

# ROMULUS LAND

ROMULUS | MI



**3.8 +/- ACRES  
COMMERCIAL USE**

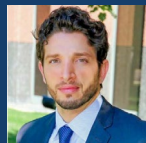


**DEVELOPMENT OPPORTUNITY  
442 FT ON ECORSE RD**

**1 MILE FROM AMAZON FULFILMENT CTR  
CLOSE PROXIMITY TO THE AIRPORT**



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# INVESTMENT SUMMARY



## Property Details

Price	\$599,000
Price/Acre	\$157,631
Price/PSF	\$43.61
Lot Size	3.8 Acres   165,528 SF
Property Type	Commercial Land
Number of Parcels	One
Parcel ID (s)	80-034-02-0122-300
Zoning	C-1 Local Business
Address	Ecorse Rd & Wayne Rd. Romulus, MI 48174
Real Estate Taxes	\$3,341



# PROPERTY HIGHLIGHTS

- **HARD CORNER: ECORSE ROAD & WAYNE ROAD**
  - ECORSE ROAD 6,464 VPD
  - WAYNE ROAD 12,388 VPD
- 442 FT FRONTAGE ON ECORSE ROAD
- 287 FT FRONTAGE ON WAYNE ROAD
- INITIAL LOW HOLDING COST WHILE IN DEVELOPMENT
- STELLAR DEMOS IN 5-MILE RADIUS:
  - 229k+ POPULATION
  - 5,766 BUSINESSES
  - \$77k AVERAGE INCOME
- VACANT LAND ZONED FOR C-1 LOCAL BUSINESS, MAY BE REZONED FOR DIFFERENT USES
- CLOSE PROXIMITY TO I-275 AND I-94
- 6 to 8 MINUTES FROM DETROIT METROPOLITAN WAYNE COUNTY AIRPORT (DTW)
- GM ROMULUS POWERTRAIN PLANT 1.6 MILES WEST ON ECORSE RD
- 2 AMAZON FULFILLMENT CENTERS WITHIN 5-MILE RADIUS
- SEVERAL NATIONAL RETAILERS NEARBY: FAMILY DOLLAR, MCDONALD'S, TACO BELL, CONCENTRA URGENT CARE, SHELL, MOBIL, HOLIDAY INN, COMFORT INN, BP, EMBASSY SUITES AND SEVERAL OTHER RETAILERS
- CITY OF ROMULUS IS DEDICATED TO ENTREPRENEURIAL GROWTH AND ECONOMIC DEVELOPMENT



# MAJOR FACILITIES W/IN 5-MILE RADIUS



## Ecorse Commons Industrial Park

- Tenant roster includes Pitney Bowes, LaserShip, Hearn Industrial Services, & DHL
- Known for its flexible and customizable industrial spaces, efficient loading docks, ample parking, and climate-controlled facilities, the park quickly reached full capacity, showcasing its appeal and strategic importance



## FedEx Freight Facility

- Located at 28475 Ecorse Road, the FedEx Freight facility opened in January 2024
- This facility provides a wide range of freight and shipping services and has quickly become an integral part of the local logistics infrastructure



## Amazon Fulfillment Center

- Opened in July 2018 and spans 855,000 SF, employing approximately 1,500 workers
- Highly automated, the facility features advanced robotics and a vast network of conveyors designed to streamline the fulfillment process, making it more efficient and accurate than traditional methods



