

OFFERING MEMORANDUM

Hazel Park Future Development

23930 John R
Hazel Park MI 48030

Brady Williams
Sales Associate
(360) 989-5395
brady@greaterdevelopment.net



Hazel Park Future Development

CONTENTS

01 Executive Summary

- Investment Summary
- Location Summary

02 Property Description

- Property Features
- Aerial Map
- Parcel Map
- Property Images

03 Demographics

- Demographics
- Demographic Charts

Exclusively Marketed by:

Brady Williams

Sales Associate

(360) 989-5395

brady@greaterdevelopment.net

@properties®



01

Executive Summary

Investment Summary

Location Summary

OFFERING SUMMARY

ADDRESS	23930 John R Hazel Park MI 48030
COUNTY	Oakland
Hazel Park	MarketMARKET
Oakland County	SubmarketSUBMART
OFFERING PRICE	\$1,400,000
PRICE PSF	\$26.56
LAND SF	52,707 SF
LAND ACRES	1.21
OWNERSHIP TYPE	Fee Simple
ZONING TYPE	CMN
# OF PARCELS	5
APN	2525301041, 2525301005, 2525301048, 2525301052, 25

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2020 Population	17,540	137,233	373,208
2020 Median HH Income	\$47,304	\$54,419	\$50,843
2020 Average HH Income	\$58,084	\$74,136	\$70,501

- This future mixed use development site is on the corner of Woodward Heights, and John R in Hazel Park. The 1.21 acres is being offered free and clear. Per previous meetings with the City of Hazel Park, a mixed use development up to 45' of height with zero lot lines is permitted on the property. A sketch of ground floor retail, with residential on top is shown in the photos.
- Surveys and a phase 1 environmental are available upon request.



- Robertson Brother's Park 54' development is right up the street on Woodward Heights, and are selling attached townhomes starting in the high 200's and into the low to mid 300's. These are two BR townhomes, between 1,100 and 1,350 SF.
- The old CVS property that is directly south of this development, is slated for future infill of ground floor retail and residential on top. The owners of this CVS future development have developed very popular, boutique restaurants which will help further the popularity and traffic on John R.
- Two of Detroit Metros hottest restaurants / bars are located directly across the street from the site. Mabel Grey, and Joe bar both require reservations months in advance.
- Ferndale Haus and Lofts on 9 are two apartment complexes that were built in the last 3 years (both on 9 mile, in Ferndale) that have been very successful apartment developments getting near and over \$3.00 / SF in rent.

Regional Map



Locator Map





02

Property Description

Property Features

Aerial Map

Parcel Map

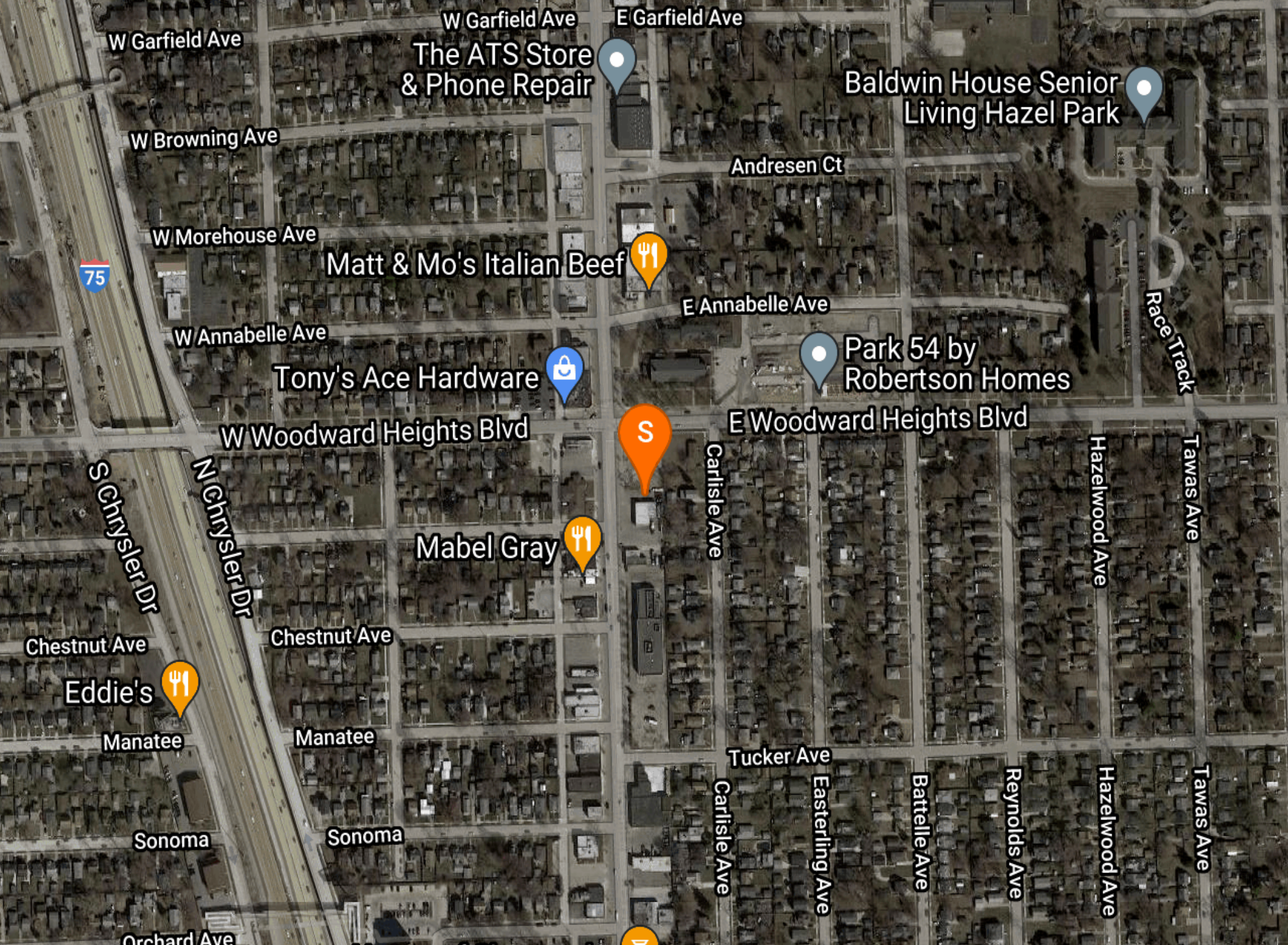
Additional Maps

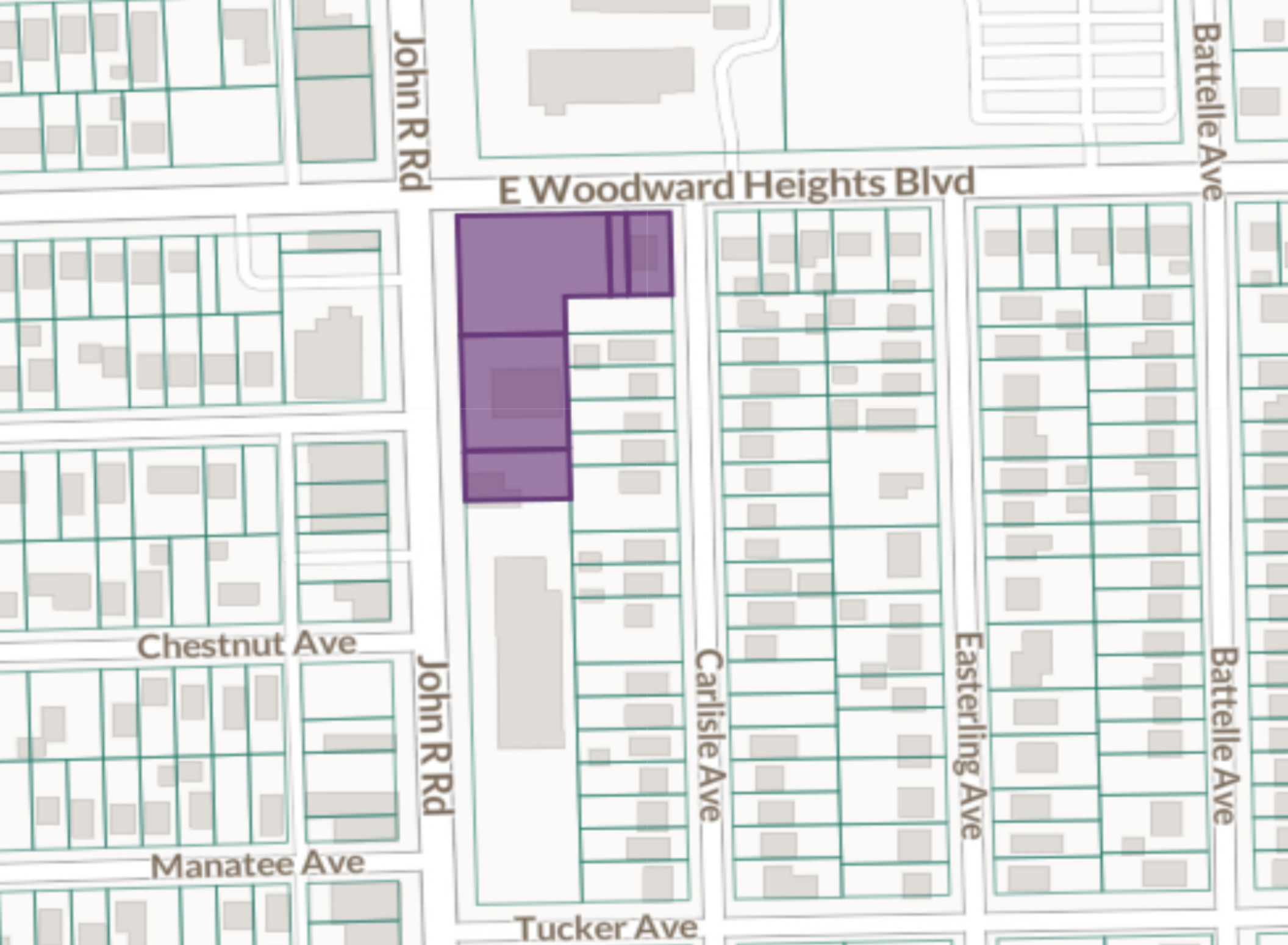
Pictures with Captions

PROPERTY FEATURES

LAND SF	52,707
LAND ACRES	1.21
# OF PARCELS	5
ZONING TYPE	CMN







John R Rd

Battelle Ave

E Woodward Heights Blvd

Chestnut Ave

John R Rd

Carlisle Ave

Easterling Ave

Battelle Ave

Manatee Ave

Tucker Ave



Proposed Future Development



Proposed Future Development







03

Demographics

