

# FAIR WINDS COVE



**24101 Jefferson Ave, St. Clair Shores, MI 48080**

Investor/developer opportunity to acquire a fully entitled site at 24101 Jefferson Avenue in St. Clair Shores. The City has approved plans for a 40-unit multistory condominium community (Fair Winds Cove), complete with site plan and special land use approval.

Environmental remediation is complete with state sign-off, positioning this project for immediate advancement.

## OUR OFFERINGS

- 1. Fully Approved 40-Unit Condo Development –**  
City entitlements and site plan secured.
- 2. Shovel-Ready**
- 3. Prime Location –** Highly visible Jefferson Ave frontage with close proximity to Lake St. Clair.
- 4. High-Demand Market –** Strong buyer appetite for new construction in St. Clair Shores.
- 5. Reduced Risk –** Time and cost savings with approvals, plans, and remediation already completed.
- 6. Immediate Development Potential –**  
Positioned for rapid execution and early revenue generation



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