



10 Acres - Romulus, MI

28176 Ecorse Road
Romulus, MI 48174

\$1.5M
PRICE



Re/Max Commercial

23676 Park Street
Dearborn, MI 48124
Office: 3135251101

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License #: 6501354088

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\$1,500,000

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PRESENTED BY

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Executive Summary

28176 Ecorse Road · Romulus, MI 48174

 ASKING PRICE

\$1,500,000

 PRICE/ACRE

\$148,515

We are pleased to exclusively offer 10 Acres - Romulus, MI, a 10.100-acre land parcel located at 28176 Ecorse Road, Romulus, MI 48174. Zoned M-T, this offering represents a compelling opportunity to control a strategically positioned development site with strong entitlement potential with approved plans for a Truck Terminal/Truck Repair.

PROPERTY DATA

Lot Size (Acres)	10.100
Frontage	340
Zoning	M-T
Parcel ID	80004020815000
County	Wayne
Coordinates	42.255361,-83.31666400000002
Appraised Land Value	—

Investment Highlights

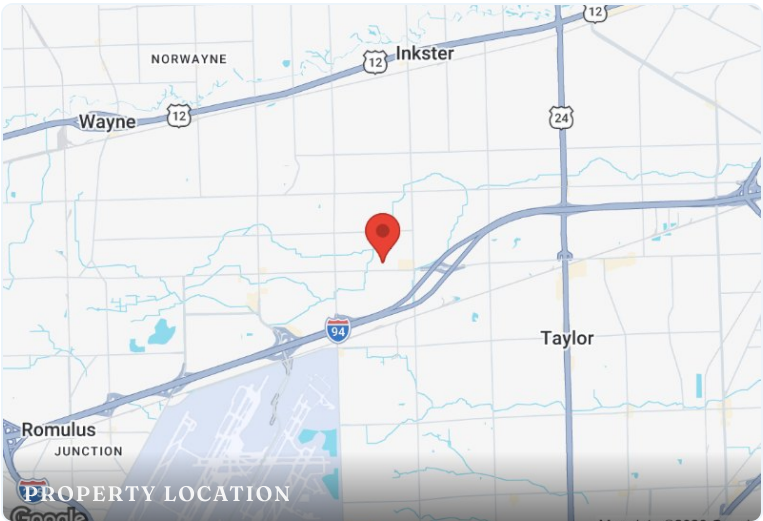
Situated in Romulus, Michigan, the parcel is located within an active growth corridor, benefiting from sustained population and employment expansion.

The site offers direct access to major arterials and interstate highways, positioning future development to serve a broad regional trade area.

KEY METRICS

 Asking Price	\$1,500,000
 Price/Acre	\$148,515
 Lot Size	10.100

Location Highlights



LOCATION

ADDRESS	28176 Ecorse Road
CITY	Romulus
STATE	Michigan
ZIP CODE	48174
COUNTY	Wayne

