

1701 BESPOKE  
- DETROIT -

0.40 ACRES



LAND PROPERTY // FOR SALE

# .40 ACRES FOR DEVELOPMENT IN MIDTOWN ACROSS FROM DETROIT MEDICAL CENTER

80-92 E WILLIS

DETROIT, MI 48201



- .40 Acre Development Opportunity in Midtown
- Located in a walkers paradise
- Neighborhood full of desirable amenities
- R6 Zoning: High-Density Residential
- Can build up to 50,000 SF on site
- Located near DMC Central Campus
- Walking Distance to WSU and Little Caesars Arena



**P.A. COMMERCIAL**  
Corporate & Investment Real Estate

0.40 ACRES



26555 Evergreen Road, Suite 1500  
Southfield, MI 48076

248.358.0100

[pacommercial.com](http://pacommercial.com)

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

1701 BESPOKE  
80-92 E WILLIS<sup>RD</sup>, DETROIT, MI 48201 // FOR SALE

# EXECUTIVE SUMMARY

0.40 ACRES



<b>Sale Price</b>	<b>\$1,750,000</b>
-------------------	--------------------

## OFFERING SUMMARY

<b>Lot Size:</b>	0.4 Acres
<b>Price / Acre:</b>	\$4,375,000
<b>Year Built:</b>	1916
<b>Zoning:</b>	R6
<b>Market:</b>	Detroit
<b>Submarket:</b>	Detroit/Midtown
<b>Traffic Count:</b>	8,625

## PROPERTY OVERVIEW

.40 Acres for Development in Midtown which encompasses two lots across from Detroit Medical Center. Possible uses include Multi-Family, Mixed-use, Student Housing, Assisted Living, Childcare, Nursing Home, Loft, or Townhouse. Water, sewer, electric, and gas are all available at the site.

Daytime Employees (1 mile): 30,627  
 WSU Students: 24,000  
 DMC Employees: 12,000

## LOCATION OVERVIEW

This land opportunity is in an extremely desirable area of Midtown Detroit - a walker's paradise, just one half block east of Woodward Ave, and just west of Detroit Medical Center and Children's Hospital of Michigan. Surrounded by restaurants, retail, and entertainment venues, and a block from The Majestic Theater. Walking distance to Wayne State University Campus and Little Caesars Arena

## PROPERTY HIGHLIGHTS

- .40 Acre Development Opportunity in Midtown
- Located in a walkers paradise
- Neighborhood full of desirable amenities
- Located near DMC Central Campus



0.40 ACRES



**Levi Smith, JD** SENIOR ASSOCIATE  
 D: 248.331.0205 | C:  
 levi@pacommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

0.40 ACRES

1701 BESPOKE

80-92 E WILLIS<sup>RD</sup>, DETROIT, MI 48201 // FOR SALE

## PROPERTY DETAILS



Sale Price	\$1,750,000
------------	-------------

## PROPERTY INFORMATION

Property Type	Land
Property Subtype	Multi-Family
Zoning	R6
Lot Size	0.4 Acres
APN #	01-001045 and 01-001046
Lot Frontage	115 ft
Lot Depth	151 ft
Corner Property	No
Traffic Count	8625
Traffic Count Street	E Willis St
Waterfront	No
Power	Yes
Topography	Flat

## LOCATION INFORMATION

Street Address	80-92 E Willis
City, State, Zip	Detroit, MI 48201
County	Wayne
Market	Detroit
Sub-market	Detroit/Midtown
Cross-Streets	John R St and Woodward Ave
Side of the Street	South
Signal Intersection	Yes
Road Type	Paved
Market Type	Large
Nearest Highway	I-94 and I-75

## PARKING &amp; TRANSPORTATION

Street Parking	Yes
----------------	-----

## UTILITIES &amp; AMENITIES

Gas / Propane	Yes
Water	Yes
Telephone	Yes
Sewer	Yes

## BUILDING INFORMATION

Building Size	4,533 SF
Number of Floors	2
Year Built	1916
Number of Lots	2
Best Use	Multi-Family, Mixed-use, Student or Medical Housing, Assisted Living, Childcare, Nursing Home, Loft, Townhouse
Number of Buildings	3

0.40 ACRES



**P.A. COMMERCIAL**  
Corporate & Investment Real Estate



Levi Smith, JD SENIOR ASSOCIATE

D: 248.331.0205 | C:

levi@pacommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

0.40 ACRES



1701 BESPOKE  
80-92 E WILLIS<sup>RD</sup>, DETROIT, MI 48201 // FOR SALE

# RETAILER MAP



Map data ©2023 Google Imagery ©2023, Airbus, CNES / Airbus, First Base Solutions, Maxar Technologies, Sanborn, U.S. Geological Survey, USDA/FPAC/GEO



