

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



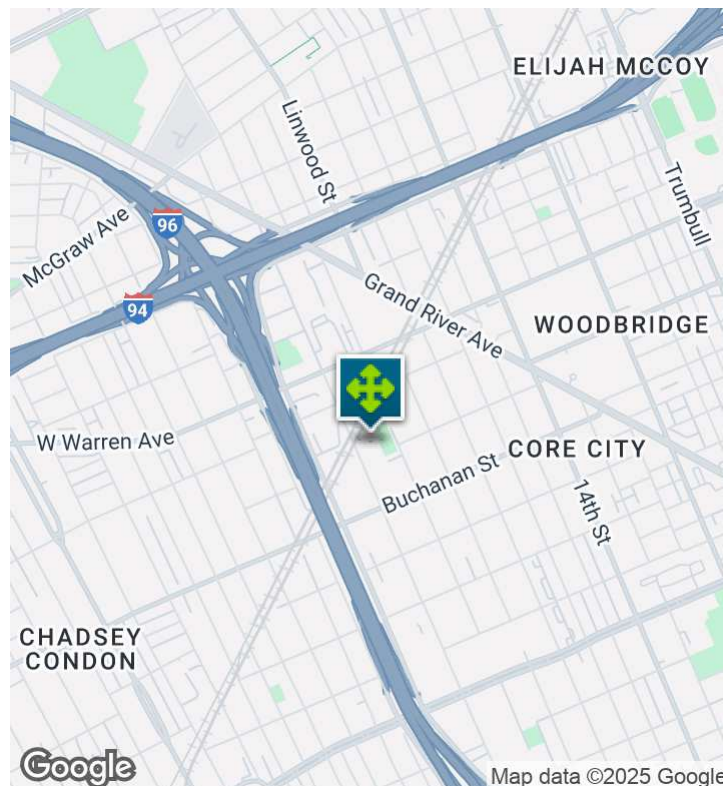
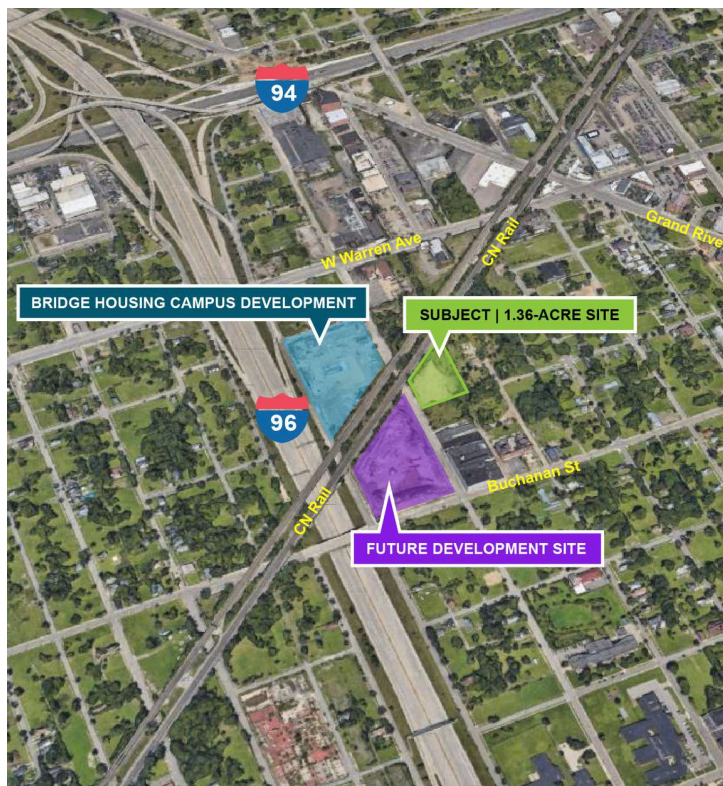
P.A. COMMERCIAL
Corporate & Investment Real Estate

SUBJECT | 1.36-ACRE SITE

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Southfield, MI 48076
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pacommercial.com

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EXECUTIVE SUMMARY



Sale Price	\$325,000
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OFFERING SUMMARY

