

DO NOT APPROACH – ONGOING, OPERATIONAL BUSINESS

Offer Memorandum

**6902 Chicago Rd – Behavioral Health Residential & Outpatient Facility
Warren, MI 48092**

History

Originally constructed in 1936–1937, this impressive brick and stone residence was built for Henry L. Claeys, founder of a well-digging and plumbing supply business established in 1904. The Warren Historical Commission formally recognized the home in 2003.

Known as *The Claeys House*, the residence sat prominently along Chicago Road before later expansions were added to accommodate behavioral health hospital operations. In 1945 the property was purchased by Dr. John F. DeYonkers Jr. and converted into the **Warren Community Hospital**.

From 1969 to 1991, the property served as the **Glen Eden Psychiatric Hospital**, a 126-bed facility employing approximately 250 staff. In 1991 it became the **Children’s Home of Detroit – Warren Campus**, which operated until its residential program closed in November 2008. SHAR took occupancy from Starr Commonwealth in 2009, when the facility began **operating as a Self-Help Addiction and Rehabilitation (SHAR) center** serving the tri-county region.

Today, the **160-bed behavioral health campus** sits on beautifully maintained grounds featuring a baseball diamond, basketball court, picnic areas, and walking paths. A deed restriction applies.

Executive Summary

A rare investment opportunity located at **6902 Chicago Rd, Warren, MI**, this nonprofit-operated Behavioral Health Residential & Outpatient Facility accommodates up to **180 residents** and consists of a **70,486 SF**, two-story, masonry building with a full lower level on **6.09 acres**. The property is well-maintained and offers extensive indoor and outdoor amenities, including recreational spaces, offices, conference rooms, kitchen & dining areas, and landscaped grounds.

The site directly borders the **General Motors Tech Center** and carries a **deed restriction** (details available from the broker).

Situated north of Twelve Mile Road and south of Chicago Road —between Mound Road and Van Dyke Avenue—the property is accessed from Chicago Road, a moderate-traffic thoroughfare. The area benefits from strong transportation linkages with proximity to I-75, I-696, major retail, schools, parks, and municipal services within a one- to three-mile radius. The facility lies within the **Warren Consolidated School District**.

A full interior and exterior appraisal inspection conducted **March 22, 2024** estimated the **land value at \$2,000,000** and concluded an **as-is property value of \$7,000,000**.

Property Highlights

Building & Site - Behavioral Health Residential & Outpatient Facility

- 70,486 SF Specialty Building
- 2 Stories + Full Lower Level
- 10–12 ft Ceiling Heights
- 6.09 Acres (Lot: 420' × 632')
- Year Built: 1938 / Renovated: 1977
- Brick & Masonry Construction
- Zoning: M2 – Medium Light Industrial District
- Deed Restriction via General Motors
- All Utilities On-Site

Interior Features

- Offices – 1st floor
- Dorm rooms – 2nd floor
- Conference Rooms
- 58+ Dorm-Style Rooms on 3 Floors
- 49 Restrooms/Shower
- 10+ Multipurpose Rooms
- Large Commercial Kitchen
- Cafeteria/Dining Areas
- Multiple Administrative & Clerical Offices Throughout
- Recreational Facilities
- Classrooms
- Enclosed Courtyard
- Ample Storage

Outdoor Amenities

- Baseball Diamond
- Basketball Court
- Picnic Areas
- Walkable Trails

Accessory Structures

- Maintenance Shed
- Two-Door Garage
- Small House (non-usable)

Systems & Infrastructure

- 32 Cameras (interior & exterior)
- 2 Elevators

- Fire Suppressant & Sprinkler Systems
- Generator – NON-FUNCTIONING (end of life)
- Roof / Packaged HVAC Units (well-serviced)
- Heat Gas & Electric
- 2 Exterior Sump Pump (not in the garage)
- Two Interior Extraction Pumps in one pit
- 1 Exterior Sewage Pit w/ 2 Pumps

Ideal Uses

- Healthcare or Behavioral Health Center
- Psychiatric Hospital
- Substance Abuse / Addiction Treatment
- Recreational or Social Services Center
- Educational or Training Facility

Special Permitted Uses / Restrictions

- Deed Restriction requiring **General Motors review of industrial uses**
 - Adjacent to GM Tech Center
 - Parcel APN 12-13-04-451-010
-

Access & Transportation

Local Access:

Bus Line from Mound Road, Fourteen Mile Road, Chicago Road, Twelve Mile Road, Van Dyke Avenue

Regional Access:

I-75 and I-696 Freeways

Public Transit:

SMART (Suburban Mobility Authority for Regional Transportation) & Greyhound bus lines

Additional Information

- Site purchased from General Motors in 1972
- Fox Creek runs across the south boundary of the property's gated area
- DTE substation located just south of the parking lot

PROPERTY DESCRIPTION

The Behavioral Health Facility abuts the General Motors Technical Center (GM Tech Center) in Warren. This neighborhood is predominately industrial with residential, commercial and

multi-family development. This neighborhood possesses adequate support linkages (transportation, expressways) with employment centers and typical amenities (shopping centers, schools) being located within a quarter to one mile radius of the subject property.

Located at **6902 Chicago Road in Warren, Michigan**, this 6.09-acre behavioral health residential and outpatient campus occupies a uniquely strategic position—**directly adjacent to the world-renowned General Motors Technical Center (GM Tech Center)**. The property sits along the Tech Center’s northern edge, benefiting from the prestige, security, and infrastructure of one of the largest and most significant automotive research and design campuses in the world.

