

BRIDGE HOUSING CAMPUS DEVELOPMENT

SUBJECT | 1.36-ACRE SITE

96

LAND PROPERTY // FOR SALE

# 1.36-ACRE SD2 SPECIAL ZONING SITE NEAR NEW DEVELOPMENTS AND I-96

4500 LAWTON ST  
DETROIT , MI 48208



- 0.69 acres of available Detroit City Land Bank-owned property next door.
- Attractive Special Development District Zoning - Mixed Use
- One block from I-96 and close to I-94
- 4 miles from downtown Detroit and the Detroit-Windsor Tunnel
- Less than 15 minutes from Ambassador Bridge and Gordie Howe International Bridge
- Kitty Corner from the Bridge Housing Development
- Located near recent retail development

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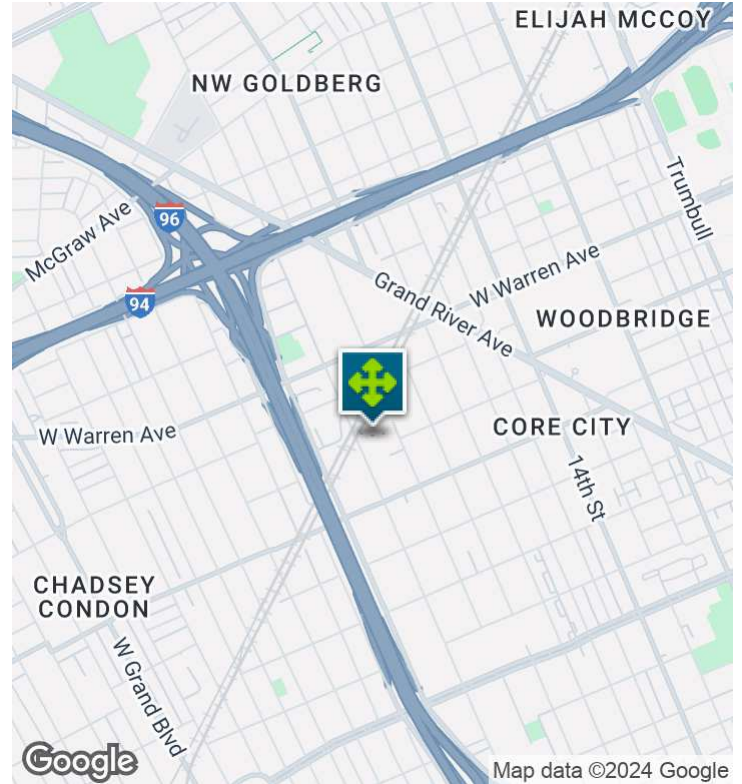
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# EXECUTIVE SUMMARY



<b>Sale Price</b>	<b>\$325,000</b>
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## OFFERING SUMMARY

<b>Lot Size:</b>	1.36 Acres
<b>Price / Acre:</b>	\$238,971
<b>Zoning:</b>	SD2 Special Zoning
<b>Market:</b>	Detroit
<b>Submarket:</b>	Detroit W of Woodward
<b>Traffic Count:</b>	100,082

## PROPERTY OVERVIEW

1.36 Acres of Special Development District zoning in a growing area of Detroit. Adjacent is an additional 0.69-acre lot owned by the City of Detroit which can be made available to a purchaser. The zoning of both parcels allows for a wide range of uses or a zoning change to suit a variety of project types. There is also a 2021 environmental study available.

## LOCATION OVERVIEW

Located in the Core City neighborhood of Detroit, just west of the charming Woodbridge Community and Midtown. This lot is located just north of Buchanan Street, and south of Warren Ave. Easy access to I-96 / The Jeffries Fwy with 112,400 vehicles per day and I-94 with 157,000 vehicles per day.

## PROPERTY HIGHLIGHTS

- 0.69 acres of available Detroit City Land Bank-owned property next door.
- Attractive Special Development District Zoning - Mixed Use
- One block from I-96 and close to I-94
- 4 miles from downtown Detroit and the Detroit-Windsor Tunnel
- Less than 15 minutes from Ambassador Bridge and Gordie Howe International Bridge



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# PROPERTY DETAILS

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Sale Price	\$325,000
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## LOCATION INFORMATION

Street Address	4500 Lawton St
City, State, Zip	Detroit , MI 48208
County	Wayne
Market	Detroit
Sub-market	Detroit W of Woodward
Cross-Streets	W Warren Ave and Lawton St
Side of the Street	East
Road Type	Paved
Market Type	Medium
Nearest Highway	I-96
Nearest Airport	DTW

## BUILDING INFORMATION

Number of Lots	1
Best Use	Industrial

## PROPERTY INFORMATION

Property Type	Land
Property Subtype	Other
Zoning	SD2 Special Zoning
Lot Size	1.36 Acres
APN #	10-008591
Lot Frontage	250 ft
Lot Depth	400 ft
Corner Property	Yes
Traffic Count	100,082
Traffic Count Street	I-96
Waterfront	No
Rail Access	No
Environmental Issues	2021 Environmental Study Available
Topography	Level

## PARKING & TRANSPORTATION

Street Parking	Yes
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**P.A. COMMERCIAL**  
Corporate & Investment Real Estate