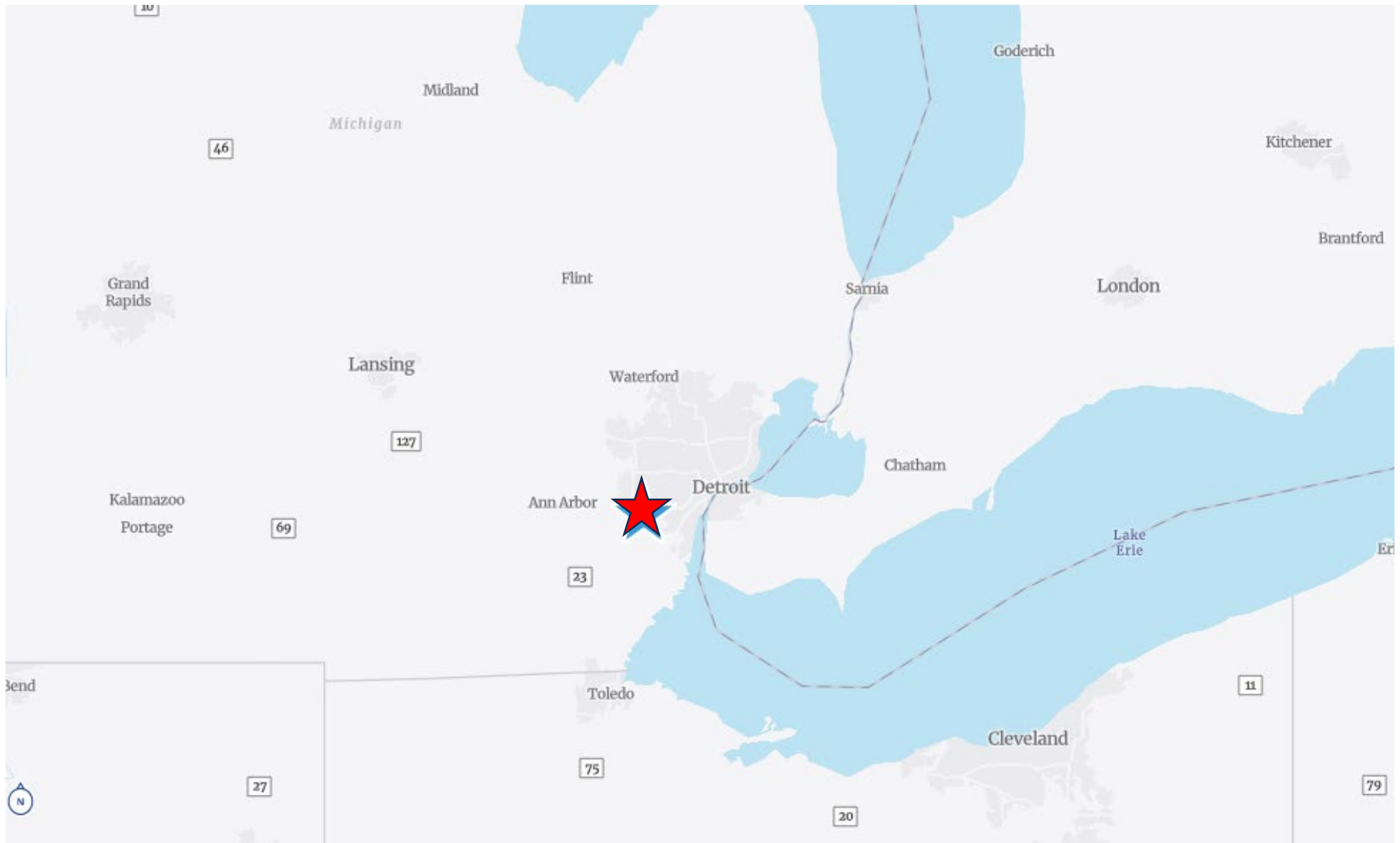
The described developments have spurred the need for the widening and reconfiguration of Ecorse Road. Additionally, Wayne Road and northern Romulus have become major corners for traffic, highlighting the increased necessity for a gas station in the area.