The GM Tech Center, designed by Eero Saarinen and recognized as a National Historic Landmark, spans several hundred acres of advanced engineering, design, and technology operations. Its boundaries—Twelve Mile Road to the south, Chicago Road to the north, Mound Road to the west, and Van Dyke Avenue to the east—enclose a **highly developed employment hub housing thousands of GM personnel**. Chicago Road defines a major portion of the campus’s northern perimeter, placing the subject property immediately in line with the Tech Center’s landscaped buffer zones and secure corporate frontage.

Because of this adjacency, **the property carries a General Motors deed restriction**, requiring certain industrial uses to undergo GM review to ensure compatibility with the Tech Center’s operations. This restriction preserves the character and integrity of the surrounding environment and has helped maintain the area as a stable corridor for institutional, healthcare, research, and office-support use.

The subject property itself is a **70,486-square-foot, two-story masonry specialty facility with a full lower level**, historically used for behavioral health, psychiatric care, youth residential services, addiction support, and institutional group living. Its stately brick construction, originally built in the late 1930s and expanded over subsequent decades, blends naturally into the well-maintained environment surrounding the GM campus.

The expansive grounds—complete with a baseball diamond, basketball court, picnic spaces, courtyards, walkable paths, and accessory buildings—mirror the open, park-like setting characteristic of the Tech Center’s iconic midcentury modern landscape design. This continuity in setting enhances the property’s appeal for institutional, residential-care, educational, and wellness-focused uses.

Located between **Twelve Mile and Chicago Roads, and between Mound Road and Van Dyke Avenue**, the site enjoys the same strong transportation network that supports the GM Tech Center, including close access to **I-75 and I-696**, robust arterial roadways, and public transit via SMART and Greyhound bus services.

With a recent (March 22, 2024) appraisal valuing the site at **\$7,000,000 as-is**, the property presents a rare opportunity to acquire a large, established campus in a high-profile, employment-rich corridor, set against the backdrop of one of Michigan’s most important and architecturally significant research centers.

LOCATION DESCRIPTION

The subject is located north of Twelve Mile Road, south of Chicago Road, east of Mound Road and west of Van Dyke Avenue in the City of Warren. The subject is accessed from Chicago Road, a mid-traffic thoroughfare. Mound Road, Van Dyke Avenue, Chicago Road, and Fourteen Mile Road are mid to major through streets with I—75 Freeway to the west and I-696 Freeway to the south. The neighborhood possesses adequate support linkages (transportation, expressways) with employment centers and typical amenities (shopping centers, schools) being located within a one-to-three-mile radius of the subject property. The subject is located in the Warren Consolidated school district.

The subject property is located in the City of Warren, Michigan. The boundaries of the neighborhood are Chicago Road to the north, Twelve Mile Road to the south, Van Dyke Avenue to the east and Mound Road to the west.

Warren

Warren is a city in Macomb County in the U.S. state of Michigan. The 2010 census places the city's population at 134,056, making Warren the largest city in Macomb County, the third largest city in Michigan, and Metro Detroit's largest suburb. The city is home to a wide variety of businesses, including General Motors Technical Center, the United States Army Detroit Arsenal, home of the United States Army TACOM Life Cycle Management Command and the Tank Automotive Research, Development and Engineering Center (TARDEC), the headquarters of Big Boy Restaurants International, and Asset Acceptance. The current mayor is Lori Stone, who was elected to her first mayoral term in November 2023.

Neighborhood

The subject property is located at 6902 Chicago Road, north of Twelve Mile Road, south of Chicago Road, east of Mound Road and west of Van Dyke Avenue in the City of Warren. Mound Road, Fourteen Mile Road, Chicago Road and Van Dyke Avenue are mid to major through streets and I-696 and I-75 Freeways are major arteries and provide easy access to Macomb County communities. The city of Detroit is located to the south, the City of Fraser is to the east, the city of Sterling Heights is to the north, and downtown Detroit is approximately fifteen miles to the south.

Regional Data

The subject property is located in the **City of Warren, Macomb County, Michigan**. The city of Warren and the subject property are located within the geographical region referred to as the Detroit Metropolitan Statistical Area, located in Southeast Michigan and centered on the city of Detroit which shares an international border with Windsor, Ontario. The Detroit Metropolitan area is the second largest U.S. metropolitan area linking the Great Lakes system. As a major metropolitan area, it is known for its automotive heritage, arts, entertainment, and popular music and sports legacies. The area includes a variety of natural landscapes, parks, and beaches with a recreational coastline linking the Great Lakes. The Detroit Urban Area, which serves as the core of the Metropolitan Statistical Area, ranks as the 11th most populous of the United States, with a population of 3,734,090 as of the 2010 census, and area of 1,337.16 square miles. This urbanized area covers parts of the counties of Wayne, Oakland, and Macomb. These counties are sometimes referred to informally as the **Detroit Tri-County Area and had a population of 3,863,888 as of the**

2010 census with an area of 1,967.1 square miles. The United States Office of Management and Budget defines the Detroit–Warren–Livonia Metropolitan Statistical Area (MSA) as the six counties of Lapeer, Livingston, Macomb, Oakland, St. Clair, and Wayne. As of the 2010 census, the MSA had a population of 4,296,250. The MSA covers an area of 3,913 square miles. The region has nine county areas with a population of 5.4 million and a workforce of about 2.6 million with about 247,000 businesses.

