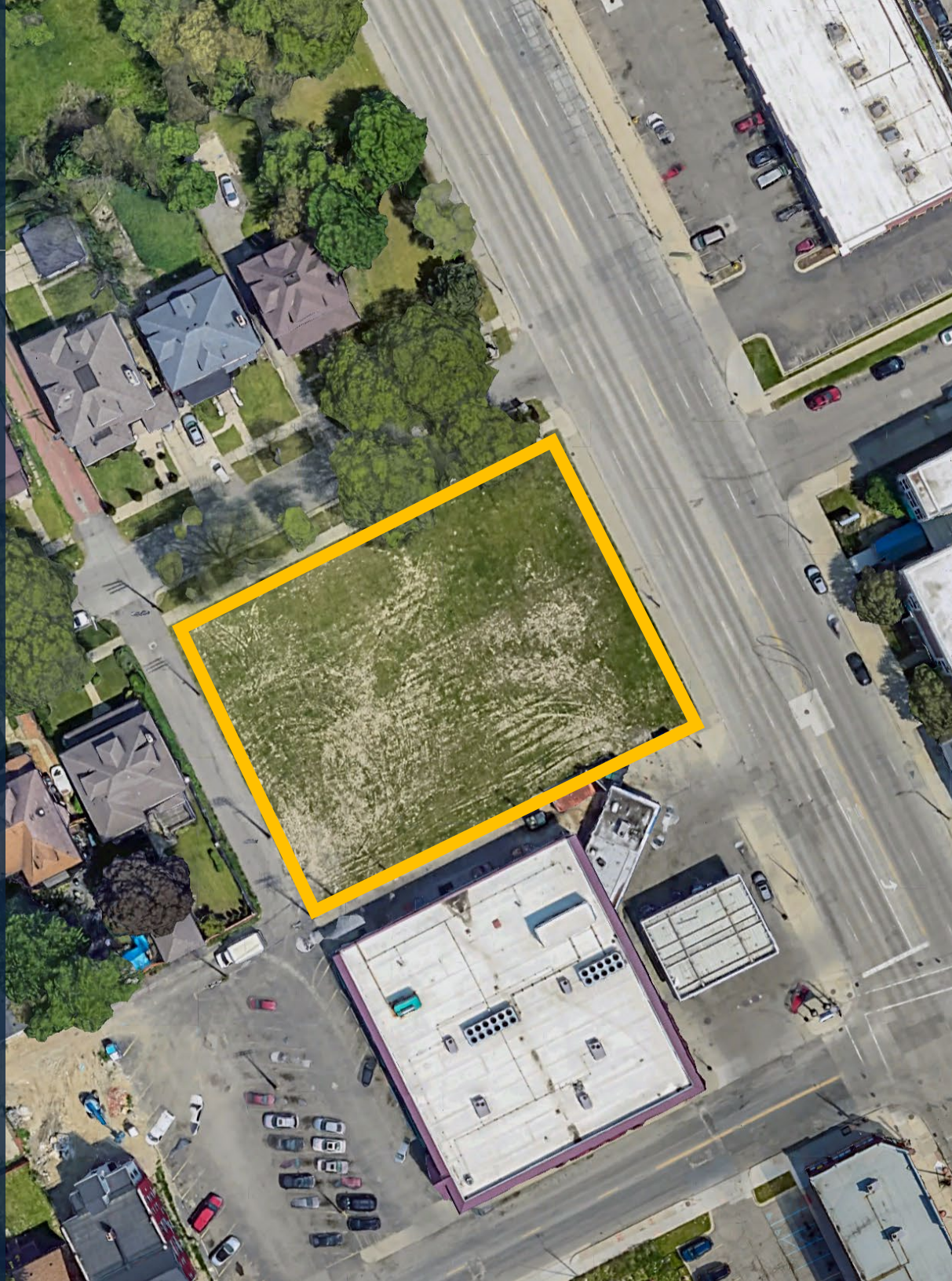
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PROPERTY HIGHLIGHTS



ASKING PRICE
BEST OFFER



LOT SIZE
0.684 ACRES



HIGHWAY ACCESS
0.5 MI TO M-10



PROPERTY TYPE
VACANT LAND



ZONING
R-1



FRONTAGE
+/- 160 FEET

Prime Location: Situated between the historic Boston Edison and Piety Hill neighborhoods. This prime location offers excellent visibility and accessibility.


Development Potential: Spanning 0.68 acres with a total area of 29,776 square feet, this site is surrounded by over 400 new multifamily units that are either under development or recently completed.


Proximity to Major Projects: 5-minute drive from the new \$2.5 billion Henry Ford Hospital expansion and a 10-minute drive from Amazon's Detroit Fulfillment Center and General Motors' new headquarters.

Growing Community: The area is part of the Woodward Corridor, which has seen significant investment and revitalization efforts aimed at fostering sustainable community growth and attracting new residents.

PROPERTY COMPARABLES

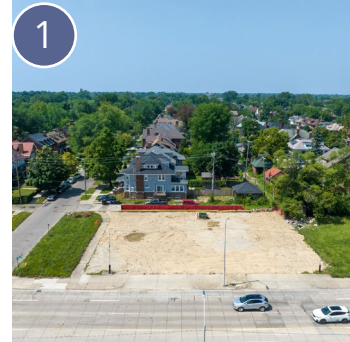
On Market


	11301 & 11491 Woodward Avenue	
	Lot Size	1.26 AC
	Zoning	B-4
	Asking Price	\$199,000
	Price/Acre	\$157,937
	Distance from Subject Property	0.5 Miles


	11534 Woodrow Wilson Avenue	
	Lot Size	0.67
	Zoning	B-4
	Asking Price	\$75,000
	Price/Acre	\$111,940
	Distance from Subject Property	0.6 Miles

	8400 Woodward Avenue	
	Lot Size	0.69 AC
	Zoning	B-4
	Asking Price	\$625,000
	Price/Acre	\$905,797
	Distance from Subject Property	0.5 Miles

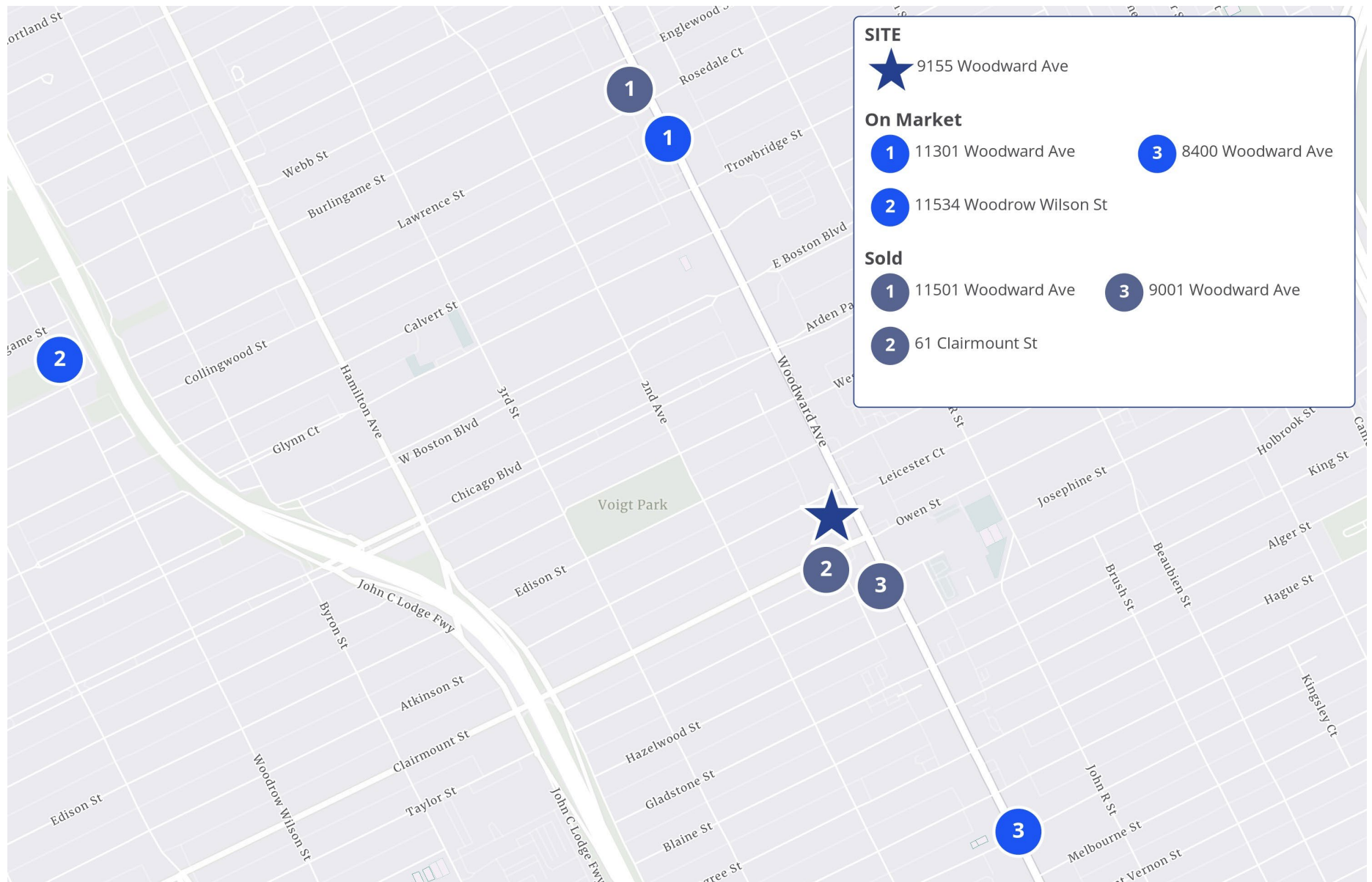
Sold

	11501 Woodward Avenue	
	Lot Size	0.29
	Zoning	B-4
	Sold Price	\$90,000
	Price/Acre	\$310,344
	Distance from Subject Property	0.6 Miles