Lot Size:	1.36 Acres
Price / Acre:	\$238,971
Zoning:	SD2 Special Zoning
Market:	Detroit
Submarket:	Detroit W of Woodward
Traffic Count:	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
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- 4 miles from downtown Detroit and the Detroit-Windsor Tunnel
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PROPERTY DETAILS

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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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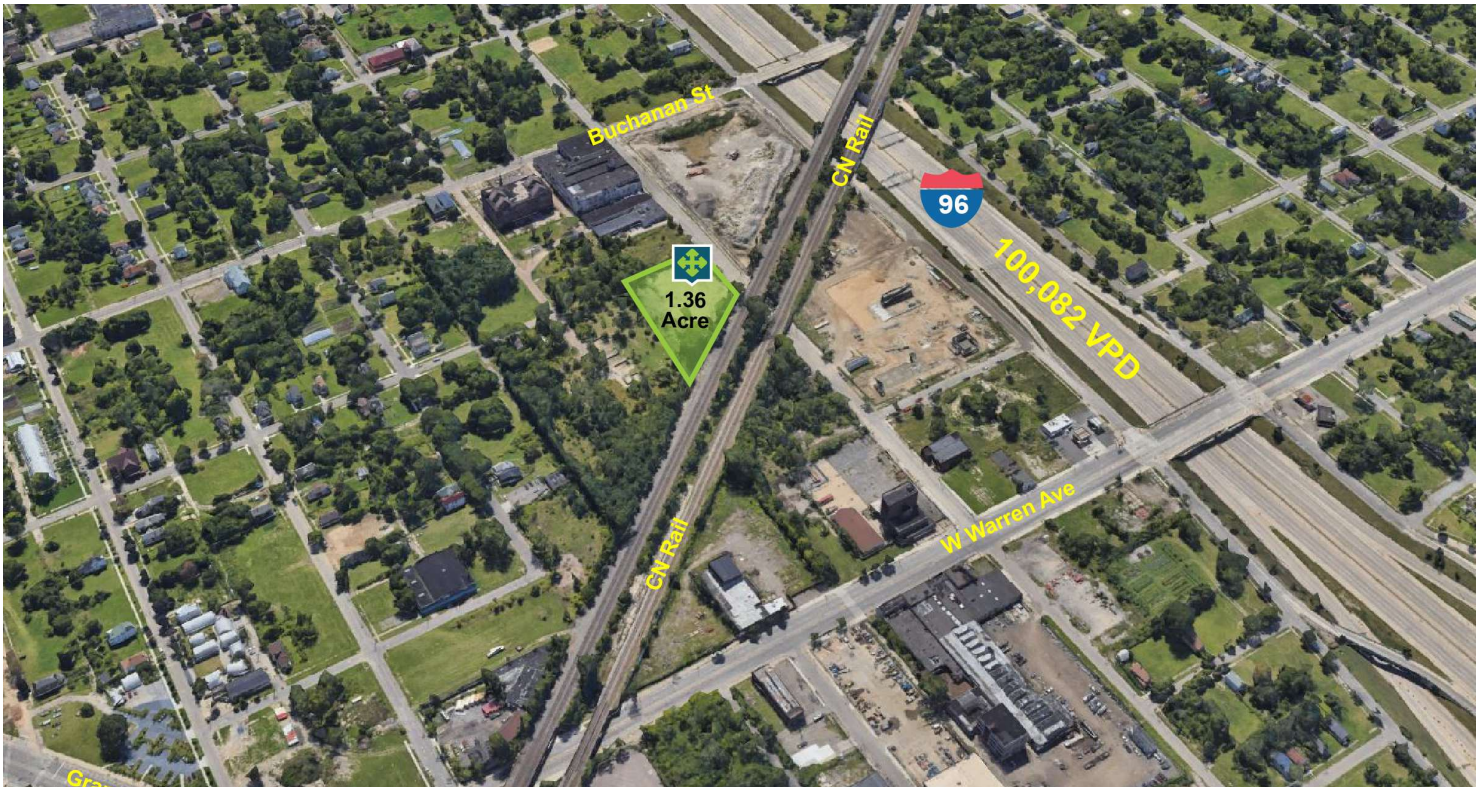
LOCATION INFORMATION