# LOCAL OVERVIEW



# REGIONAL OVERVIEW

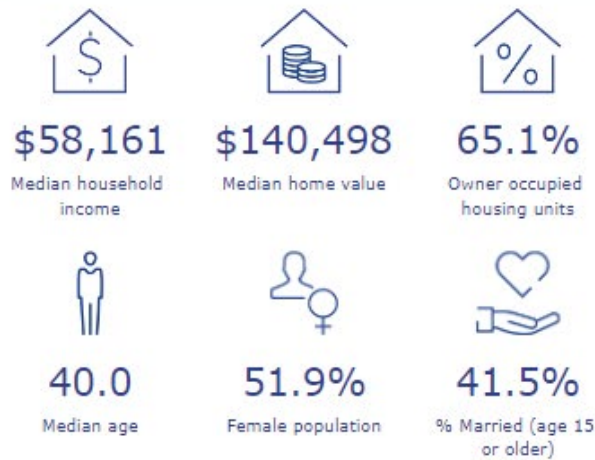


OFFERING MEMORANDUM  
ECORSE RD AT WAYNE RD, ROMULUS, MI

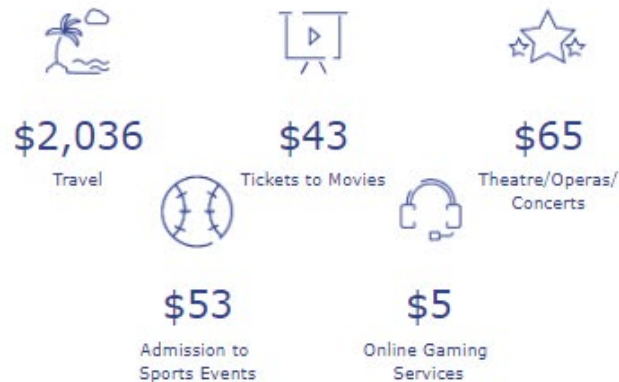
# LOCATION MARKET OVERVIEW

## IN 5-MILE RADIUS

### Household & population characteristics



### Annual lifestyle spending



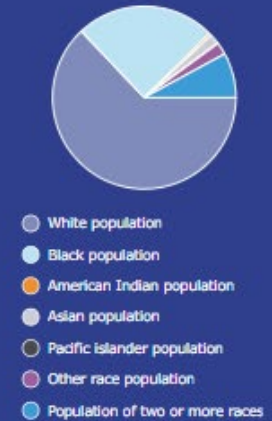
### Households & population



### Education



### Race



### Business



### Annual household spending



### Employment





# LOCATION DEMOGRAPHICS

	1 mile radius	3 mile radius	5 mile radius
<b>Population Summary</b>			
2000 Total Population	4,176	67,908	238,596
2010 Total Population	3,739	62,601	226,163
2022 Total Population	3,649	62,815	229,434
2022 Group Quarters	5	412	2,145
2027 Total Population	3,552	61,763	225,213
2022-2027 Annual Rate (CAGR)	-0.54%	-0.34%	-0.37%
2000 to 2010 Population Change	-10.5%	-7.8%	-5.2%
2000 to 2022 Population Change	-12.6%	-7.5%	-3.8%
2010 to 2027 Population Change	-5.0%	-1.3%	-0.4%
2022 to 2027 Population Change	-2.7%	-1.7%	-1.8%
2022 Total Daytime Population	4,559	67,399	211,751
Workers	2,351	31,508	87,708
Residents	2,208	35,891	124,043
2022 Workers % of Daytime Population	51.6%	46.8%	41.4%
2022 Residents % of Daytime Population	48.4%	53.3%	58.6%
<b>Household Summary</b>			
2000 Households	1,596	25,716	91,845
2010 Households	1,423	24,500	88,591
2022 Households	1,473	25,293	91,551
2022 Average Household Size	2.47	2.47	2.48
2027 Households	1,445	25,015	90,418
2022-2027 Annual Rate	-0.38%	-0.22%	-0.25%
2000 to 2010 Household Change	-10.8%	-4.7%	-3.5%
2000 to 2022 Household Change	-7.7%	-1.6%	-0.3%
2010 to 2027 Household Change	1.5%	2.1%	2.1%
2022 to 2027 Household Change	-1.9%	-1.1%	-1.2%
2010 Families	905	16,154	58,069
2022 Families	900	16,088	57,912
2027 Families	881	15,864	56,988
2022-2027 Annual Rate	-0.43%	-0.28%	-0.32%
<b>Housing Unit Summary</b>			
2022 Housing Units	1,568	26,941	96,797
Owner Occupied Housing Units	73.9%	62.6%	65.1%
Renter Occupied Housing Units	26.1%	37.4%	34.9%
Vacant Housing Units	6.1%	6.1%	5.4%
<b>Owner Occupied Median Home Value</b>			
2022 Median Home Value	\$70,296	\$115,802	\$140,498
2027 Median Home Value	\$152,213	\$168,539	\$192,976
<b>Income</b>			
2022 Per Capita Income	\$25,080	\$27,681	\$31,117
2022 Median Household Income	\$43,716	\$52,680	\$58,161
2022 Average Household Income	\$61,954	\$68,703	\$77,770

## IN 5-MILE RADIUS



POPULATION  
229k+



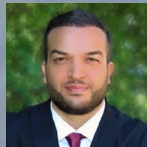
TOTAL  
HOUSEHOLDS  
91k+



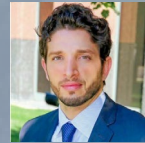
5,766  
BUSINESSES



AVERAGE INCOME  
\$77k+



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- 3) You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller; and
- 4) You understand and agree that any financial analysis uses industry standard assumptions and actual financial returns may vary.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

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