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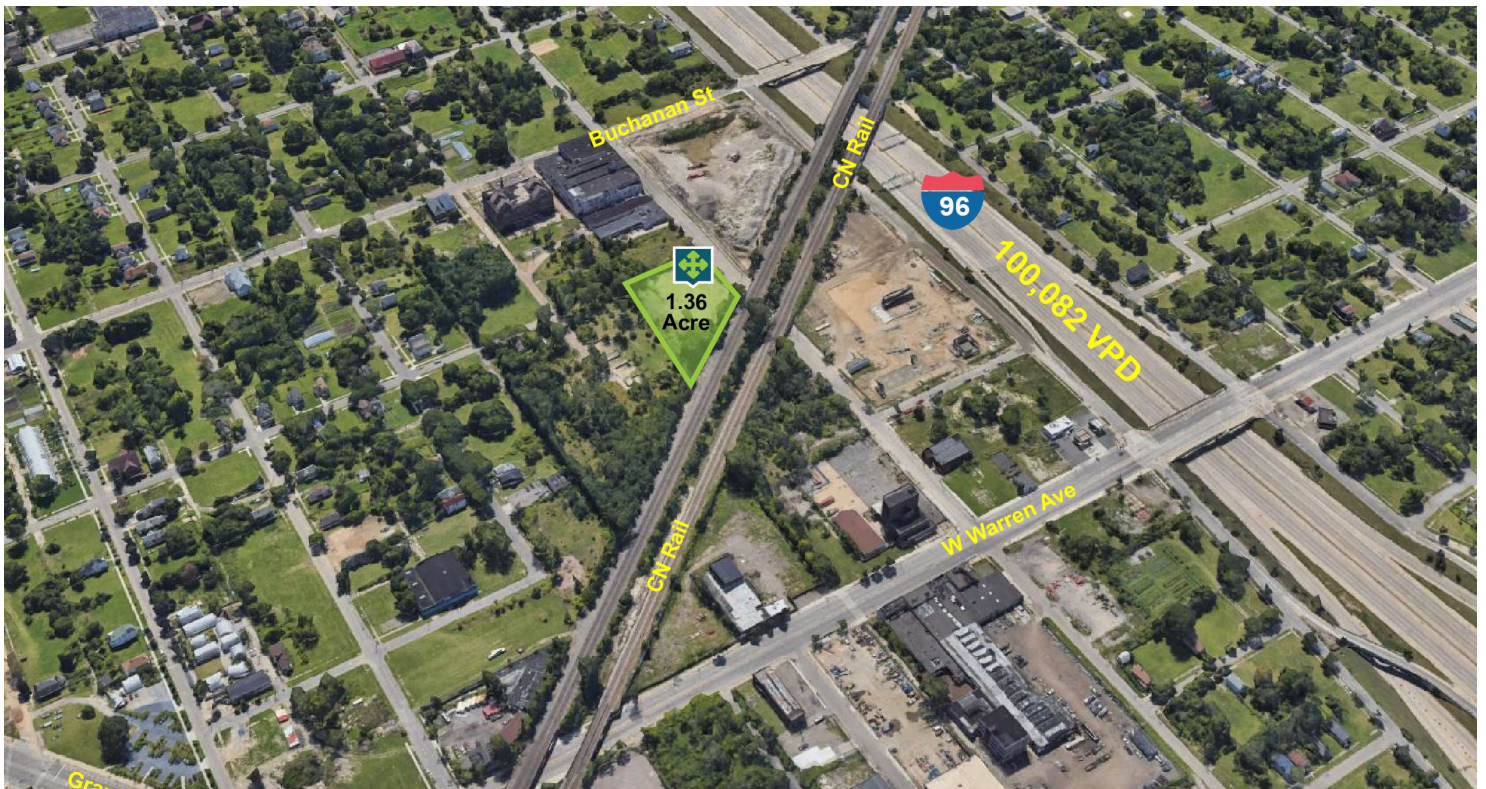
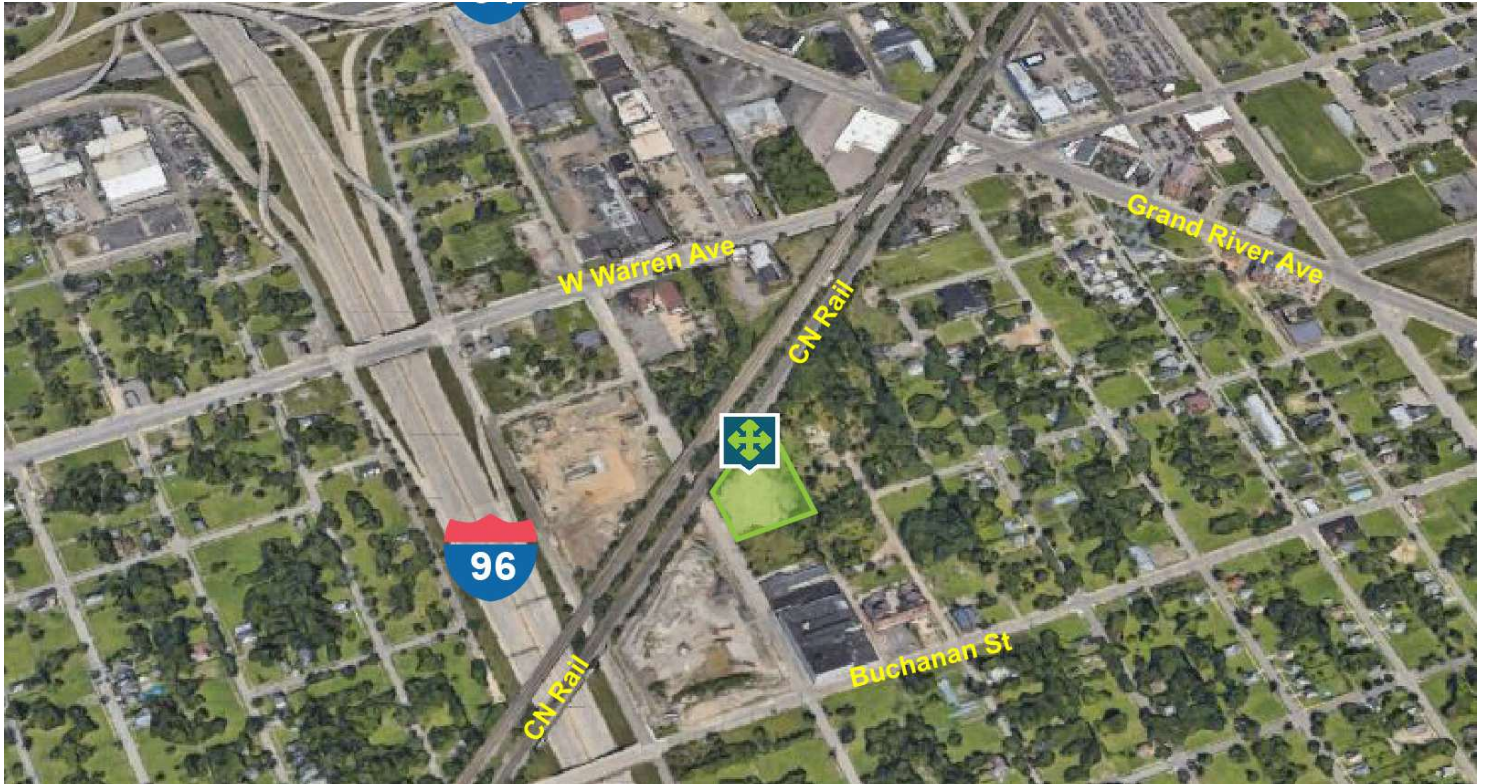
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# ADDITIONAL PHOTOS

