



AVAILABLE FOR SALE, GROUND LEASE OR BUILD TO SUIT

23927 ECORSE ROAD | TAYLOR, MI

2.49-ACRE PARCEL AT INTERSECTION OF TELEGRAPH AND ECORSE RD | 0.5 MILES SOUTH OF I-94



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**JONNA GROUP**  
REAL ESTATE INVESTMENT SERVICES

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# INVESTMENT HIGHLIGHTS



**ASKING PRICE/RATE**  
BEST OFFER



**FRONTAGE**  
800' ECORSE RD  
260' TELEGRAPH RD



**LOT SIZE**  
2.49 ACRES



**ZONING**  
I-1 (LIGHT INDUSTRIAL)



**HIGHWAY ACCESS**  
0.5 MILES - I-94



**BUILDING SIZE**  
3,000 +/- SF

# PROPERTY HIGHLIGHTS

**Prime frontage along Ecorse Road** offering excellent visibility and direct access for logistics, service, and industrial traffic.

**Immediate connectivity to Telegraph Road and I-94**, placing the site within minutes of Detroit Metro Airport, major freight corridors, and regional distribution hubs.

**Located within the Detroit Region Aerotropolis footprint**, aligning the property with one of the Midwest's most active logistics and advanced-manufacturing development zones.

**Surrounded by a strong industrial labor force** drawn from Taylor and the broader Downriver communities, known for manufacturing, warehousing, and transportation talent.

**Proximity to major employers** including logistics operators, automotive suppliers, engineering firms, and distribution centers that anchor the region's industrial economy.

**Flexible site configuration** suitable for light manufacturing, warehousing, fleet operations, or service-industrial uses.