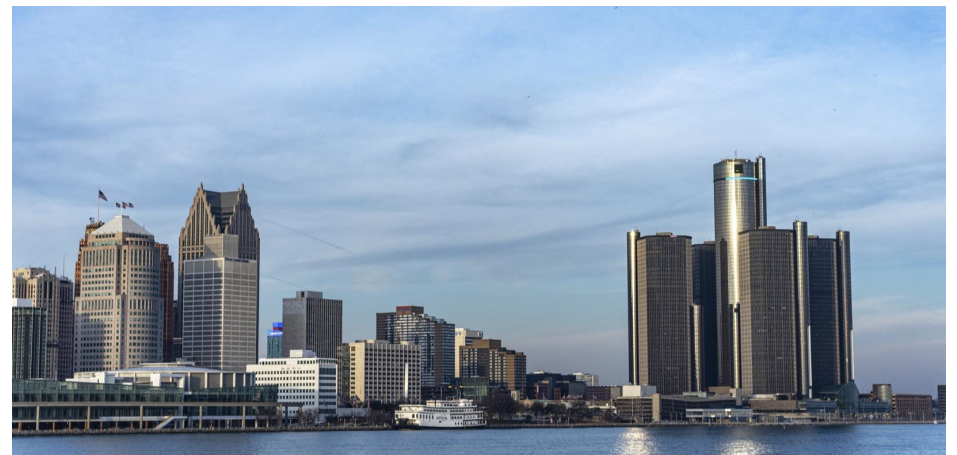
Demographic Details

Demographic Charts

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	19,475	156,569	433,409
2010 Population	17,213	137,952	378,186
2020 Population	17,540	137,233	373,208
2025 Population	17,741	138,583	374,586
2020 African American	1,434	34,647	152,509
2020 American Indian	125	569	1,294
2020 Asian	457	6,463	19,404
2020 Hispanic	718	4,074	8,839
2020 Other Race	107	862	1,935
2020 White	14,562	89,668	186,069
2020 Multiracial	841	4,971	11,866
2020-2025: Population: Growth Rate	1.15 %	1.00 %	0.35 %

2020 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,140	7,459	22,300
\$15,000-\$24,999	1,083	6,253	16,608
\$25,000-\$34,999	828	6,175	16,431
\$35,000-\$49,999	928	7,188	20,161
\$50,000-\$74,999	1,449	11,056	27,338
\$75,000-\$99,999	1,113	7,704	18,167
\$100,000-\$149,999	849	8,298	19,471
\$150,000-\$199,999	224	2,810	6,964
\$200,000 or greater	82	2,615	6,310
Median HH Income	\$47,304	\$54,419	\$50,843
Average HH Income	\$58,084	\$74,136	\$70,501

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	8,227	66,932	179,438
2010 Total Households	7,455	59,055	153,835
2020 Total Households	7,695	59,560	153,759
2025 Total Households	7,799	60,378	154,868
2020 Average Household Size	2.28	2.30	2.39
2000 Owner Occupied Housing	5,979	46,809	117,739
2000 Renter Occupied Housing	1,978	17,155	52,468
2020 Owner Occupied Housing	5,256	40,489	98,818
2020 Renter Occupied Housing	2,439	19,071	54,940
2020 Vacant Housing	844	7,028	21,354
2020 Total Housing	8,539	66,588	175,113
2025 Owner Occupied Housing	5,423	41,396	100,858
2025 Renter Occupied Housing	2,376	18,982	54,010
2025 Vacant Housing	857	7,276	22,236
2025 Total Housing	8,656	67,654	177,104
2020-2025: Households: Growth Rate	1.35 %	1.35 %	0.70 %



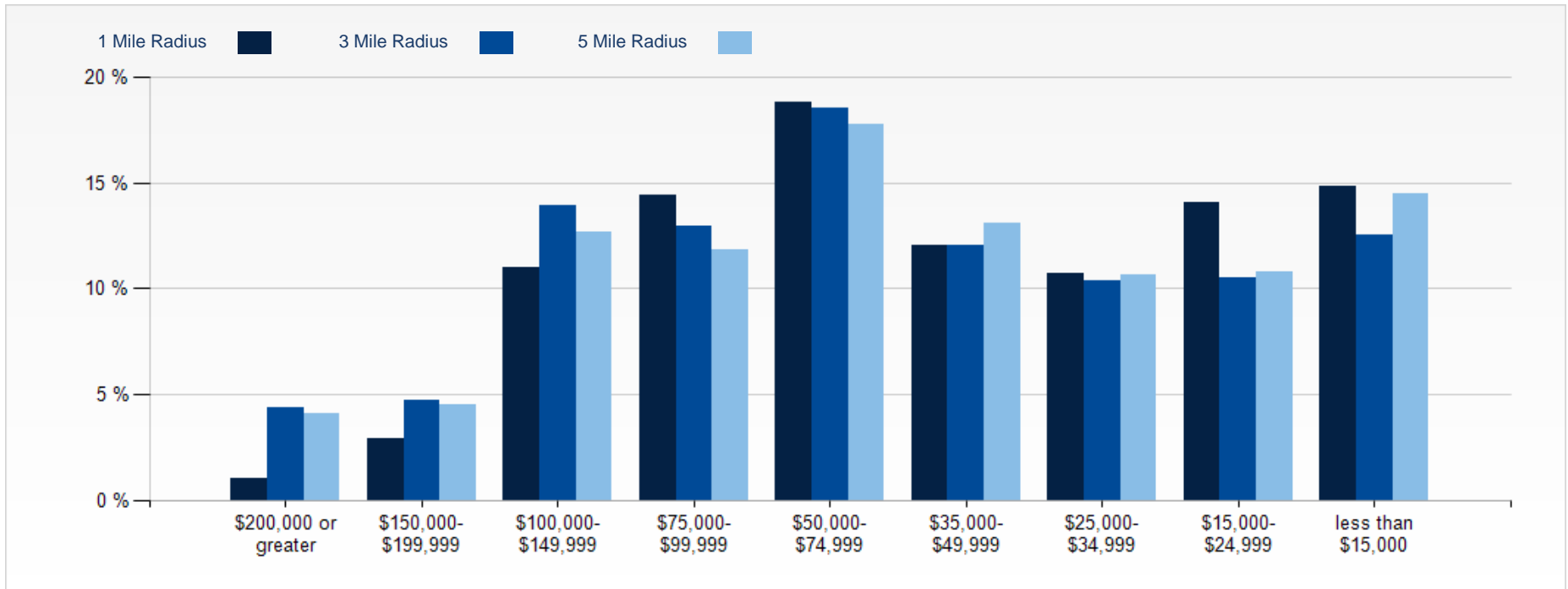
2020 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2020 Population Age 30-34	1,481	10,959	26,484
2020 Population Age 35-39	1,326	10,333	25,622
2020 Population Age 40-44	1,250	9,490	24,129
2020 Population Age 45-49	1,091	8,871	23,575
2020 Population Age 50-54	1,180	8,996	24,154
2020 Population Age 55-59	1,209	9,269	24,835
2020 Population Age 60-64	1,124	8,911	24,639
2020 Population Age 65-69	876	7,276	21,066
2020 Population Age 70-74	715	5,557	16,527
2020 Population Age 75-79	429	3,905	11,306
2020 Population Age 80-84	305	2,626	7,526
2020 Population Age 85+	321	2,920	8,676
2020 Population Age 18+	14,200	110,757	296,988
2020 Median Age	39	40	40

2020 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$60,555	\$63,721	\$56,912
Average Household Income 25-34	\$67,271	\$79,545	\$73,594
Median Household Income 35-44	\$60,615	\$71,895	\$65,316
Average Household Income 35-44	\$68,855	\$89,595	\$84,072
Median Household Income 45-54	\$57,537	\$65,776	\$62,431
Average Household Income 45-54	\$66,989	\$85,171	\$82,739
Median Household Income 55-64	\$46,613	\$55,467	\$53,739
Average Household Income 55-64	\$57,163	\$74,184	\$73,174
Median Household Income 65-74	\$33,785	\$41,530	\$41,237
Average Household Income 65-74	\$42,881	\$61,794	\$61,782
Average Household Income 75+	\$33,925	\$46,288	\$44,692

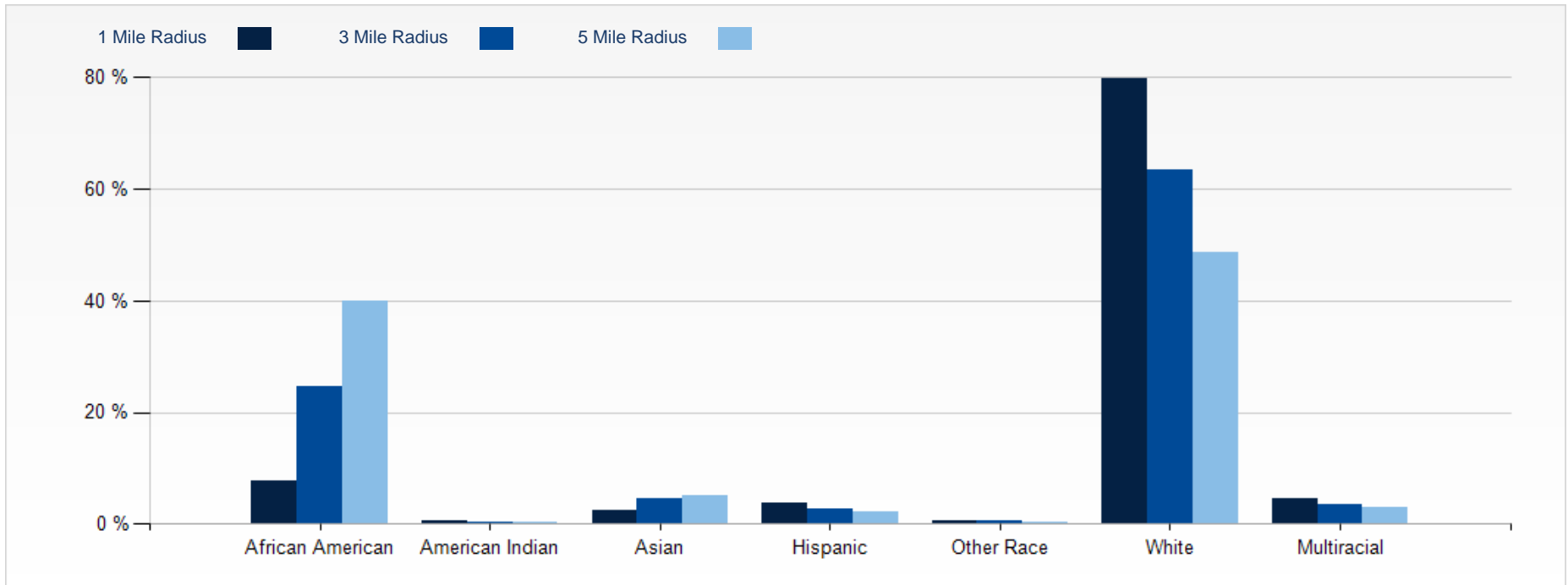
2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	1,450	10,830	27,209
2025 Population Age 35-39	1,327	10,056	25,474
2025 Population Age 40-44	1,249	9,638	24,765
2025 Population Age 45-49	1,165	9,111	23,645
2025 Population Age 50-54	1,110	8,775	23,309
2025 Population Age 55-59	1,136	8,798	23,656
2025 Population Age 60-64	1,102	8,568	23,409
2025 Population Age 65-69	1,043	8,271	22,763
2025 Population Age 70-74	795	6,481	18,786
2025 Population Age 75-79	595	4,911	14,291
2025 Population Age 80-84	336	3,098	8,889
2025 Population Age 85+	295	2,917	8,547
2025 Population Age 18+	14,325	112,078	298,800
2025 Median Age	40	41	41

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$72,186	\$75,461	\$64,362
Average Household Income 25-34	\$77,030	\$90,779	\$83,843
Median Household Income 35-44	\$71,139	\$79,616	\$72,664
Average Household Income 35-44	\$79,199	\$100,023	\$92,605
Median Household Income 45-54	\$64,737	\$75,780	\$71,941
Average Household Income 45-54	\$77,547	\$97,218	\$94,265
Median Household Income 55-64	\$54,629	\$62,769	\$60,180
Average Household Income 55-64	\$67,428	\$85,371	\$83,545
Median Household Income 65-74	\$37,912	\$47,319	\$46,203
Average Household Income 65-74	\$50,629	\$70,935	\$70,583
Average Household Income 75+	\$41,370	\$55,104	\$52,583

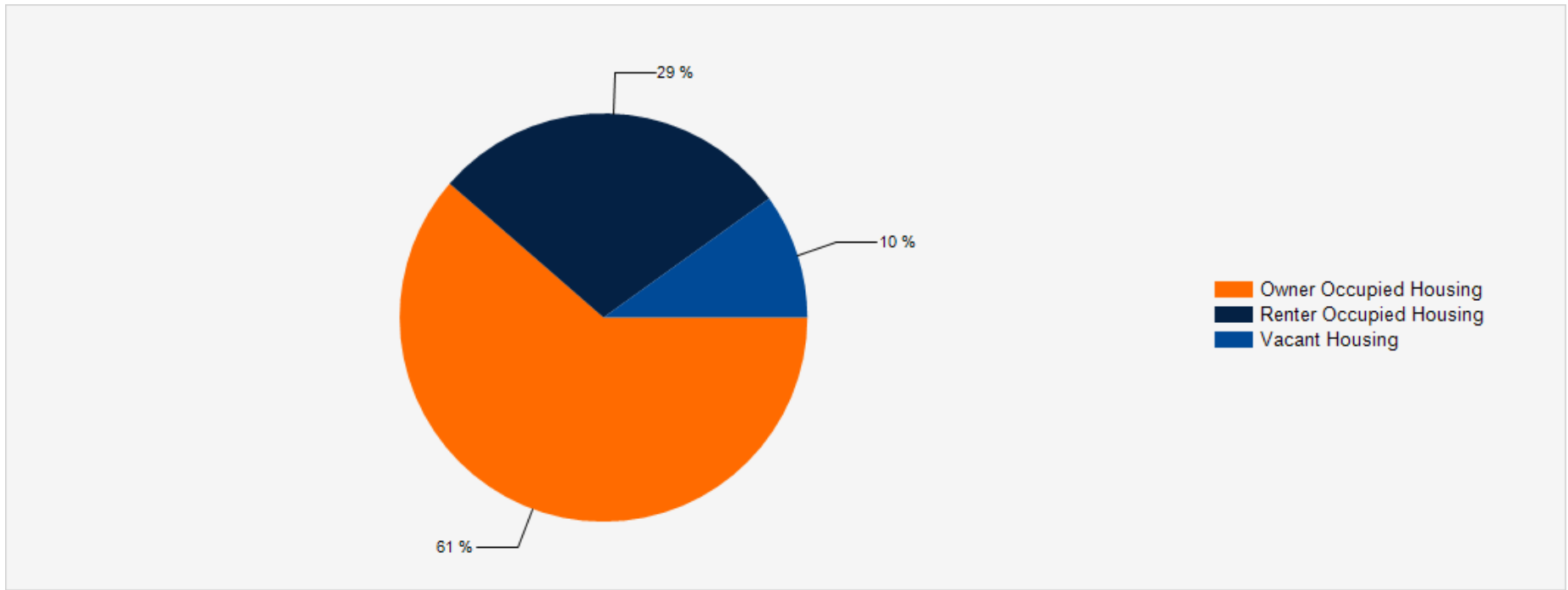
2020 Household Income



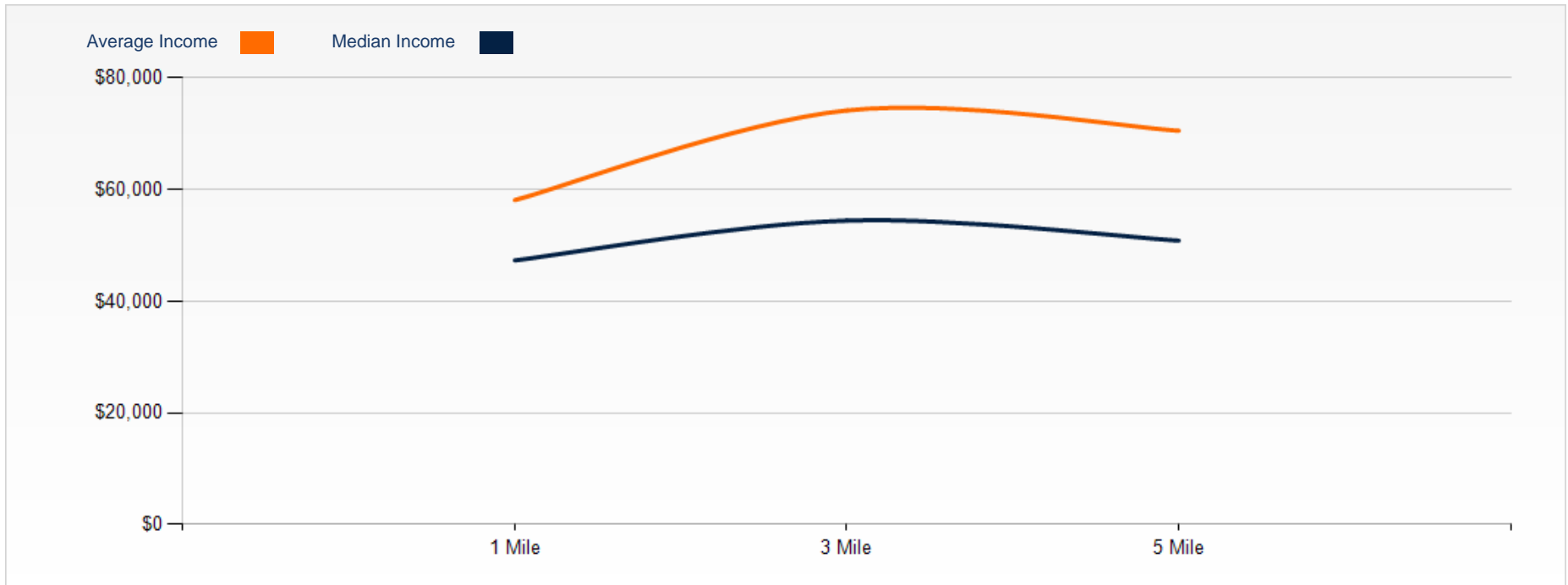
2020 Population by Race



2020 Household Occupancy - 1 Mile Radius



2020 Household Income Average and Median



Hazel Park Future Development

CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Greater Development LLC and it should not be made available to any other person or entity without the written consent of Greater Development LLC.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Greater Development LLC. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Greater Development LLC has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Greater Development LLC has not verified, and will not verify, any of the information contained herein, nor has Greater Development LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Marketed by:

Brady Williams
Sales Associate
(360) 989-5395
brady@greaterdevelopment.net

@properties®