

LAND PROPERTY // FOR SALE

# LAND FOR DEVELOPMENT MILWAUKEE JUNCTION IS ON FIRE!

547 HARPER AVE  
DETROIT, MI 48202



- 0.94-acre lot for multi-family or industrial development
- Adjacent land from Detroit Land Bank available for purchase
- The site can be expanded to include most of the city block
- New development surrounds property including an EV Battery Plant, 400-Unit Mixed-development, 161-Unit Loft, and new HQ for Detroit PBS
- High-visibility from I-94 and I-75
- Walkable neighborhood with many restaurants and bars

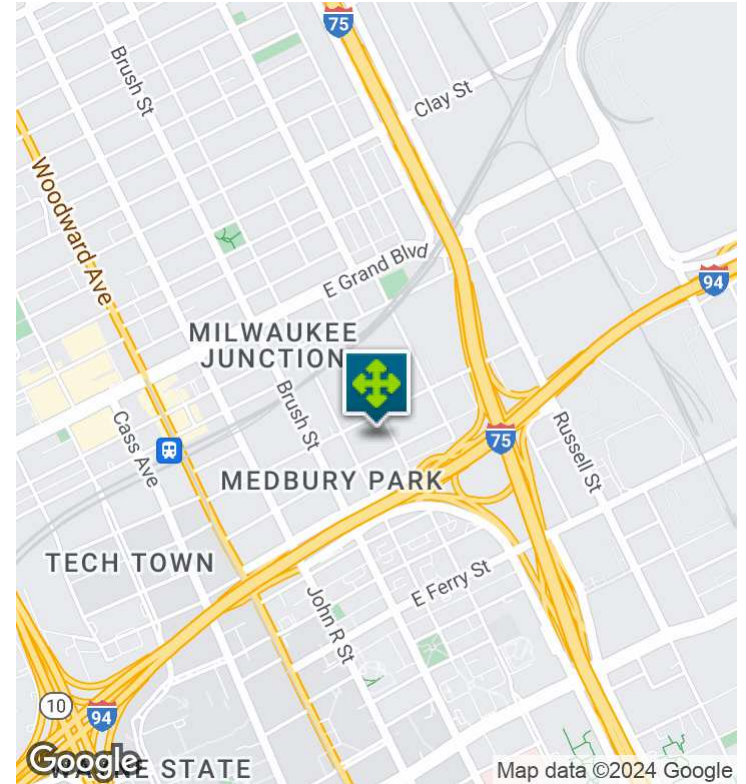
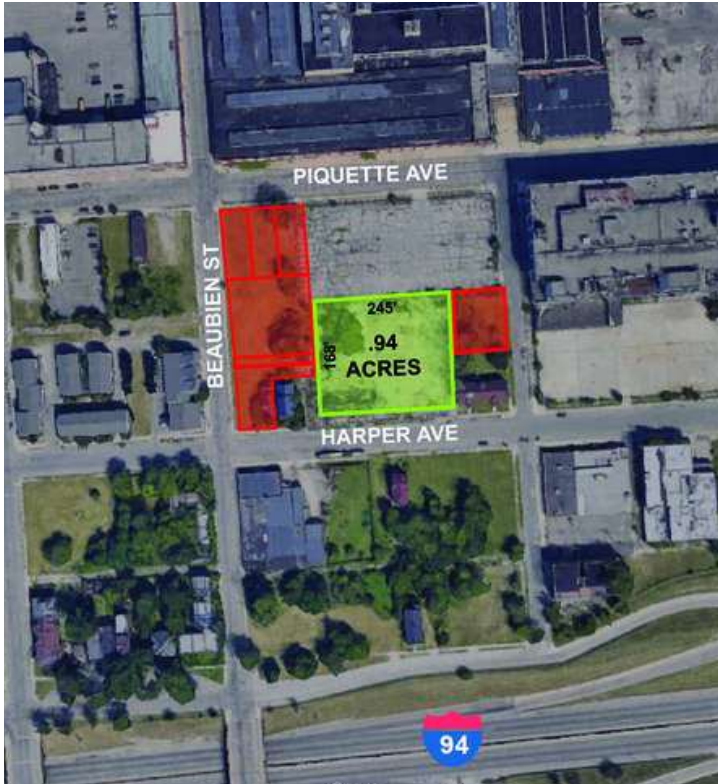