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

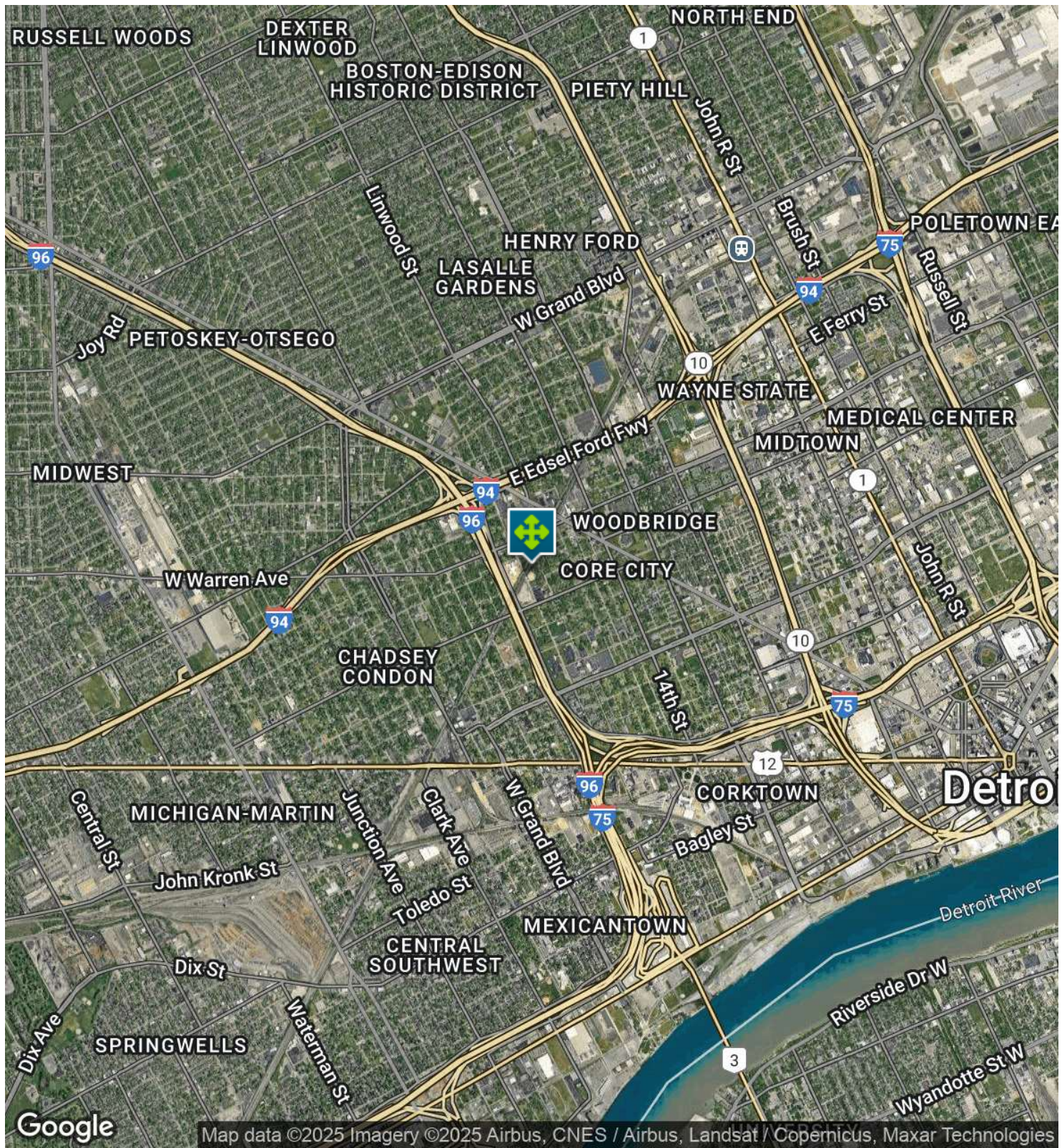
Number of Lots	1
Best Use	Industrial

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ADDITIONAL PHOTOS



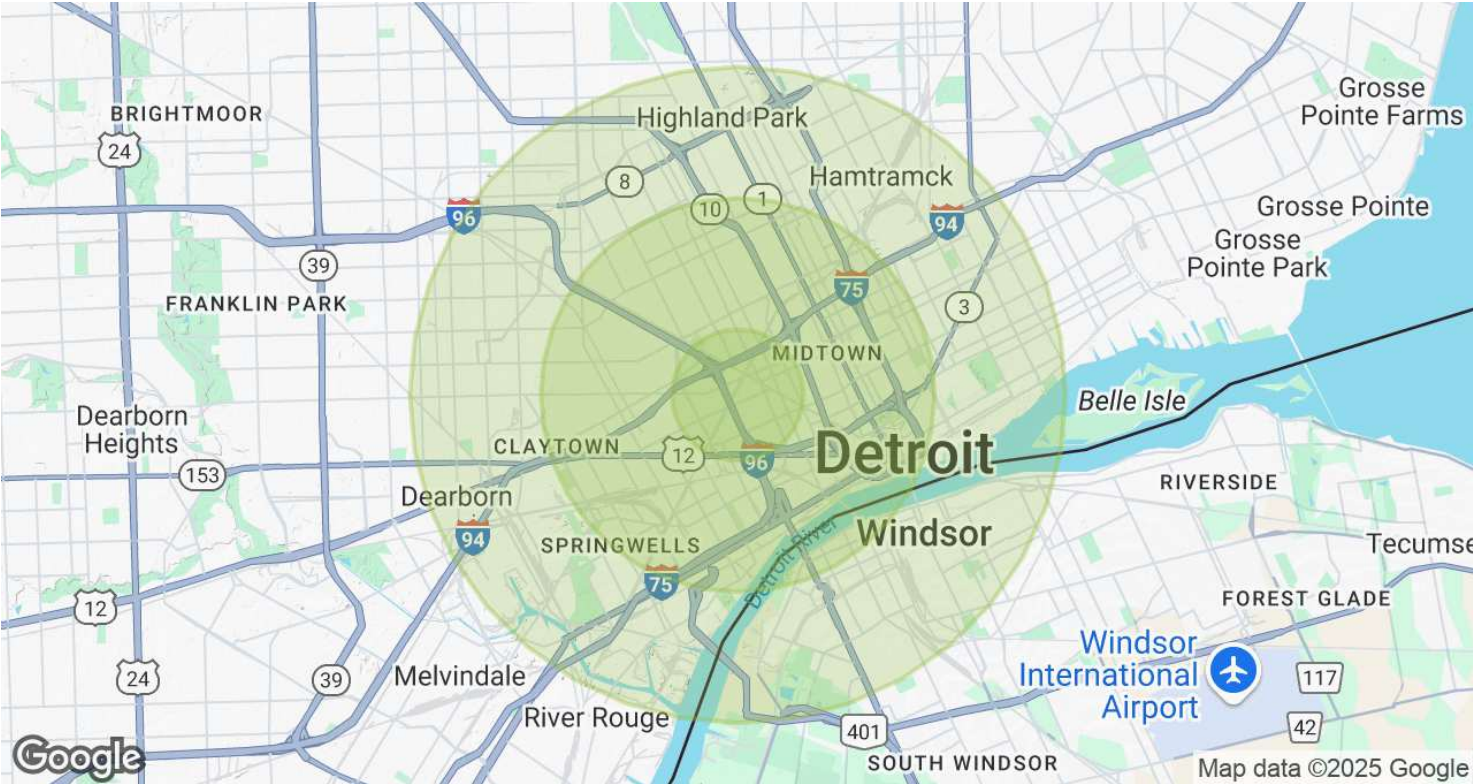
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AERIAL MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,619	115,685	275,489
Average Age	38	37	37
Average Age (Male)	37	36	36
Average Age (Female)	39	37	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,428	50,631	110,557
# of Persons per HH	2.2	2.3	2.5
Average HH Income	\$56,689	\$54,869	\$54,142
Average House Value	\$223,980	\$214,980	\$192,221

Demographics data derived from AlphaMap

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CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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