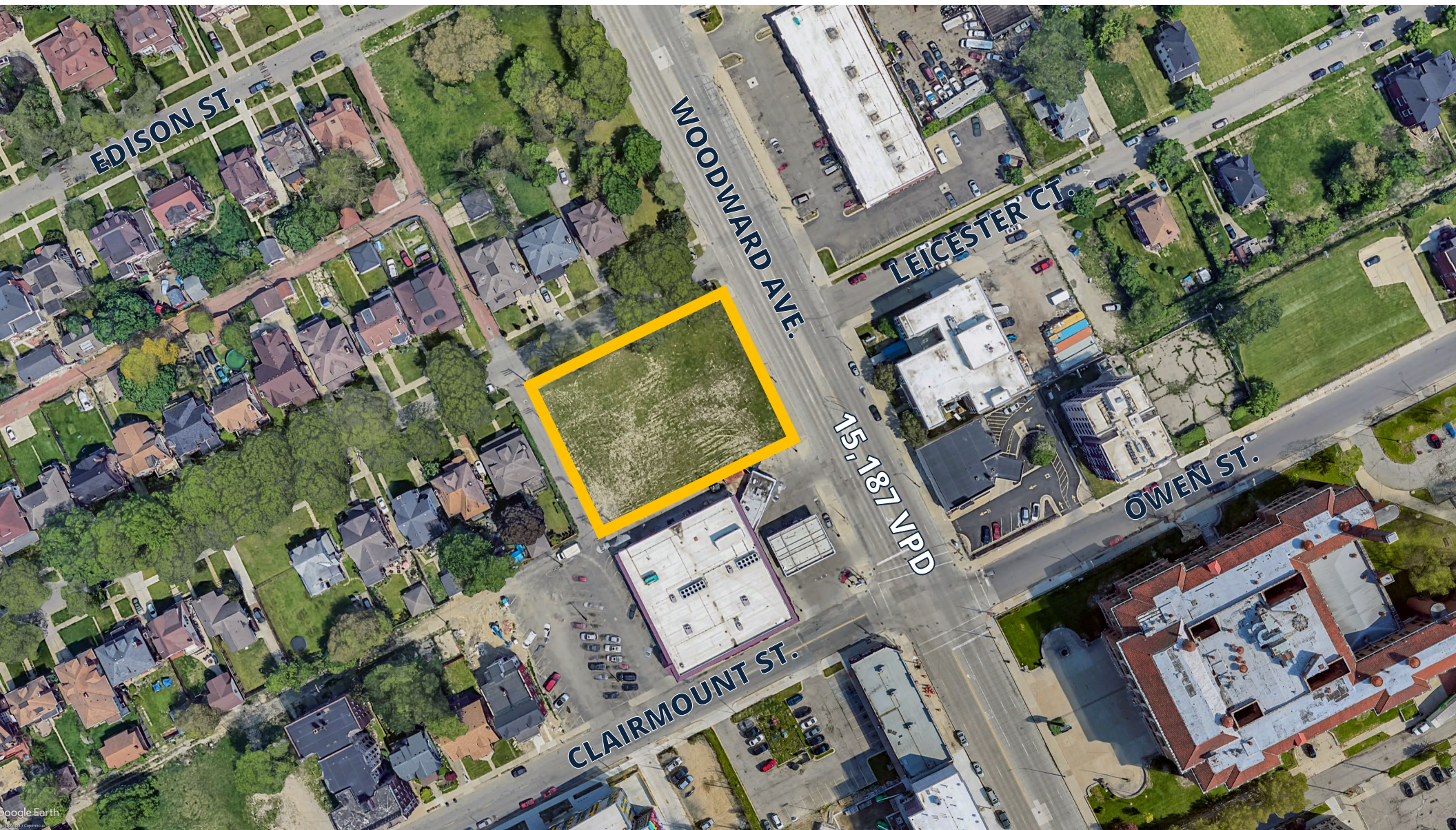
	61 Clairmont Street	
	Lot Size	0.67
	Zoning	B-4
	Sold Price	\$59,900
	Price/Acre	\$89,403
	Distance from Subject Property	0.1 Miles

	9001 Woodward Avenue	
	Lot Size	1.28
	Zoning	B-4
	Sold Price	\$350,000
	Price/Acre	\$273,438
	Distance from Subject Property	480 Feet