TRANSIT

Middlebelt @ Ecorse	0.6 mi
Middlebelt @ Beverly	0.7 mi
Ecorse @ Brandt	1.2 mi

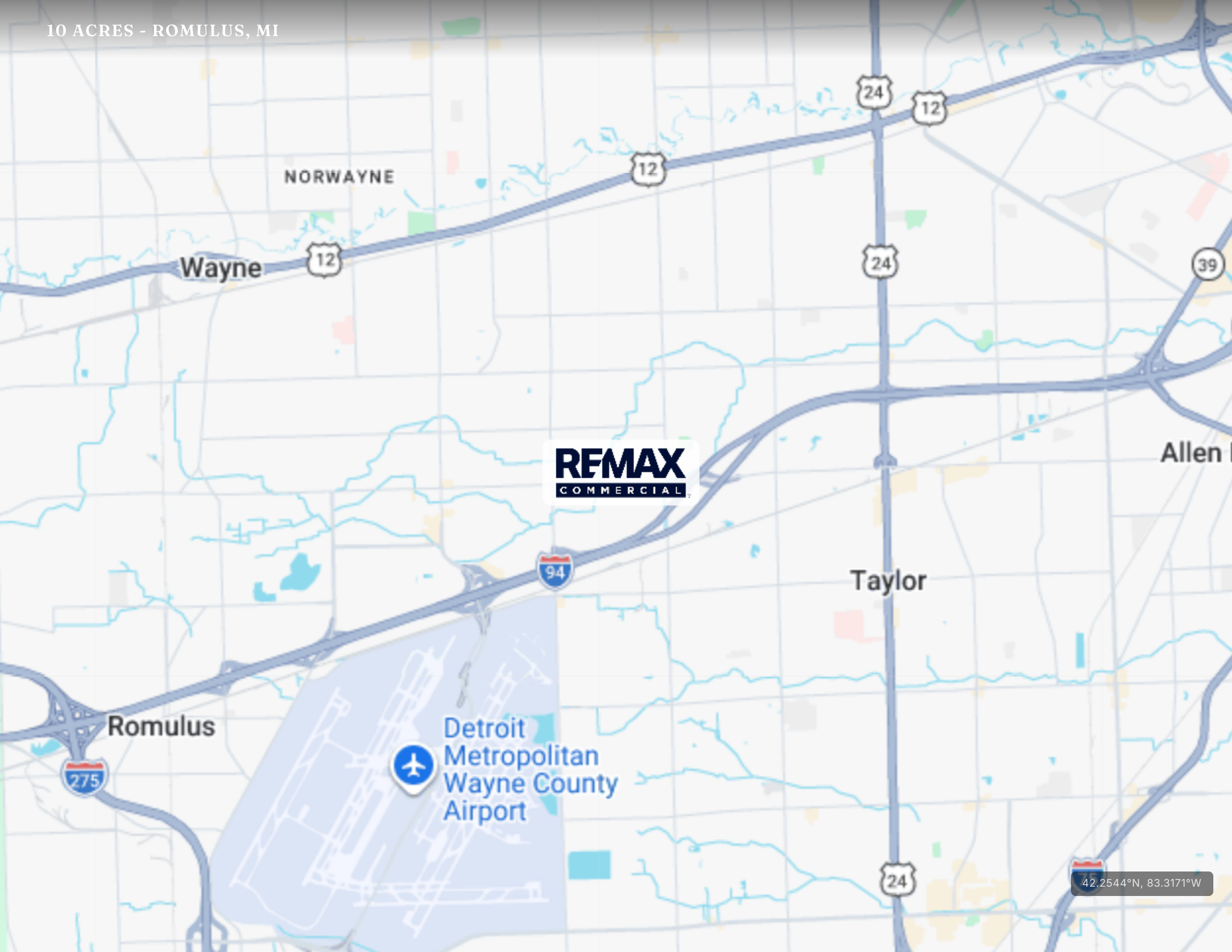
AIRPORTS

Detroit Metropolitan Wayne County Airport	3.4 mi
Willow Run Airport	10.7 mi
Windsor International Airport	19.1 mi

HIGHWAYS

Detroit Industrial Expressway	0.5 mi
Merriman Road	1.7 mi
W. G. Rogell Drive	1.8 mi
John D Dingell Drive	2.2 mi

10 ACRES - ROMULUS, MI



REMAX
COMMERCIAL

42.2544°N, 83.3171°W



Market Overview

Market Overview: Romulus, MI

Romulus is a city in Wayne County in the U.S. state of Michigan. A western suburb of Detroit, Romulus is located roughly 20 miles (32.2 km) southwest of downtown Detroit, and is most notable as the location of Detroit Metropolitan Airport. As of the 2020 census, the city had a population of 25,178.



