

FOR SALE • DETROIT, MI 48214

● PARCEL ADDRESS POINTS



HALL PROPERTY ASSEMBLAGE • 6 CONTIGUOUS PARCELS • 4.54 ACRES • EAST JEFFERSON CORRIDOR

CONFIDENTIAL DEVELOPMENT OFFERING | DETROIT, MICHIGAN

HALL PROPERTY

11400 East Jefferson Avenue / Detroit, MI 48214

Prime East Jefferson Redevelopment Site • Mixed-Use • Build-To-Suit Capable

4.54 AC

TOTAL SITE AREA

6

PARCELS

E. JEFFERSON

FRONTAGE

\$4,000,000

ASKING PRICE

EXCLUSIVE LISTING ADVISOR

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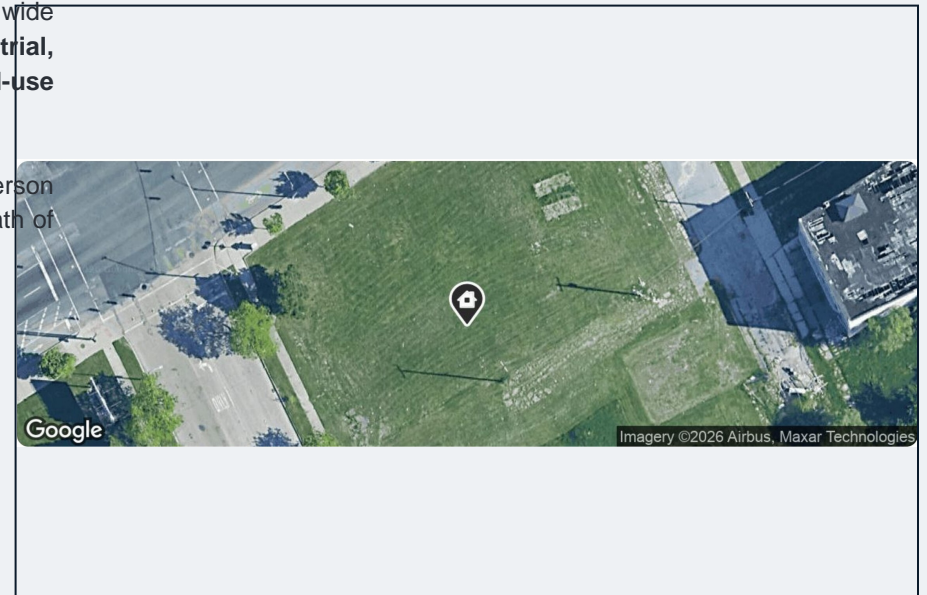
01 / EXECUTIVE SUMMARY

A Generational Redevelopment Opportunity on East Jefferson

RE/MAX Commercial is pleased to present the **Hall Property — East Jefferson**, a rare **4.54-acre, six-parcel assemblage** anchored at **11400 & 11530 East Jefferson Avenue, Detroit, MI 48214**. The portfolio combines **commercial, industrial, and residential** zoned parcels into one of the most consequential remaining infill development sites along Detroit's East Jefferson corridor.

The assemblage is situated in immediate proximity to **U.S. Citizenship & Immigration Services, U.S. Border Patrol, the Stellantis Jefferson Assembly Plant, Chrysler Group operations**, and a major distribution / warehouse hub. Its flexible zoning mix supports a wide range of programs — including **retail & service centers, distribution / light industrial, automotive-related users, workforce or market-rate housing, and mixed-use redevelopment**.

Offered at **\$4,000,000**, the Hall Property delivers institutional-scale frontage on East Jefferson Avenue with minutes' access to **I-94, I-75, and the Detroit Riverfront** — in the direct path of Detroit's sustained automotive, logistics, and manufacturing reinvestment.



"One of the most significant remaining infill development sites along the East Jefferson corridor."

02 / INVESTMENT HIGHLIGHTS

Why East Jefferson. Why Now.

01

INVESTMENT HIGHLIGHT

PRIME CORRIDOR LOCATION

Exceptional positioning along the East Jefferson Avenue gateway between Downtown and the Grosse Pointes.