**Established utilities and infrastructure** supporting immediate development or redevelopment with minimal lead time.



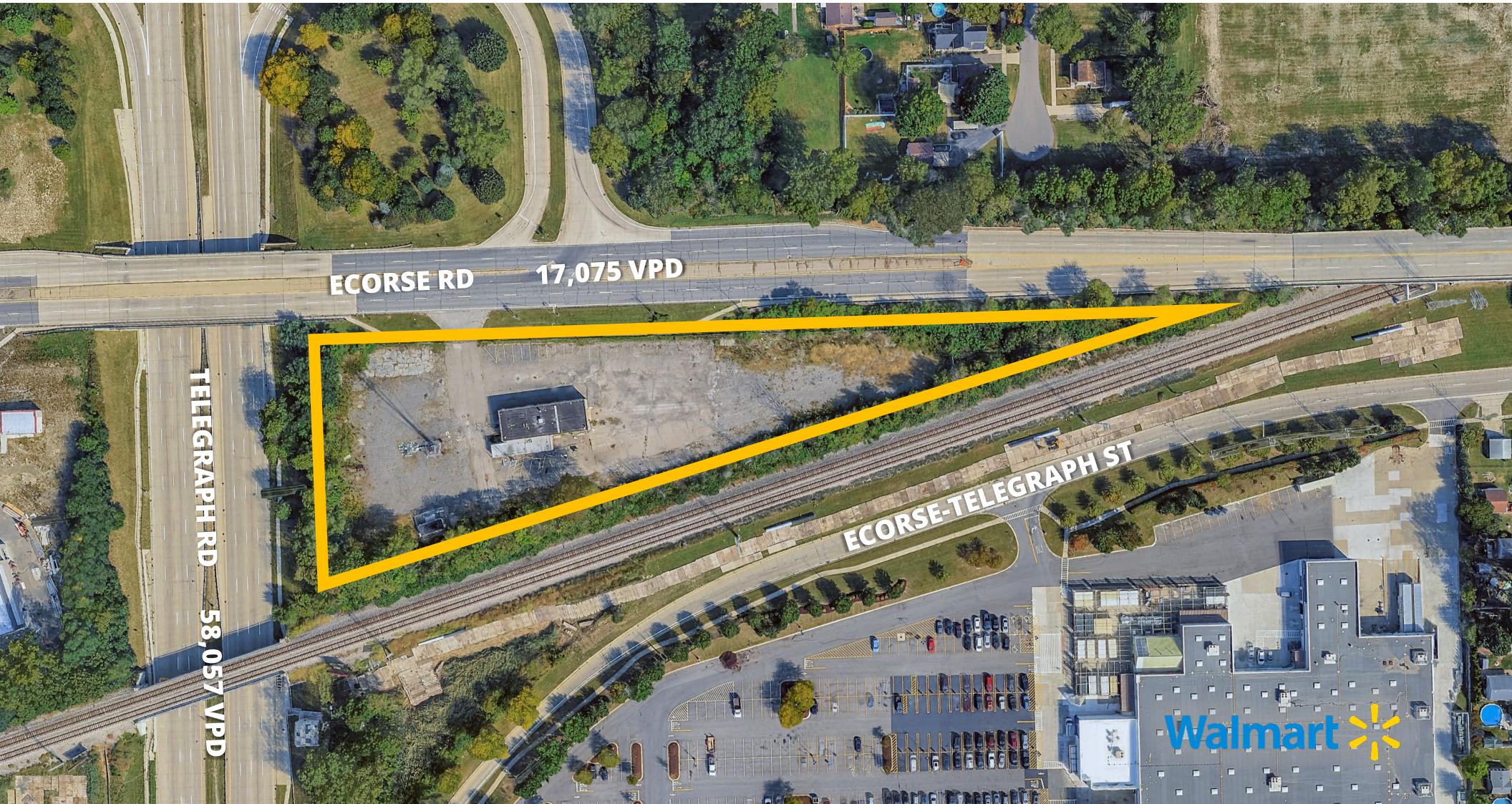
## OFFERING MEMORANDUM

ECORSE-TELEGRAPH LAND | TAYLOR, MI