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# EXECUTIVE SUMMARY

SUBJECT



<b>Sale Price</b>	<b>\$1,450,000</b>
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## OFFERING SUMMARY

<b>Lot Size:</b>	0.94 Acres
<b>Price / Acre:</b>	\$1,542,553
<b>Zoning:</b>	Commercial
<b>Market:</b>	Detroit
<b>Submarket:</b>	Detroit-New Center
<b>Traffic Count:</b>	147,000

## PROPERTY OVERVIEW

Unlock the potential of this prime 0.94-acre property in the heart of Milwaukee Junction, Detroit's hottest-growing neighborhood! Zoned for commercial use and strategically situated within the dynamic Detroit area, this expansive property offers an exceptional investment opportunity. With the option to expand the site by acquiring adjacent land from the Detroit Land Bank and its favorable proximity to major highways I-75 and I-94, this location offers unparalleled flexibility and convenience. Boasting a vibrant, walkable neighborhood featuring an array of restaurants and bars, as well as easy access to the QLINE streetcar system, this property is primed for lucrative development. Benefit from city and state incentives while seizing the potential of this strategically positioned investment opportunity.

## LOCATION OVERVIEW

Boasting a vibrant arts and culture scene, top-tier educational institutions, close proximity to major medical centers, and at the crosshair of I-75 and I-94, this area offers a compelling narrative for developers. This historic neighborhood has seen a resurgence of interest and investment, leading to various adaptive reuse projects aimed at transforming old industrial buildings into offices, residential lofts, retail spaces, and artist studios. This preservation of historic architecture not only adds character to the neighborhood but also attracts businesses and residents looking for unique spaces.

