

FOR SALE/LEASE/BUILD-TO-SUIT CORKTOWN LAND DEVELOPMENT



1750 TRUMBULL DRIVE DETROIT, MI 48216

PROPERTY HIGHLIGHTS:

- For Sale / Lease / Build-To-Suit
- .90 Acres
- Prime Corktown location
- Adjacent to new Godfrey Hotel, Perennial Apartments, Parking Deck, & Elton Park
- Flexible zoning allowing for office, retail, medical or multi-family
- Opportunity Zone

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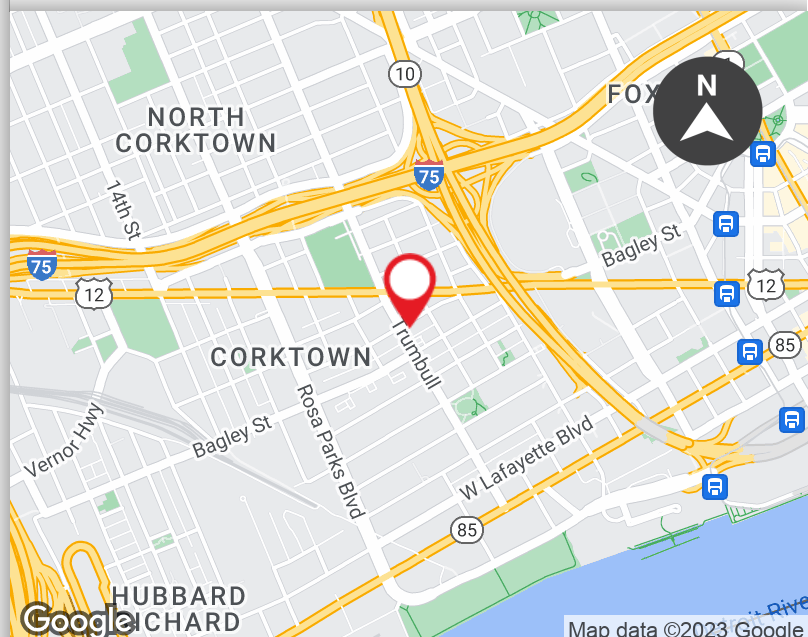
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CORKTOWN LAND DEVELOPMENT

0.9 ACRES TRUMBULL ROAD



In recent years, downtown Detroit experienced a notable resurgence, driven by a combination of public and private investments, urban renewal projects, and a growing interest in urban living. Some key factors contributing to this growth included large corporate relocations, new entertainment venues and residential development. The Detroit region is home to more than 120,000 businesses, 17 Fortune 1000 companies, 5.4 million people and some of the top educational institutions in the world. The business-friendly region has the talent, resources and cutting edge facilities that drive innovation.

Proximity to Area Amenities/Developments - Beyond on-site amenities/commercial space, there are numerous restaurants and retail shops along Michigan Avenue within Corktown and walking distance. Also, there is significant development activity in the immediate area of Corktown including: Godfrey Hotel, a 227-key hotel delivered in 2023; and Michigan Central Station, a ±\$740MM Google/Ford redevelopment project with ±1.2MM SF of commercial space expected to deliver in 2024.

Access & Area Employers - The property is well located within a ½ mile of I-75, which provides immediate access to I-96, M-10, and the entire Metro Detroit expressway system. Additionally, the easy access, and close proximity to Downtown Detroit, as well as the estimated 5,000 workers at the Michigan Central Station redevelopment, which will attract affluent residents and employees traveling from outside of the immediate area.

Opportunity Zone - Located in an opportunity zone which proves substantial tax incentives for owners.