PROPERTY COMPARABLE MAP

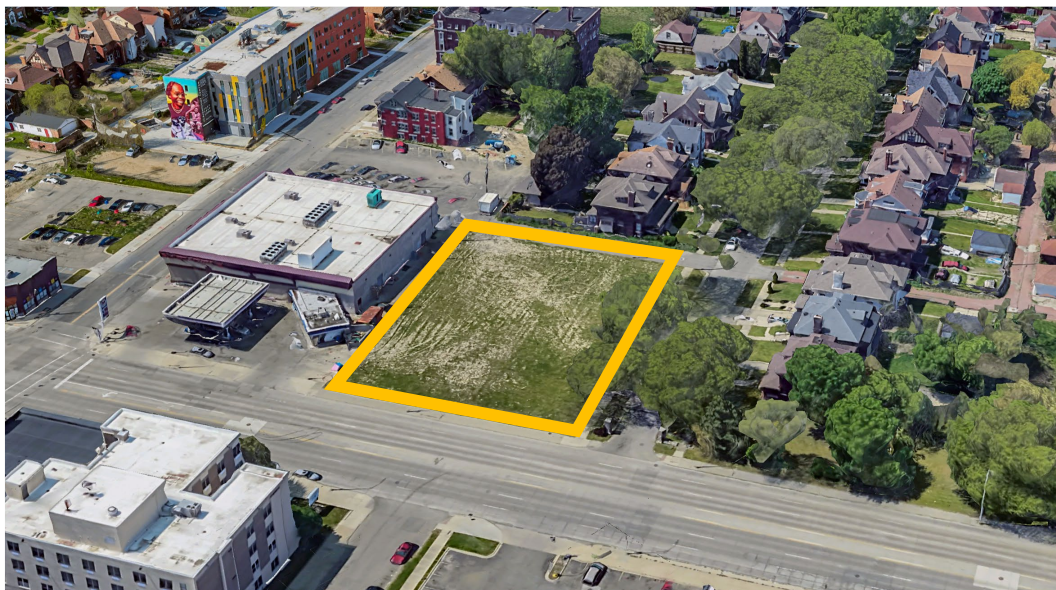


PROPERTY OUTLINE



OFFERING MEMORANDUM
9155 WOODWARD AVENUE | DETROIT, MI

AERIAL VIEWS

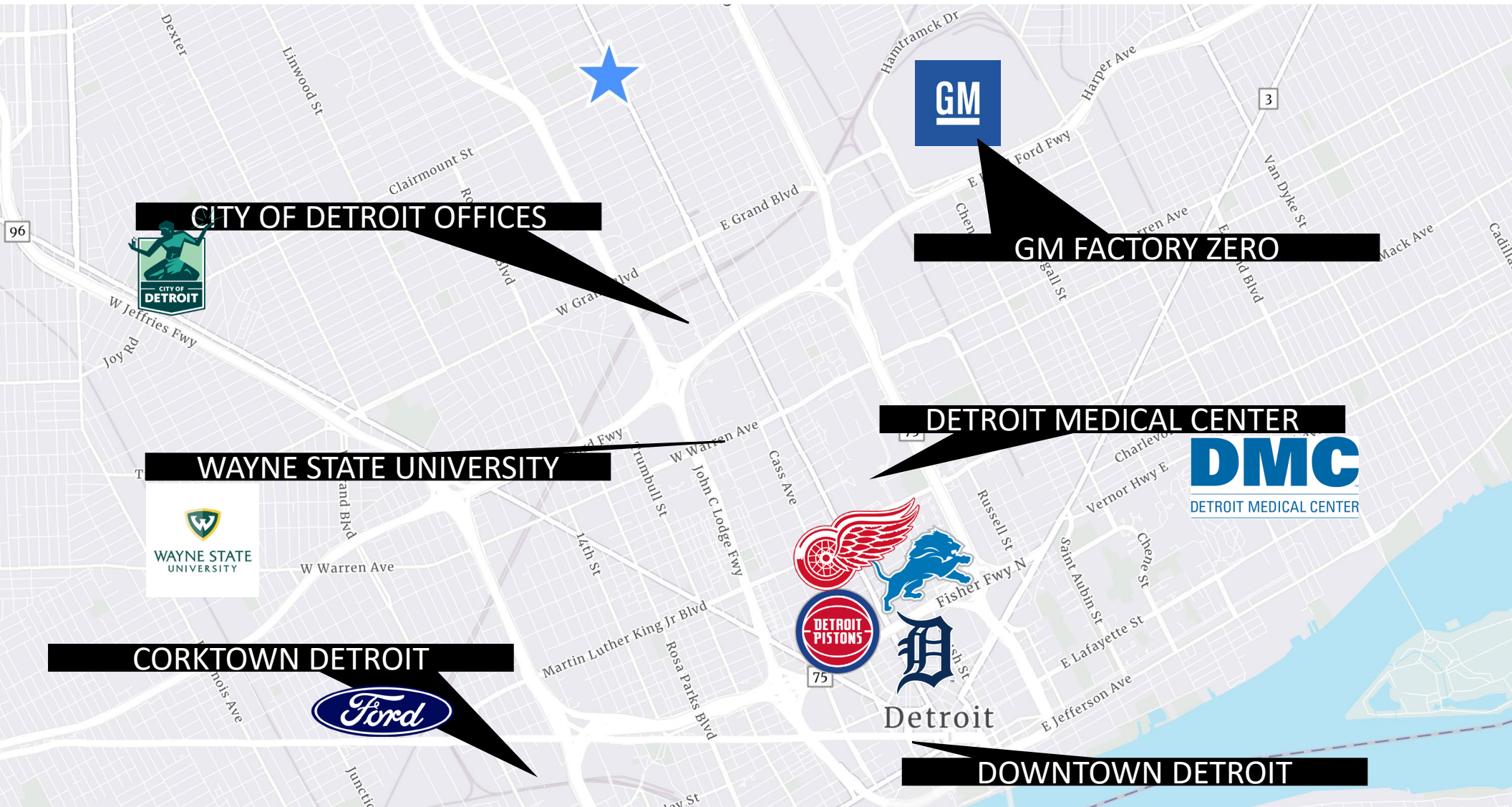


OFFERING MEMORANDUM
9155 WOODWARD AVENUE | DETROIT, MI

LOCAL OVERVIEW



REGIONAL OVERVIEW



LOCATION OVERVIEW



Detroit, Michigan is a city steeped in history, character, and immense potential. Renowned as the Motor City, it was once the industrial powerhouse of the nation. While challenges have shaped its past, Detroit is now experiencing a remarkable resurgence that presents unparalleled opportunities for real estate investors.

The city's rich history is evident in its architectural gems, from the Art Deco Fisher Building to the neoclassical City-County Building. This historic fabric provides a unique backdrop for revitalization efforts.

Downtown Detroit has witnessed the construction of high-rise residential towers, mixed-use developments, and innovative office spaces. Neighborhoods like Corktown, Midtown, and Brush Park are experiencing rapid gentrification with restored historic homes, trendy shops, and restaurants.

For real estate investors, Detroit offers a rare combination of affordability, high rental yields, and the potential for substantial property appreciation. Whether you're interested in residential, commercial, or industrial properties, the city's revitalization presents a compelling investment opportunity.

Detroit is more than just a place to invest; it's a city on the cusp of greatness, ready to redefine its future.