02

INVESTMENT HIGHLIGHT

MAJOR FRONTAGE & VISIBILITY

Substantial street frontage delivering high daily vehicular impressions and signage potential.

03

INVESTMENT HIGHLIGHT

FLEXIBLE REDEVELOPMENT

Site geometry and zoning posture support a wide range of by-right and PUD development programs.

04

INVESTMENT HIGHLIGHT

MIXED-USE OPPORTUNITY

Vertical integration of residential, retail, and service uses aligned with city planning objectives.

05

INVESTMENT HIGHLIGHT

MULTIFAMILY POTENTIAL

Strong absorption metrics and rent growth support market-rate and workforce housing programs.

06

INVESTMENT HIGHLIGHT

BUILD-TO-SUIT CAPABLE

Scale and configuration accommodate institutional users, medical, hospitality, or single-tenant uses.

07

INVESTMENT HIGHLIGHT

REGIONAL ACCESSIBILITY

Direct access to I-375, I-75, and I-94 connecting the site to the broader Southeast Michigan MSA.

08

INVESTMENT HIGHLIGHT

GROWTH CORRIDOR

Located within Detroit's most actively recapitalized district, with sustained public & private investment.

09

INVESTMENT HIGHLIGHT

URBAN INFILL DENSITY

Dense surrounding fabric, walkability, and proximity to riverfront amenities anchor long-term value.