KEY FACTS

Population	25,178
Area	36.0 sq mi
Elevation	659 ft
County	Wayne County
Incorporated	1826
State	Michigan

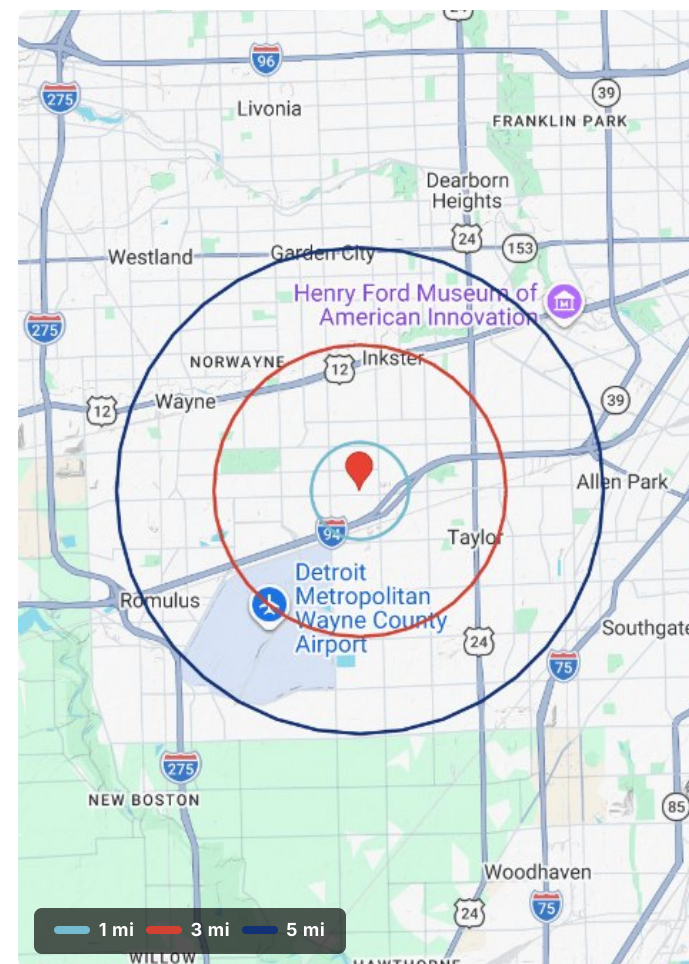
DEMOGRAPHIC SNAPSHOT

1-MILE RADIUS		3-MILE RADIUS		5-MILE RADIUS	
Population	2,136	Population	57,727	Population	222,898
Median HH Income	\$51,625	Median HH Income	\$58,544	Median HH Income	\$65,637
Households	882	Households	23,737	Households	91,541

Source: ESRI / ArcGIS Business Analyst

Demographics (Detail)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	2,784	63,616	236,813
2010 Population	2,377	58,449	224,379
2026 Population	2,136	57,727	222,898
2031 Population	2,078	56,378	217,690
2026-2031 Growth Rate	-0.55 %	-0.47 %	-0.47 %
2026 Daytime Population	4,001	65,436	210,569
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	1,018	23,824	90,613
2010 Total Households	878	22,657	87,491
2026 Total Households	882	23,737	91,541
2031 Total Households	876	23,638	91,158
2026 Avg. Household Size	2.42	2.41	2.41
2026 Owner Occupied Housing	560	14,812	60,885
2031 Owner Occupied Housing	571	15,068	61,733
2026 Renter Occupied Housing	322	8,925	30,656
2031 Renter Occupied Housing	305	8,570	29,425
2026 Vacant Housing	108	1,641	4,991
2026 Total Housing	990	25,378	96,532
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	94	3,181	10,377
\$15,000-\$24,999	111	1,922	6,322
\$25,000-\$34,999	108	1,970	7,248
\$35,000-\$49,999	112	2,769	10,076
\$50,000-\$74,999	182	5,160	17,340
\$75,000-\$99,999	114	3,114	12,492
\$100,000-\$149,999	92	3,481	15,934
\$150,000-\$199,999	59	1,230	6,538
\$200,000 or greater	10	910	5,215
Median HH Income	\$51,625	\$58,544	\$65,637
Average HH Income	\$63,644	\$72,795	\$84,002



\$51,625

MEDIAN HH INCOME (1-MI)

\$63,644

AVG HH INCOME (1-MI)

63.5%

OWNER OCCUPIED (1-MI)

36.5%

RENTER OCCUPIED (1-MI)

10.9%

VACANCY RATE (1-MI)

-0.55 %

2026-2031 GROWTH (1-MI)

Source: ESRI / ArcGIS Business Analyst

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