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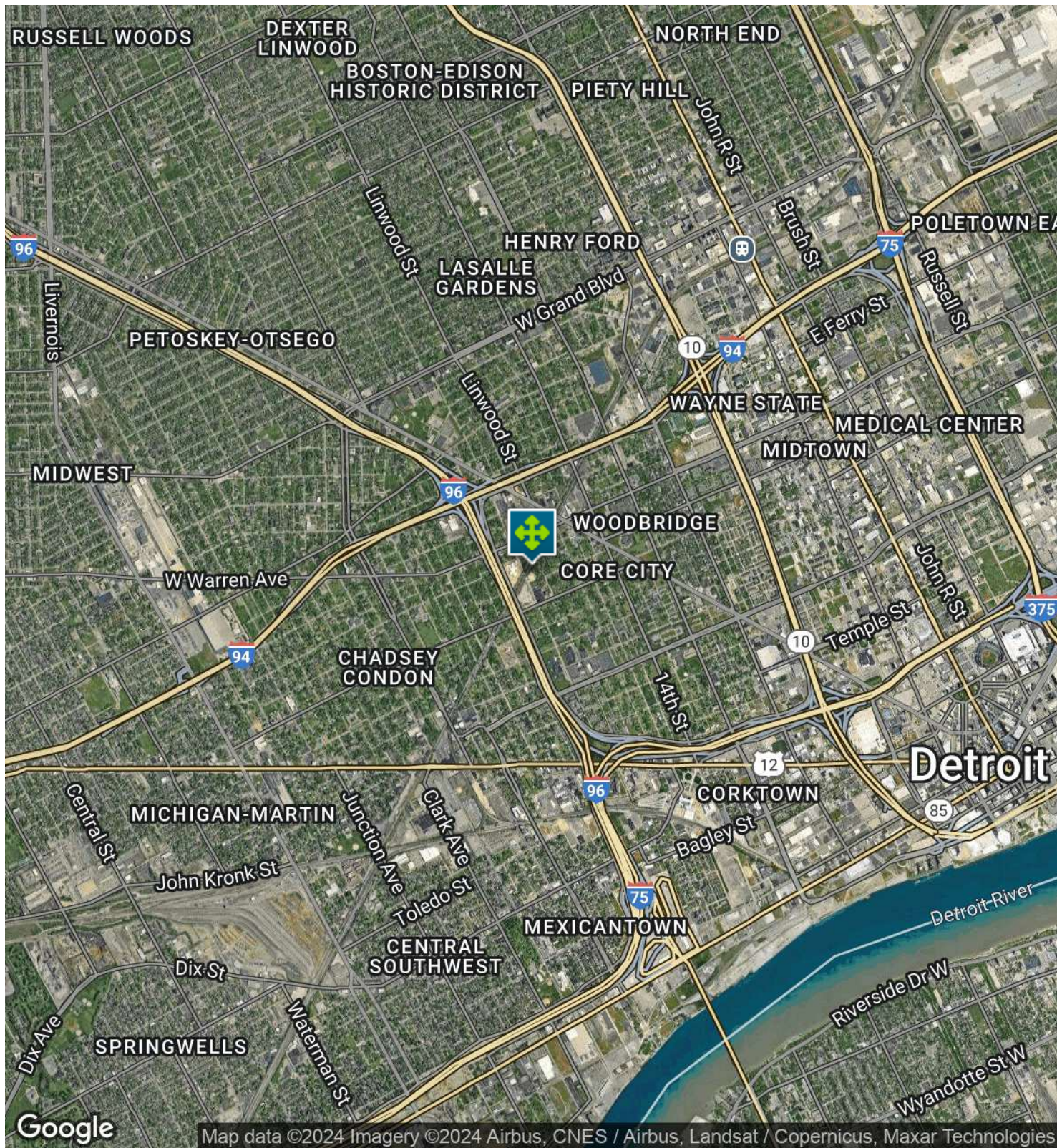
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# AERIAL MAP