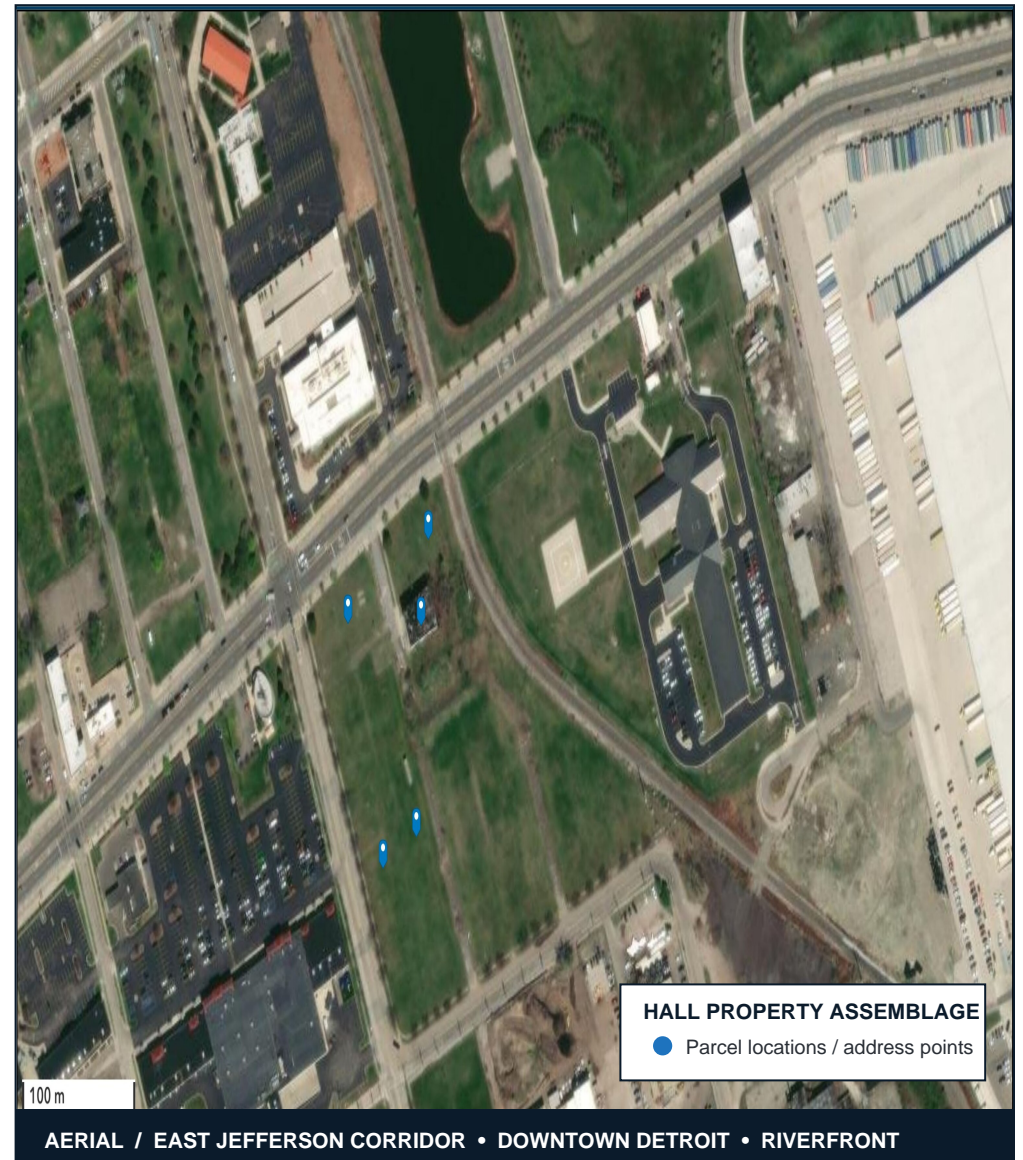
03 / PROPERTY DETAILS & AERIAL

Site Profile & Position

OFFERING	Hall Property — East Jefferson
LOCATION	Detroit, MI 48214 (Wayne County)
PROPERTY TYPE	Six-Parcel Development Assemblage
TOTAL ACREAGE	4.54 Acres (±197,762 SF)
PARCEL COUNT	6 Contiguous Parcels
ZONING MIX	Commercial • Industrial • Residential
FRONTAGE	East Jefferson Avenue Corridor
ACCESSIBILITY	Minutes from I-94, I-75 & Riverfront
ADJACENT USERS	Stellantis Jefferson Assembly Plant
INSTITUTIONAL	USCIS • U.S. Border Patrol • Chrysler
UTILITIES	All Municipal Utilities at Site
OPPORTUNITY ZONE	Eligible Geography*
STATUS	Vacant / Improved — Development Ready
ASKING PRICE	\$4,000,000

SIX-PARCEL ASSEMBLAGE / 4.54 ACRES

ADDRESS	ZONING	ACREAGE
11400 E. Jefferson Ave.	Commercial Vacant	0.579
11530 E. Jefferson Ave.	Commercial Vacant	0.661
1320 Glover	Industrial Improved	0.307
1311 Hillger	Residential Vacant	0.420
1292 St. Jean	Commercial Vacant	1.273
1321 Glover	Residential Vacant	1.300
TOTAL	6 PARCELS	4.540



04 / DEVELOPMENT CONCEPTS

Programmatic Flexibility / Highest & Best Use

Site supports a broad range of institutional development programs. Renderings are illustrative.



MIXED-USE

Vertical integration of multifamily over ground-floor retail, dining, and service uses.



MULTIFAMILY

Market-rate and workforce housing aligned with strong corridor absorption metrics.



RETAIL CENTER

Community-serving retail, grocery, QSR and convenience anchored programs.



MEDICAL OFFICE

MOB build-to-suit aligned with regional health systems and ambulatory demand.

HOSPITALITY

SENIOR HOUSING

FLEX COMMERCIAL

BUILD-TO-SUIT

OPPORTUNITY ZONE

05 / MARKET POSITIONING

Detroit. Reinvested. Reimagined.

East Jefferson sits at the intersection of urban momentum and institutional capital.

\$7B+

Active & Announced Detroit Investment

4.5M+

Metro Detroit Population

EAST JEFFERSON

Targeted Growth Corridor

OZ ELIGIBLE

Opportunity Zone Geography*

MARKET NARRATIVE

Detroit's redevelopment cycle has transitioned from speculative interest to sustained institutional deployment. Along the **East Jefferson corridor**, a confluence of public infrastructure investment, riverfront activation, and private capital formation has created durable conditions for long-term value appreciation.

Demand drivers include continued downtown employment growth, rising household formation, riverfront recreational programming, and a structural undersupply of modern multifamily product. The Hall Property is positioned to capture this demand through a flexible, institutional-quality development program.

CONTACT BROKER FOR OFFERING PACKAGE

Additional Information & Confidential Diligence Materials



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SCAN FOR PACKAGE

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