**P.A. COMMERCIAL**  
Corporate & Investment Real Estate

0.40 ACRES



Levi Smith, JD SENIOR ASSOCIATE  
D: 248.331.0205 | C:  
levi@pacommercial.com

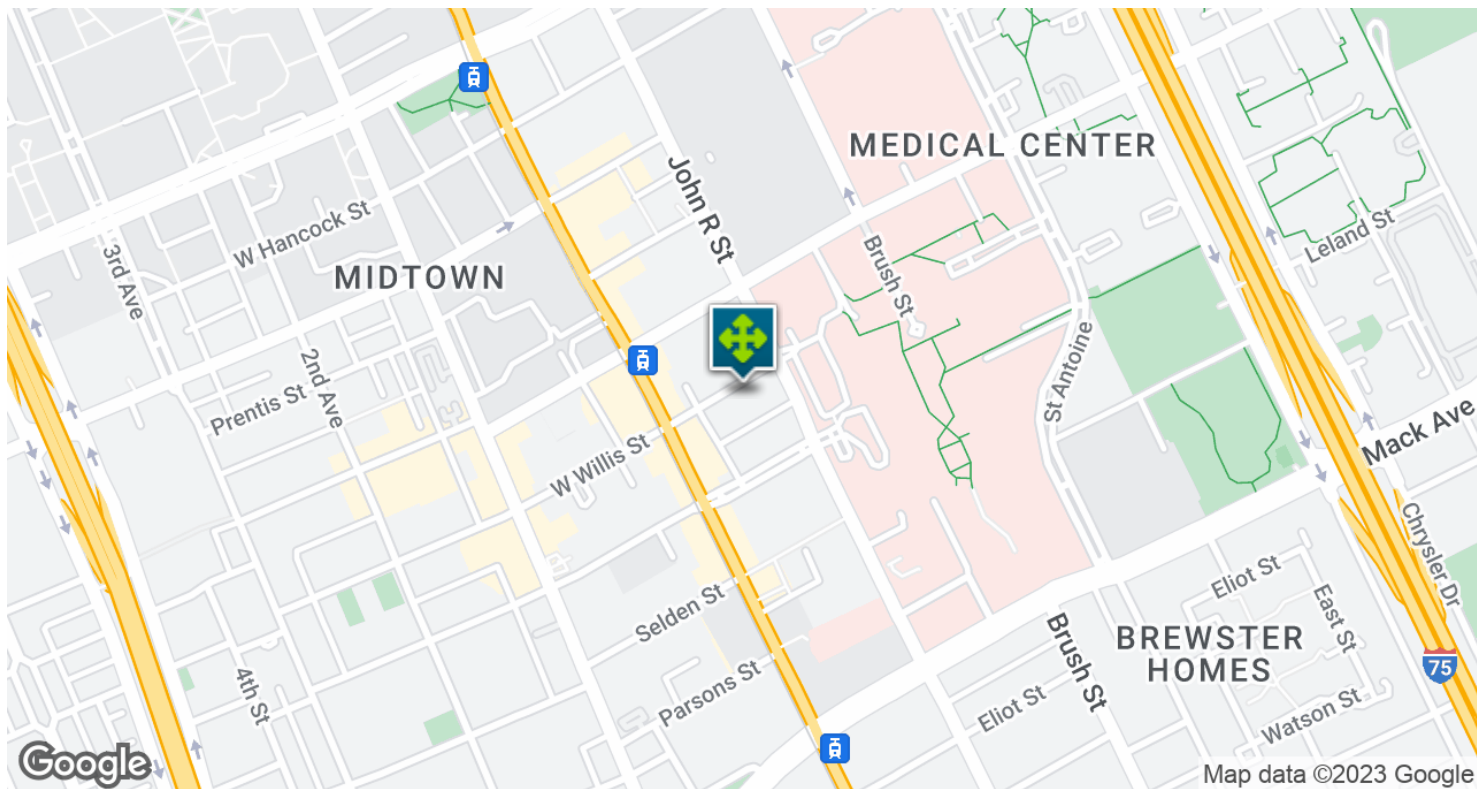
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

0.40 ACRES



1701 BESPOKE  
80-92 E WILLIS<sup>RD</sup>, DETROIT, MI 48201 // FOR SALE

# LOCATION MAP



0.40 ACRES



**P.A. COMMERCIAL**  
Corporate & Investment Real Estate

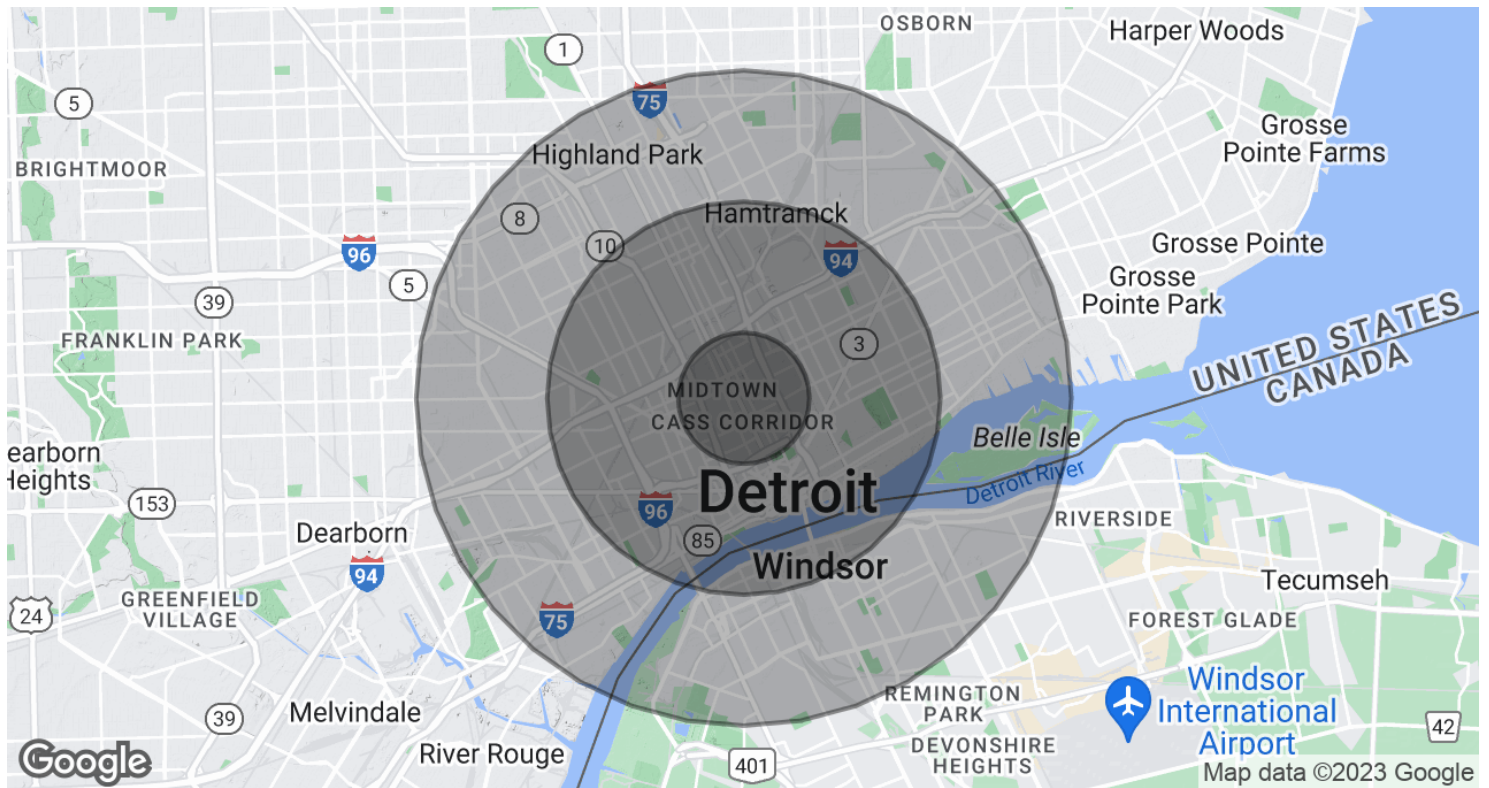
Levi Smith, JD SENIOR ASSOCIATE  
D: 248.331.0205 | C:  
levi@pacommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

0.40 ACRES



1701 BESPOKE  
80-92 E WILLIS, DETROIT, MI 48201 // FOR SALE  
**DEMOGRAPHICS MAP & REPORT**



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	22,476	103,146	259,554
Average Age	35.7	37.7	35.5
Average Age (Male)	33.2	36.2	34.5
Average Age (Female)	37.5	39.0	36.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	13,476	65,159	149,402
# of Persons per HH	1.7	1.6	1.7
Average House Value	\$174,198	\$119,815	\$87,975

\* Demographic data derived from 2020 ACS - US Census



**P.A. COMMERCIAL**  
Corporate & Investment Real Estate

0.40 ACRES



Levi Smith, JD SENIOR ASSOCIATE  
D: 248.331.0205 | C:  
levi@pacommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

1701 BESPOKE  
80-92 E WILLIS<sup>RD</sup>, DETROIT, MI 48201 // FOR SALE

CONTACT US

0.40 ACRES



FOR MORE INFORMATION, PLEASE CONTACT:



**Levi Smith, JD**  
SENIOR ASSOCIATE  
D: 248.331.0205  
C:  
levi@pacommercial.com

**P.A. Commercial**  
26555 Evergreen Road, Suite 1500  
Southfield, MI 48076  
P: 248.358.0100  
F: 248.358.5300

[pacommercial.com](http://pacommercial.com)

Follow Us!



 **1701 BESPOKE**  
**P.A. COMMERCIAL**  
Corporate & Investment Real Estate

0.40 ACRES



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.