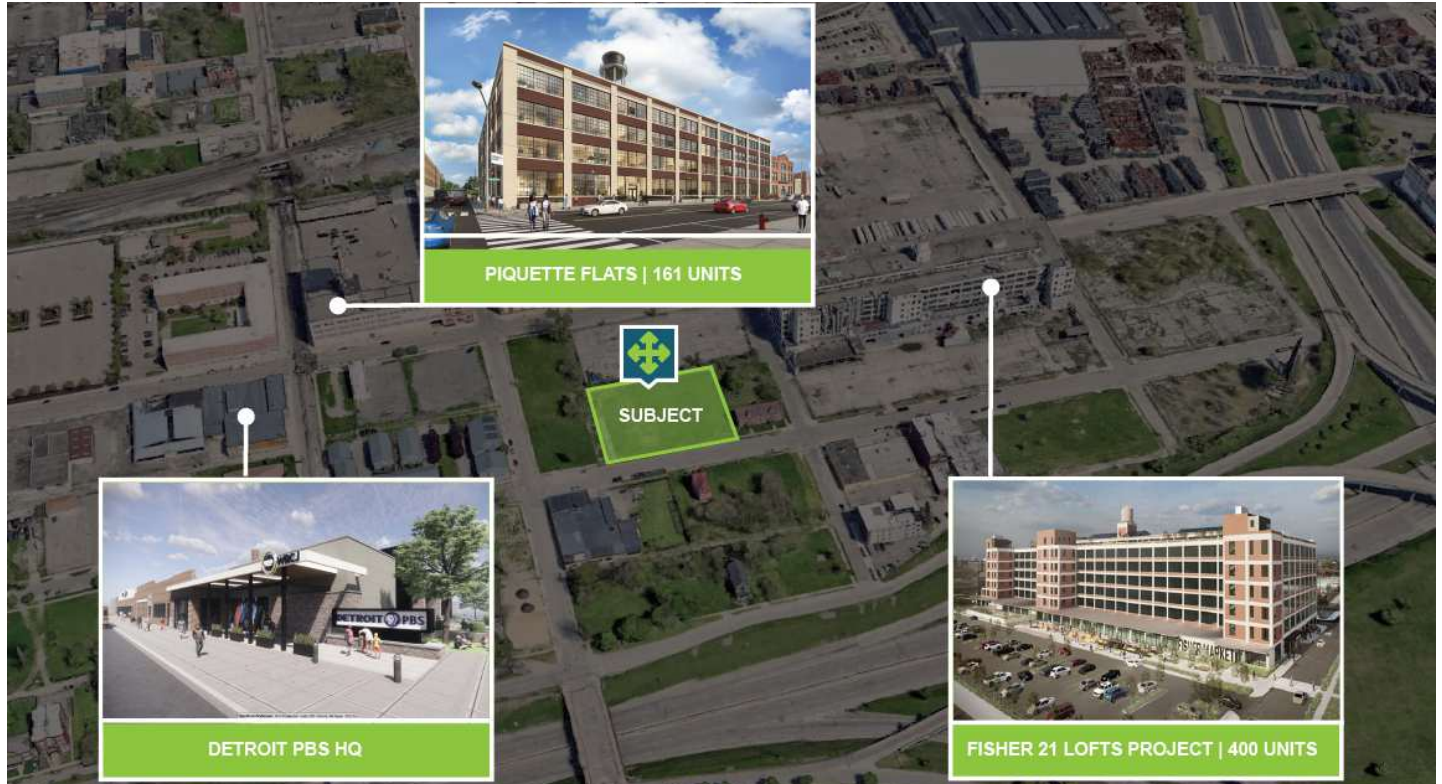


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# LOCATION

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## NEARBY DEVELOPMENT PROJECTS

Milwaukee Junction has seen a resurgence of interest and investment, leading to various developments aimed at transforming it into a vibrant community, including:

**Detroit PBS HQ:** Formerly 'Detroit Public TV', the public broadcasting station plans to transform an empty block and warehouse that was purchased in early 2024 into a community media campus that will open in 2026.

**Piquette Flats:** A 108,000 SF former Studebaker Detroit Service Building is being transformed into a 161 affordable loft-style studio, one-bedroom, and two-bedroom apartments and will offer 192 parking spaces for residents. The estimated completion date is Summer 2024.

**Fisher 21 Lofts Project:** This \$134M project represents one of the most ambitious redevelopment efforts of an abandoned building. The existing structure is proposed to be redeveloped into 435 rental apartments, 38,000 SF of commercial space, and outdoor & indoor amenities.

## LOCATION DETAILS

<b>Market</b>	Detroit
<b>Sub Market</b>	Detroit-New Center
<b>County</b>	Wayne
<b>Cross Streets</b>	Beaubien and St. Antoine
<b>Street Parking</b>	Yes   North Side of Street
<b>Signal Intersection</b>	Yes
<b>Road Type</b>	Paved
<b>Market Type</b>	Large
<b>Nearest Highway</b>	I-94 and I-75



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# RETAILER MAP

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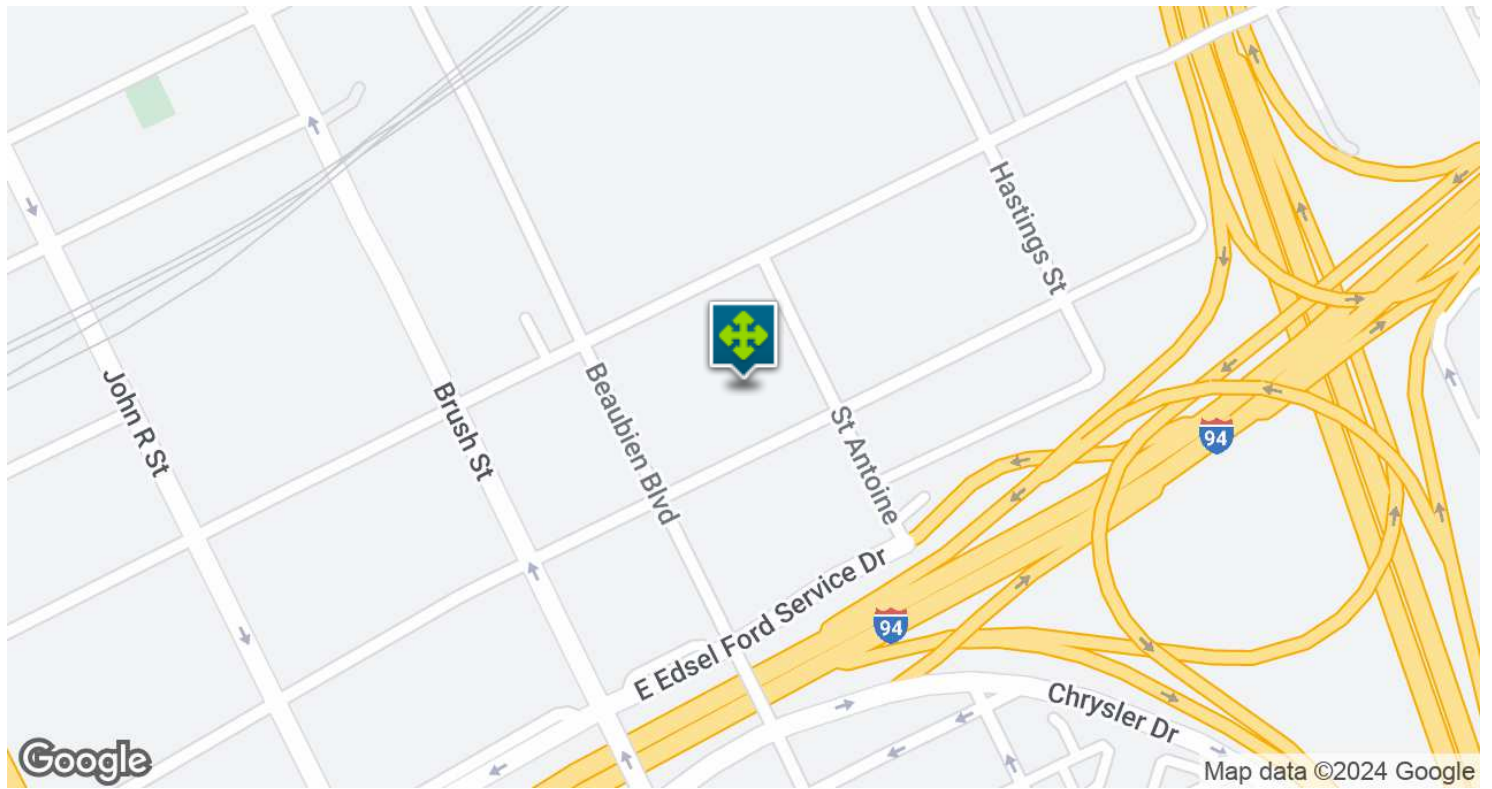
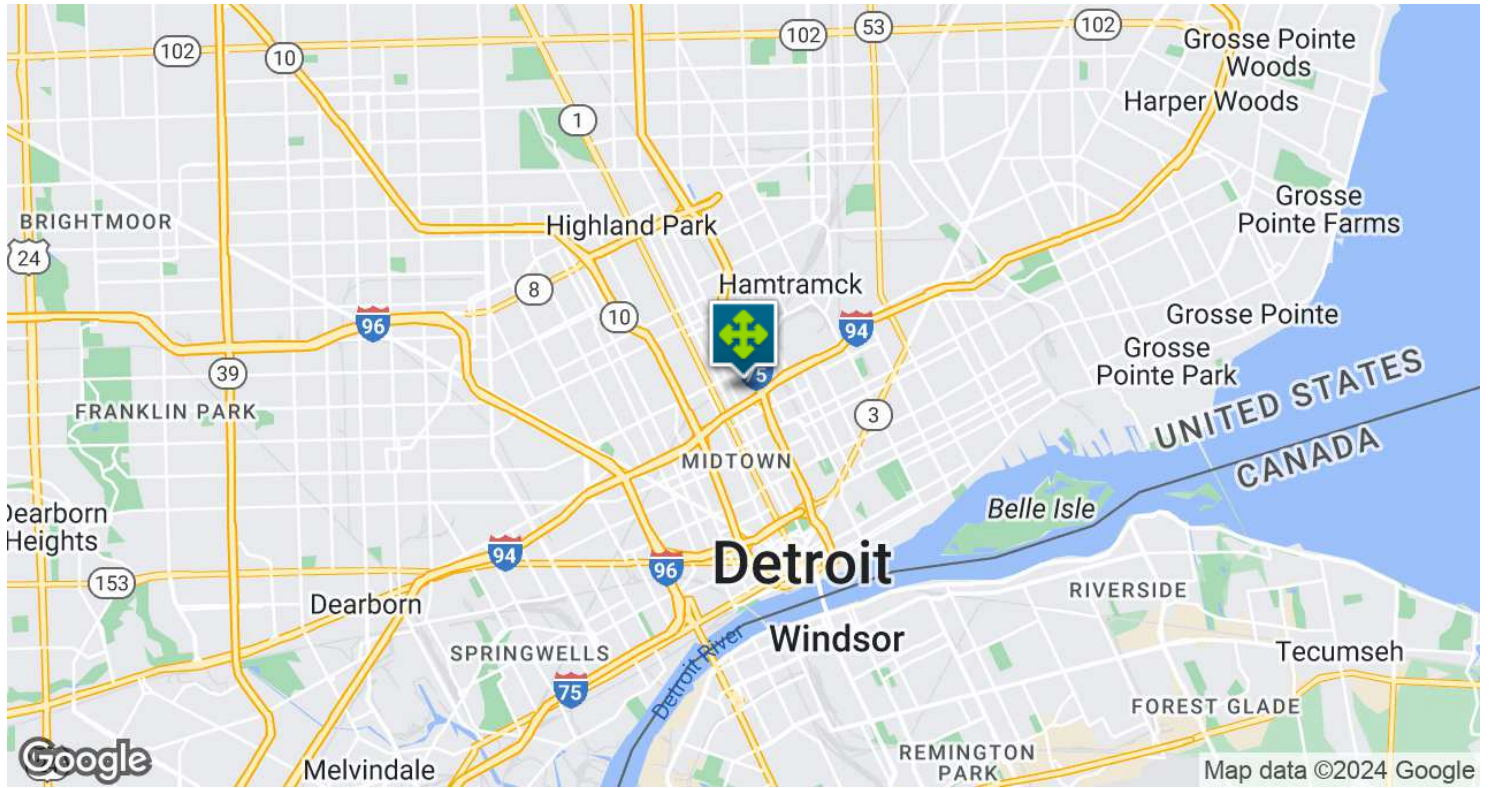
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# LOCATION MAP

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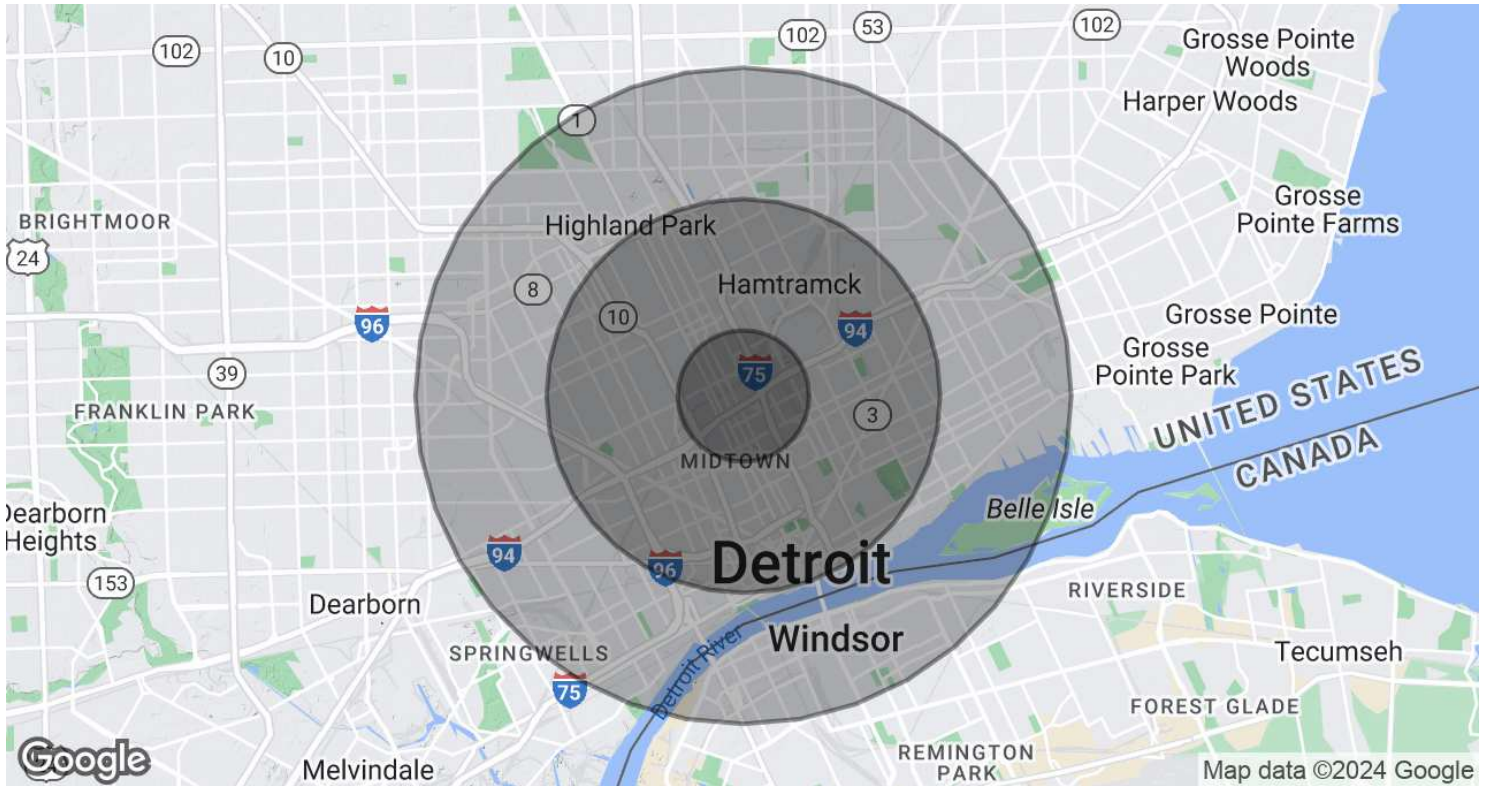
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# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,307	131,802	337,673
Average Age	34.1	34.9	35.1
Average Age (Male)	29.4	33.4	33.2
Average Age (Female)	38.8	36.2	36.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,995	53,746	125,604
# of Persons per HH	2.1	2.5	2.7
Average HH Income	\$30,654	\$31,812	\$32,808
Average House Value	\$108,529	\$93,896	\$83,632

2020 American Community Survey (ACS)

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CONTACT US

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FOR MORE INFORMATION, PLEASE CONTACT:



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