Google

Map data ©2024 Imagery ©2024 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies



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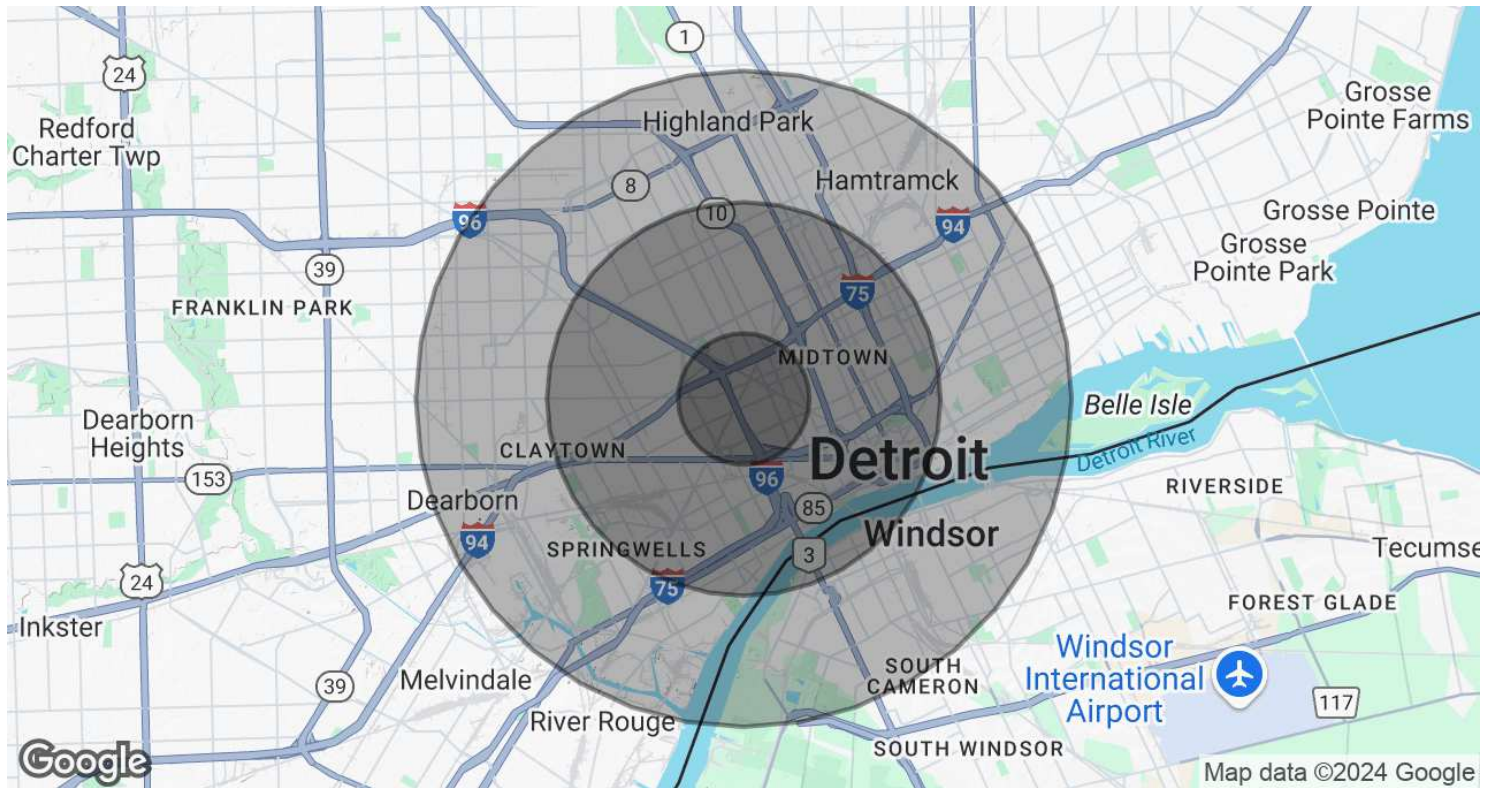
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# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
<b>Total Population</b>	7,619	115,685	275,489
<b>Average Age</b>	38	37	37
<b>Average Age (Male)</b>	37	36	36
<b>Average Age (Female)</b>	39	37	38
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
<b>Total Households</b>	3,428	50,631	110,557
<b># of Persons per HH</b>	2.2	2.3	2.5
<b>Average HH Income</b>	\$56,689	\$54,869	\$54,142
<b>Average House Value</b>	\$223,980	\$214,980	\$192,221