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# PROPERTY OUTLINE

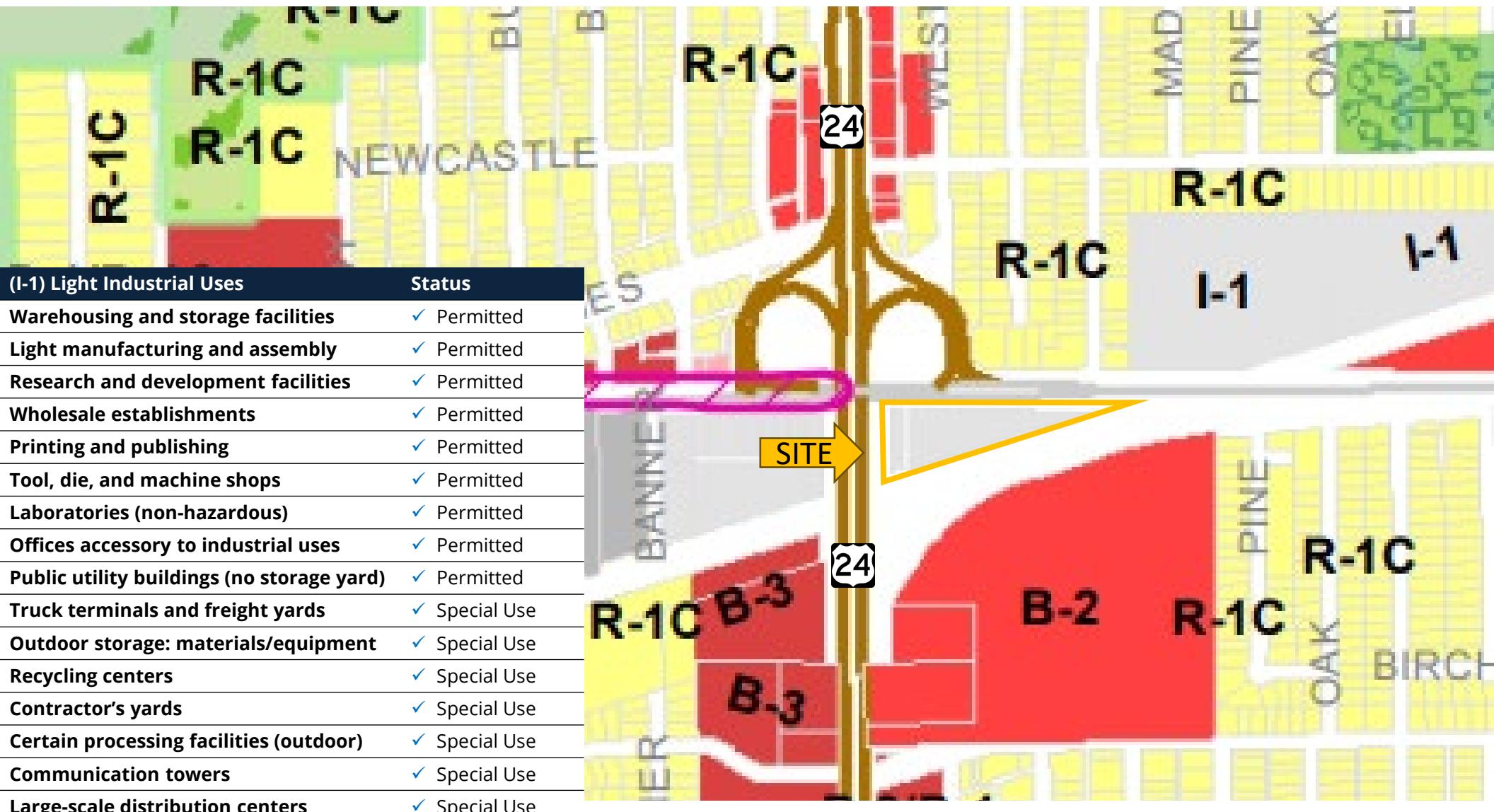


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# ZONING EXHIBIT