LOCATION DEMOGRAPHICS

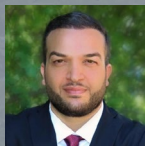
	1 mile radius	3 mile radius	5 mile radius
Current Year Summary			
Total Population	13,923	131,890	336,917
Total Households	6,952	53,627	138,152
Total Family Households	2,674	25,103	68,461
Average Household Size	1.97	2.36	2.37
Median Age	38.0	33.9	35.3
Population Age 25+	10,339	85,849	224,844
Current Year Income and Households Summary			
Median Household Income	\$36,561	\$30,230	\$36,849
Average Household Income	\$59,410	\$52,077	\$58,425
Per Capita Income	\$29,596	\$21,439	\$24,138
Current Year Summary Business Data			
Total Businesses	508	4,189	11,883
Total Daytime Population	17,170	179,153	448,977
Daytime Population: Workers	9,459	91,124	233,548
Daytime Population: Residents	7,711	88,029	215,429

IN 5-MILE RADIUS

POPULATION
336,917

HOUSEHOLD
138,152

AVERAGE INCOME
\$58,425



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- 1) The Offering Memorandum and its contents are confidential;
- 2) You will hold it and treat it in the strictest of confidence
- 3) You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller; and
- 4) You understand and agree that any financial analysis uses industry standard assumptions and actual financial returns may vary.

Owner and Colliers International expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Colliers International or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property. This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum