

- Masonic Temple  
2 miles
- Little Caesars  
Arena 2 miles
- Motor City  
Casino 1 mile
- Renaissance Center  
5 miles
- Corktown 1 mile
- Ford Mobility Center  
(MichiganCentral) 1 mile
- Ambassador  
Bridge 3 miles
- Mexicantown  
2 miles

# 3925 TILLMAN, DETROIT, MI

DEVELOPMENT OPPORTUNITY - SELLER FINANCING AVAILABLE



Presented by Jan Dijkers  
President & Managing Broker  
Jan@TheLoftWarehouse.com  
313-319-1370

**BERKSHIRE HATHAWAY** | THE LOFT WAREHOUSE  
HOMESERVICES  
3434 Russell St, Ste 101, Detroit, Mi 48207



# PROPERTY SUMMARY



**3925 TILLMAN ST  
DETROIT, WAYNE COUNTY, MI**

PARCEL ID: 12000461-5  
ZONING: Commercial, Light  
Industrial, Residential  
ACRES: 3.72  
LOT DIMENSIONS: 307 x 550



# PRIME DEVELOPMENT OPPORTUNITY

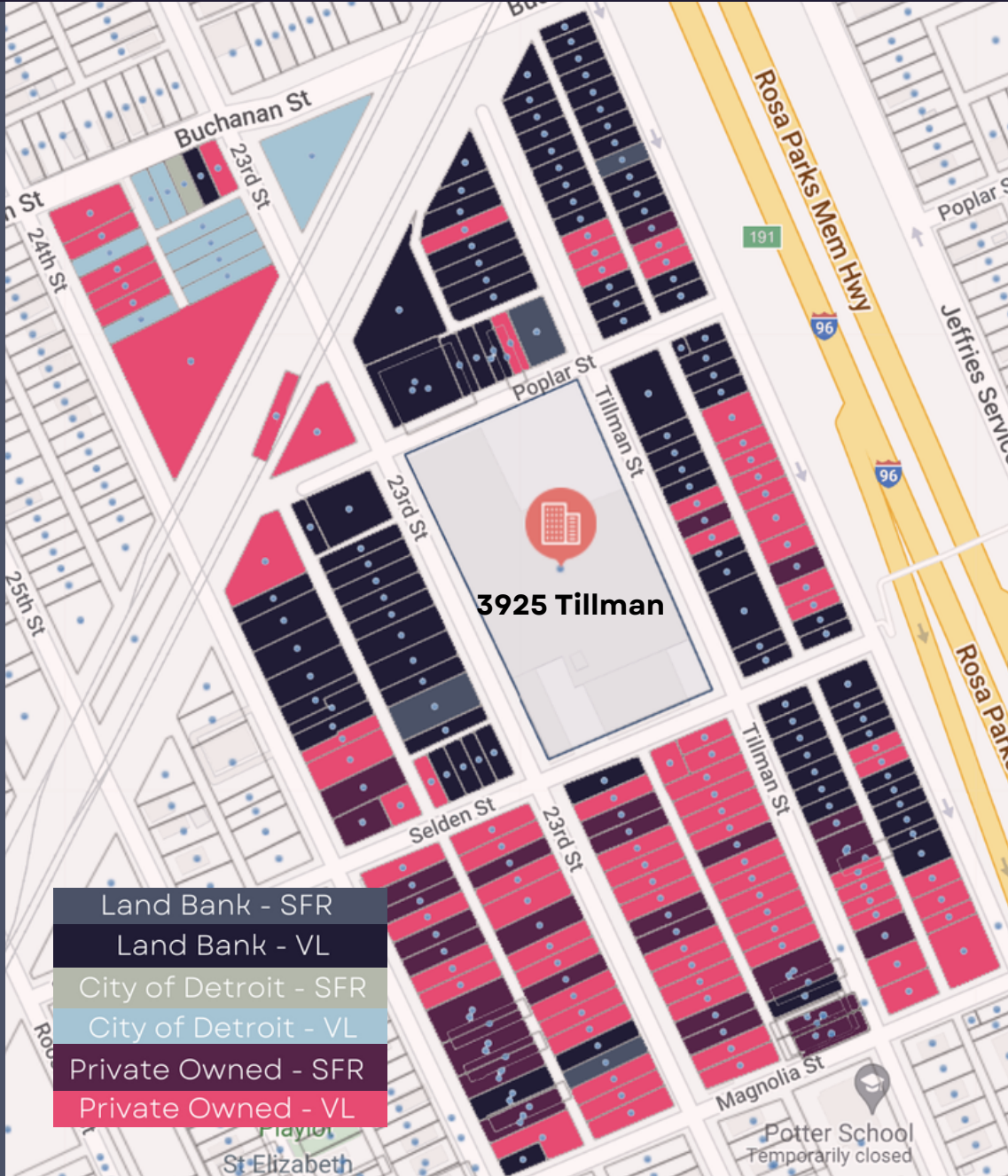


## DEVELOP AN ENTIRE CITY BLOCK

Discover the potential of an entire city block spanning 3.72 acres, just minutes away from the vibrant Corktown and Core City neighborhoods, as well as the new Ford Mobility Center headquarters, at the Michigan Central train station. This exceptional site, located off Mack Ave and I-96, is ideal for residential and/or mixed-use development.



# GREATER DEVELOPMENT OPPORTUNITIES



Surrounded by parcels mostly owned by the **Detroit Land Bank Authority**, this opportunity allows for the creation of an entire neighborhood with strategic acquisitions. Currently zoned M3 (General Industrial) and formerly the Thorn Apple Valley meat smoking factory, the seller is offering financing options to support your vision.

Don't miss this chance to shape a thriving city. Contact us today to secure this prime city block and make your development dreams a reality.







# CORKTOWN

## Population

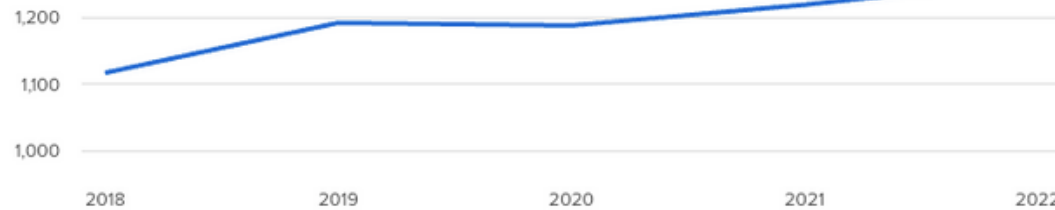
1,257

↑ 3%

Compared to 1,219 in 2021

↑ 12%

Compared to 1,117 in 2018



## Age Demographics

39

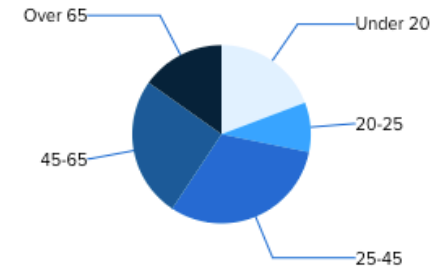
Median Age

41

2026 Estimate

↑ 3%

Growth Rate



## Number of Employees

667

### Top 5 Employment Categories

Management

Sales & Related

Food Prep & Service

Production

Office & Administrative Support

## Housing Occupancy Ratio

4:1

4:1 predicted by 2026

Occupied

Vacant

## Renter to Homeowner Ratio

2:1

1:1 predicted by 2026

Renters

Homeowner

## Household Income

\$65.2k

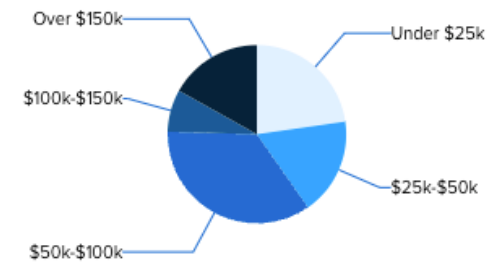
Median Income

\$75.6k

2026 Estimate

↑ 3%

Growth Rate



Information provided by Crexi July 2023

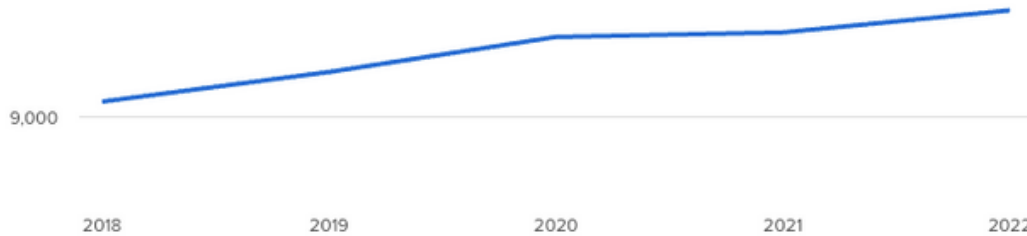


# MIDTOWN

## Population

9,495

↑ 1% Compared to 9,393 in 2021    ↑ 4% Compared to 9,073 in 2018



## Age Demographics

34

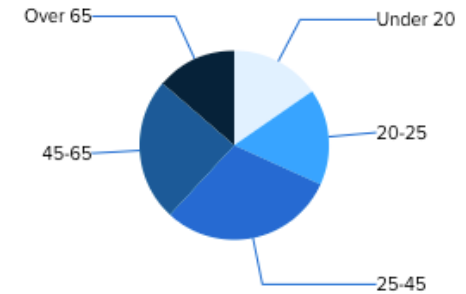
Median Age

36

2026 Estimate

↑ 6%

Growth Rate



## Number of Employees

9,314

### Top 5 Employment Categories



## Household Income

\$24.5k

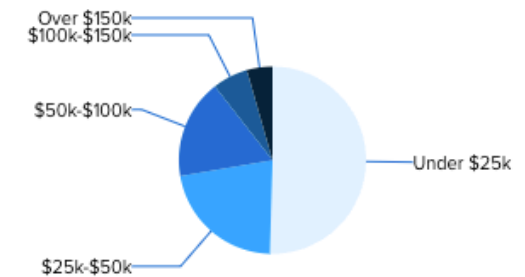
Median Income

\$30.8k

2026 Estimate

↑ 5%

Growth Rate



## Housing Occupancy Ratio

3:1

4:1 predicted by 2026

Occupied

Vacant

## Renter to Homeowner Ratio

9:1

10:1 predicted by 2026

Renters

Homeowner

Information provided by Crexi July 2023



# SELLER FINANCING AVAILABLE



**Terms Offered:**  
\$350,000 Down Payment  
6% Interest



# DEVELOPER SUPPORT AVAILABLE



**Berkshire Hathaway HomeServices The Loft Warehouse**, publisher of the semi-yearly "**Detroit Condo Market Report**," specializes in residential real estate and new development, including **developer support**, from property acquisition through planning, feasibility, project optimization, marketing, sales, and lease-ups.

Having developed a few projects of my own, I am here to help you design the most optimal project for this site.



FOR MORE INFORMATION



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