# AERIAL VIEW



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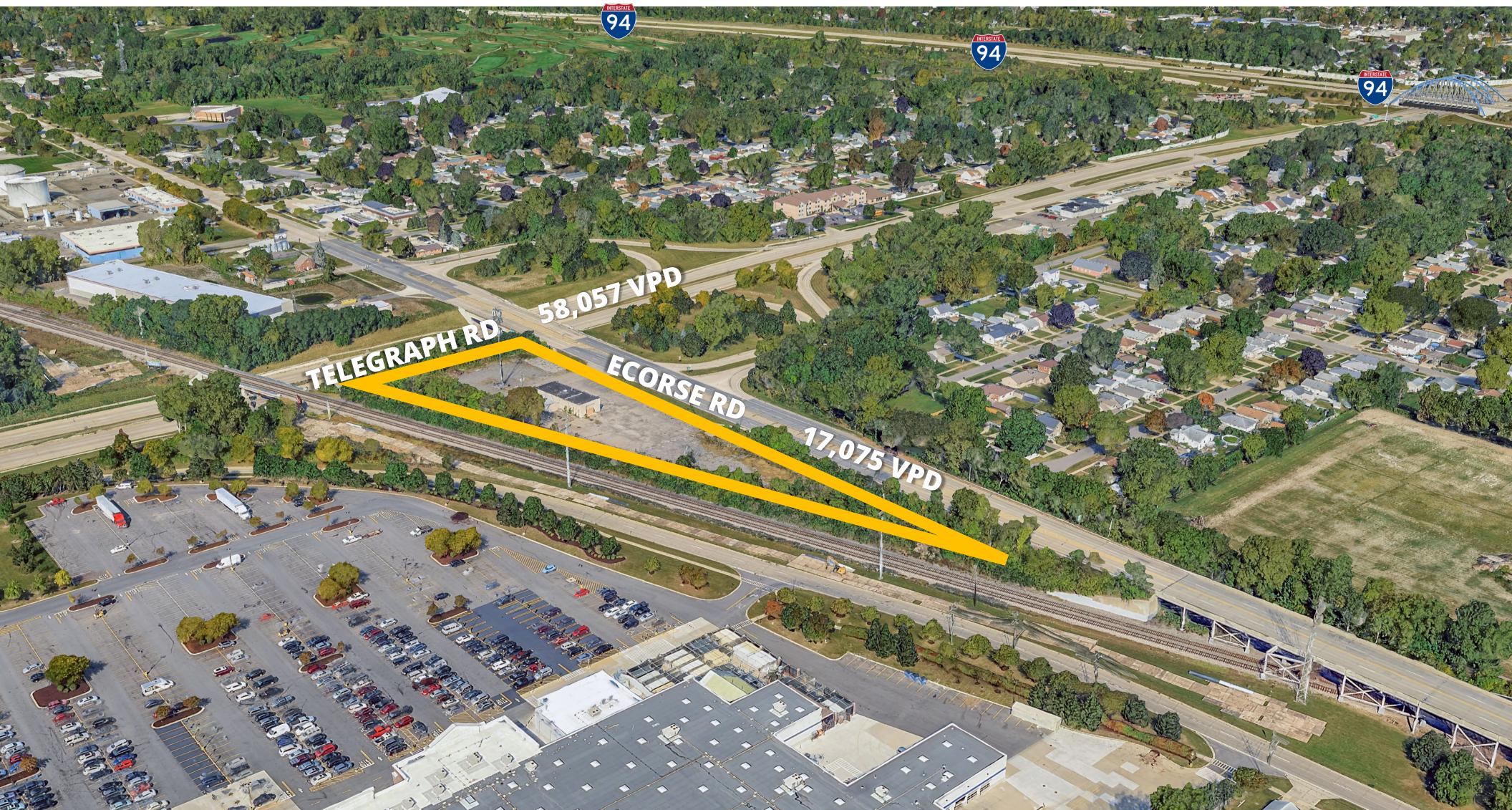
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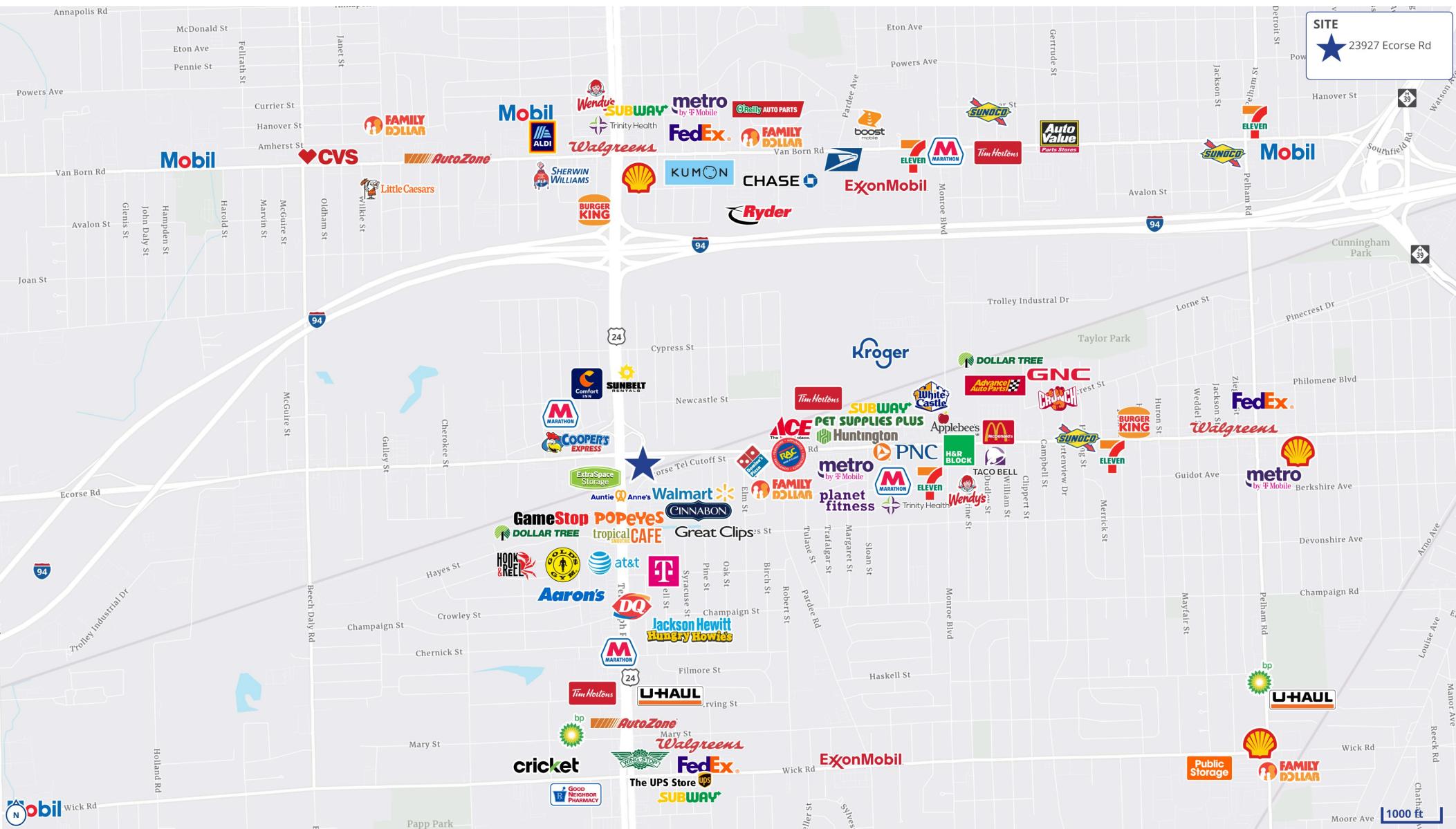
# LOCATION OVERVIEW



**Taylor, Michigan** offers a strategic, business-forward environment that consistently attracts light industrial investment thanks to its position at the heart of the Detroit Region Aerotropolis and its proximity to the region's most important transportation corridors. As part of the Aerotropolis development zone, Taylor benefits from a regional initiative designed to drive corporate expansion around Detroit Metropolitan Airport and Willow Run Airport—an interconnected logistics and mobility hub supported by world-class transportation infrastructure and thousands of acres of development-ready land. This positions Taylor as a natural fit for companies that depend on efficient supply-chain movement, multimodal access, and rapid connectivity to national and global markets.

The city's economic base is anchored by major employers spanning logistics, manufacturing, engineering, retail distribution, and healthcare. Key companies include Load One, a major trucking and logistics operator; Atlas Oil Company; Watson Engineering; Windsor Machine Group; Worthington Industries; and Wallside Windows, alongside large retail distribution and service centers for Meijer, Target, Home Depot, and Walmart. This concentration of industrial and commercial employers reflects the region's broader strengths in advanced manufacturing and mobility, supported by Southeast Michigan's position as the nation's leading automotive and EV production hub.

# LOCAL OVERVIEW



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# LOCATION DEMOGRAPHICS

Current Year Summary	1 mile radius	3 mile radius	5 mile radius
Total Population	10,523	101,948	250,624
Total Households	4,326	42,141	101,540
Total Family Households	2,752	25,809	62,572
Average Household Size	2.43	2.40	2.45
Median Age	40.6	40.0	38.7
Population Age 25+	7,624	73,070	175,090
2010-2020 Total Population: Annual Growth Rate (CAGR)	-0.12%	0.14%	0.37%
Current Year Income & Household Summary	1 mile radius	3 mile radius	5 mile radius
Median Household Income	\$70,211	\$66,457	\$65,597
Average Household Income	\$82,060	\$82,502	\$84,297
Per Capita Income	\$33,921	\$34,177	\$34,178
Current Year Summary Business Data	1 mile radius	3 mile radius	5 mile radius
Total Businesses	280	2,470	7,062
Total Daytime Population	8,823	89,073	247,603
Daytime Population: Workers	3,615	34,311	111,748
Daytime Population: Residents	5,208	54,762	135,855

IN 5-MILE RADIUS



POPULATION  
250K+



TOTAL  
HOUSEHOLDS  
101K+



AVERAGE  
INCOME  
\$84K+



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- 4) You understand and agree that any financial analysis uses industry standard assumptions and actual financial returns may vary.

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