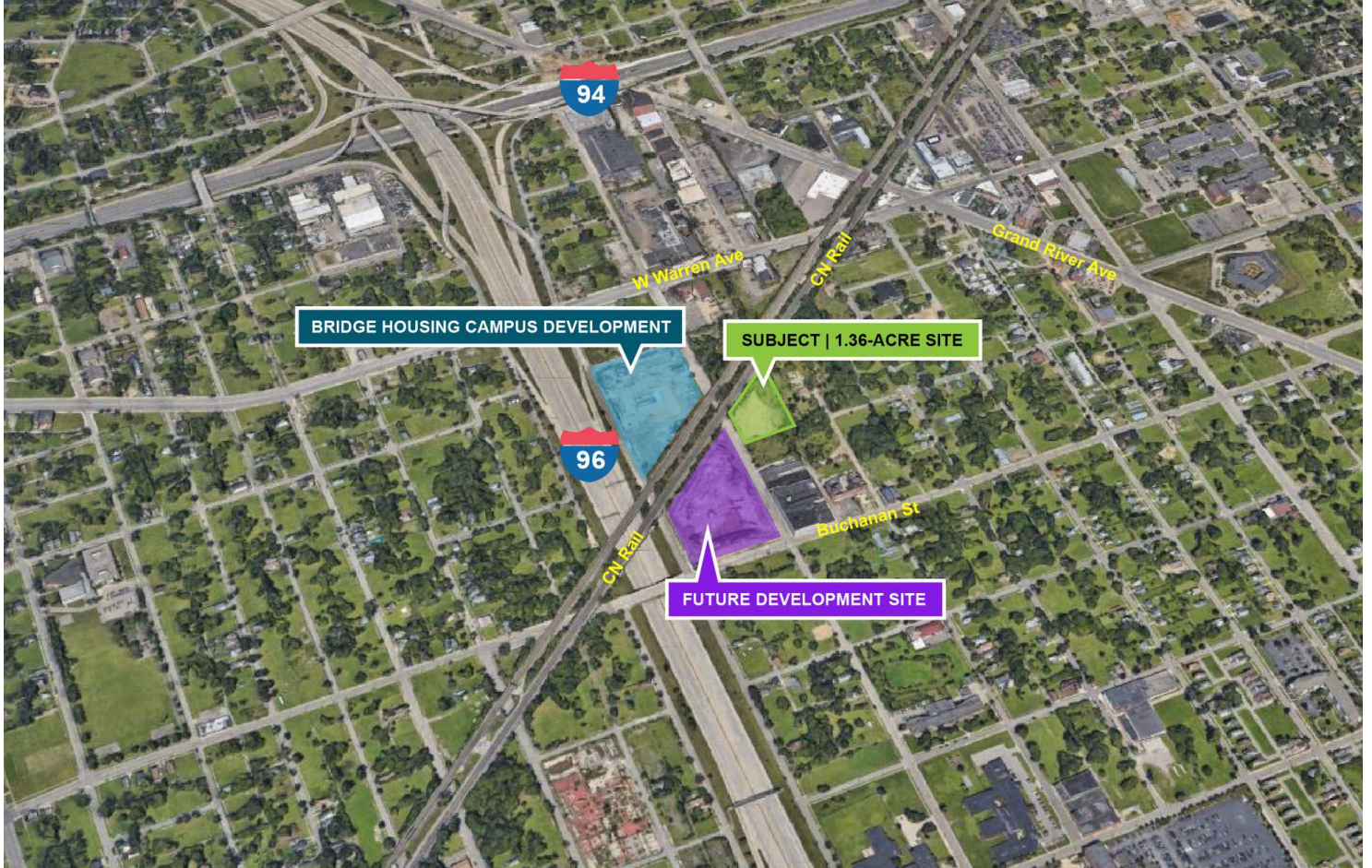
Demographics data derived from AlphaMap



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