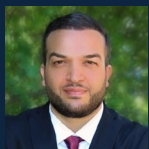




REDEVELOPMENT OPPORTUNITY

FORMER MARSHALL UPPER ELEMENTARY SCHOOL
35100 BAYVIEW ST | WESTLAND, MI 48186



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INVESTMENT HIGHLIGHTS



ASKING PRICE
BEST OFFER



CURRENT ZONING
R-5



YEAR BUILT
N/A (EST. 1960)



BUILDING SIZE
136,159 +/- SF



LOT SIZE
23.79 ACRES



PROPERTY TYPE
SCHOOL

BUILDING HIGHLIGHTS

Prime Location: Situated in a growing neighborhood with easy access to major highways, shopping centers, and schools, making it attractive for potential buyers or renters

Development Potential: Features a sizable lot, offering ample space for expansion or redevelopment into multi-family units or modern single-family homes

Market Value: The area has seen a steady increase in property values, indicating a promising return on investment. Nearby properties have appreciated significantly, suggesting a strong market trend

Community Amenities: Proximity to parks, recreational facilities, and public transportation enhances the property's appeal to families and young professionals

Investment Incentives: Westland offers various incentives for real estate development, including tax abatements and grants for new construction and renovations



OFFERING MEMORANDUM

FORMER MARSHALL UPPER ELEMENTARY SCHOOL | WESTLAND, MI



PROPERTY OUTLINE



OFFERING MEMORANDUM
FORMER MARSHALL UPPER ELEMENTARY SCHOOL | WESTLAND, MI

AERIAL VIEW



Google Earth

OFFERING MEMORANDUM
FORMER MARSHALL UPPER ELEMENTARY SCHOOL | WESTLAND, MI

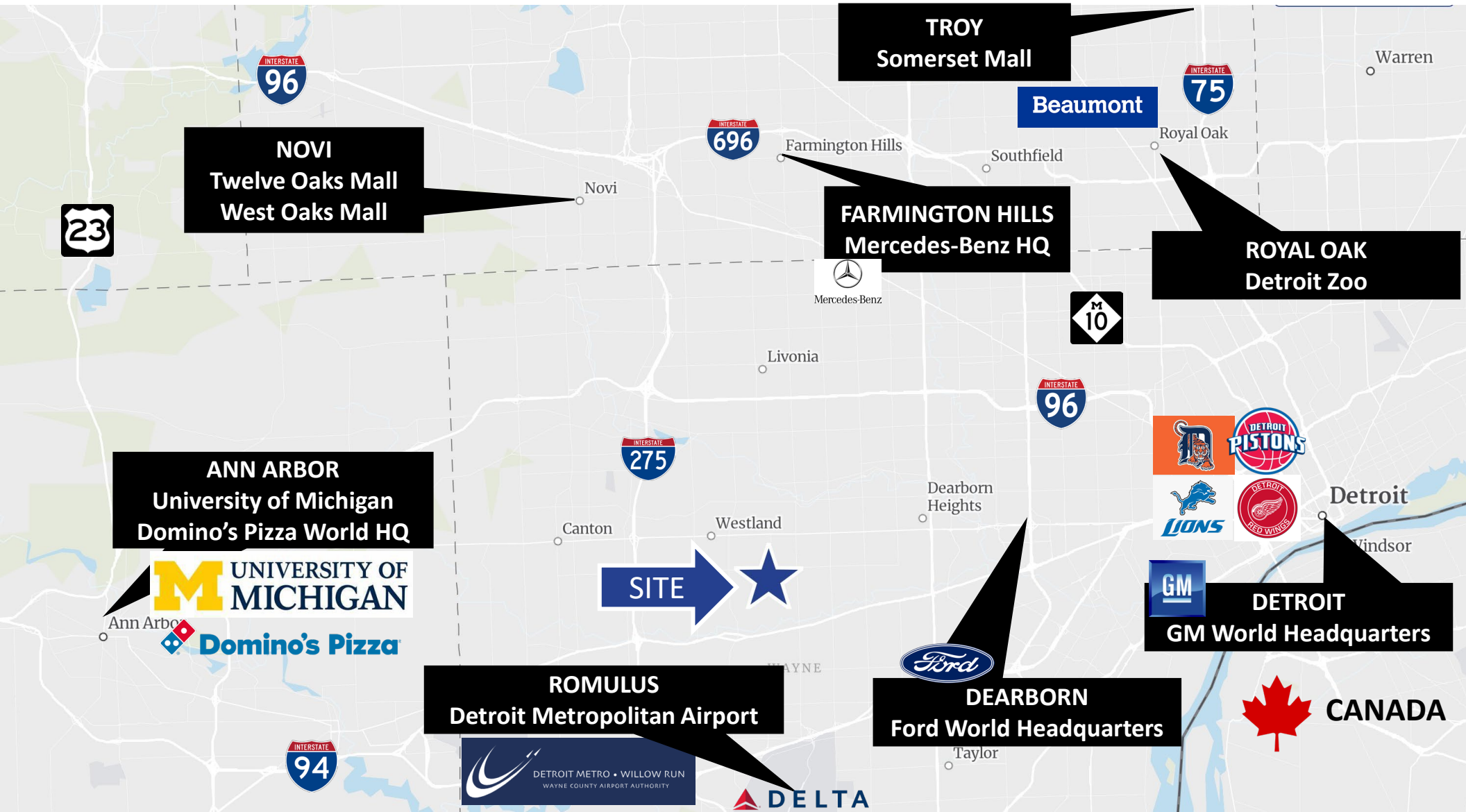
PROPERTY SURVEY



LOCAL OVERVIEW



REGIONAL OVERVIEW



LOCATION DEMOGRAPHICS

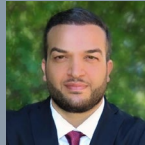
Current Year Summary	5 Mile Radius	10 Mile Radius	15 Mile Radius
Total Population	268,693	874,928	1,698,740
Total Households	110,776	350,350	685,554
Total Family Households	66,499	218,398	417,230
Average Household Size	2.41	2.48	2.45
Median Age	38.6	39.0	38.9
Population Age 25+	189,263	608,417	1,177,700
2010 - 2021 Population: Annual Growth Rate	0.27%	0.38%	0.14%
Current Year Population by Sex	5 Mile Radius	10 Mile Radius	15 Mile Radius
Male Population / % Male	49.4%	49.4%	49.1%
Female Population / % Female	50.6%	50.6%	50.9%
Income and Households Summary	5 Mile Radius	10 Mile Radius	15 Mile Radius
2020 Median Household Income	\$64,996	\$69,645	\$64,980
Average Household income	\$85,526	\$96,857	\$94,022
Per Capita Income	\$35,348	\$38,804	\$38,004
Summary Business Data	5 Mile Radius	10 Mile Radius	15 Mile Radius
Total Businesses	6,922	26,483	54,325
Total Daytime Population	241,214	881,281	1,722,895
Daytime Population: Workers	106,215	427,368	816,527
Daytime Population: Residents	134,999	453,913	906,368

IN 15-MILE RADIUS

POPULATION
1,698,740

HOUSEHOLD
685,554

AVERAGE INCOME
\$94,022



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By acknowledging your receipt of this Offering Memorandum from Colliers International, you agree:

- 1) The Offering Memorandum and its contents are confidential;
- 2) You will hold it and treat it in the strictest of confidence
- 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.

Owner and Colliers International expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

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.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Colliers International or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property. This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum