



**Development
OPPORTUNITY
NORTH CORKTOWN
—
VACANT LAND**

Property
Overview

03

Property
Description

04

Parcel Outline
Photos

05

Neighborhood
Information

06

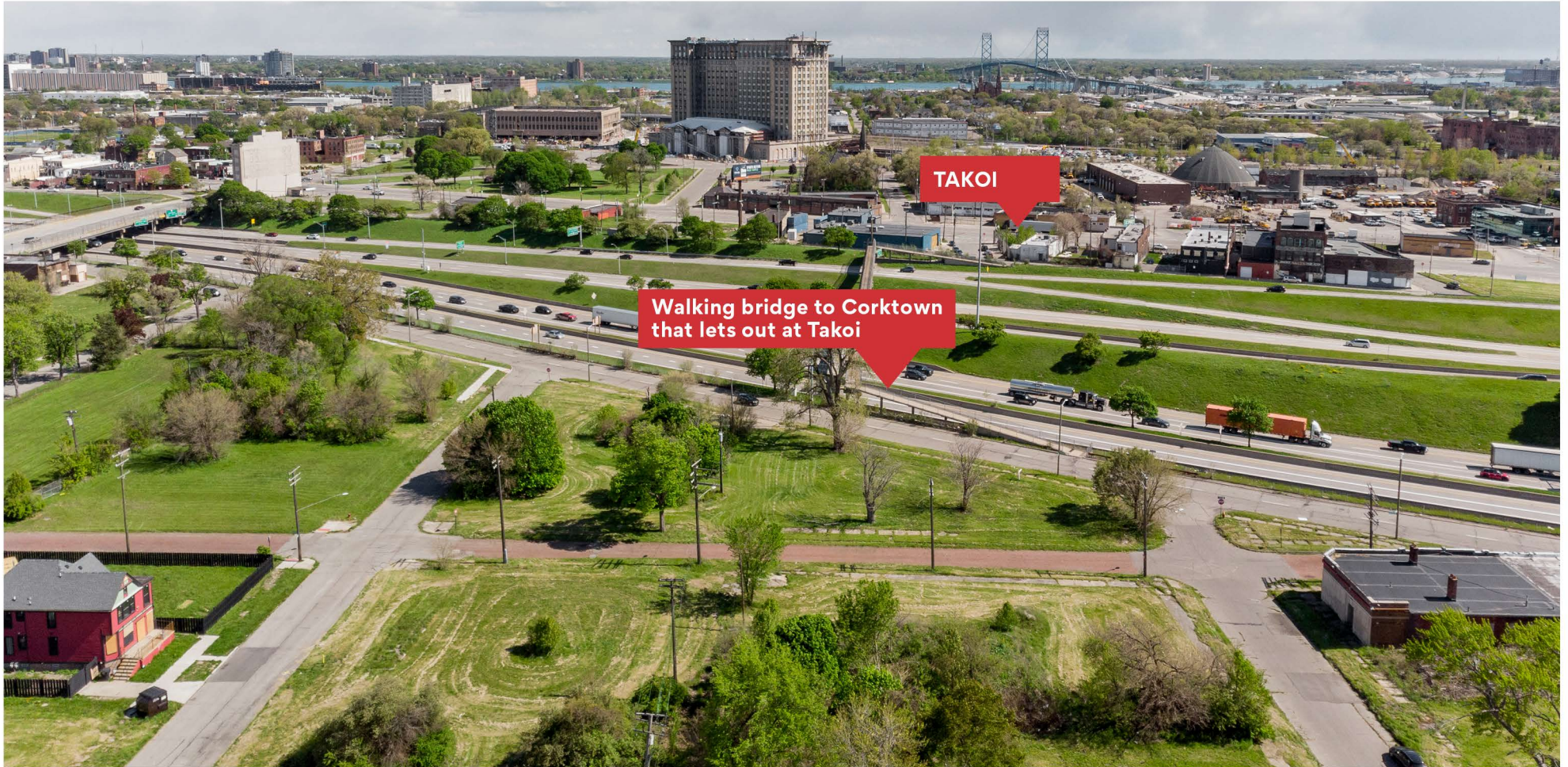
Area Map

07

Contact

08

O'Connor Real Estate is pleased to offer a 30,000 +/- SF vacant land portfolio consisting of 6 parcels located in Detroit's North Corktown neighborhood.



6 Parcel Portfolio North Corktown

\$499,000

30,000 +/- SF | R2 ZONING

Great development opportunity in the North Corktown neighborhood of Detroit. Located directly across the I-75 walking bridge from Takoi and all that Corktown has to offer. This 30,000 +/- SF vacant land portfolio is zoned R2 allowing for single or multifamily development. Included Parcels: 2416 Perry, 2611 16th, 2603 16th, 2695 16th, 2700 17th, 2800 17th.

Building Features

- In an Opportunity Zone
- Walkable neighborhood
- Development opportunity
- Zoning allows for single or multi family developments

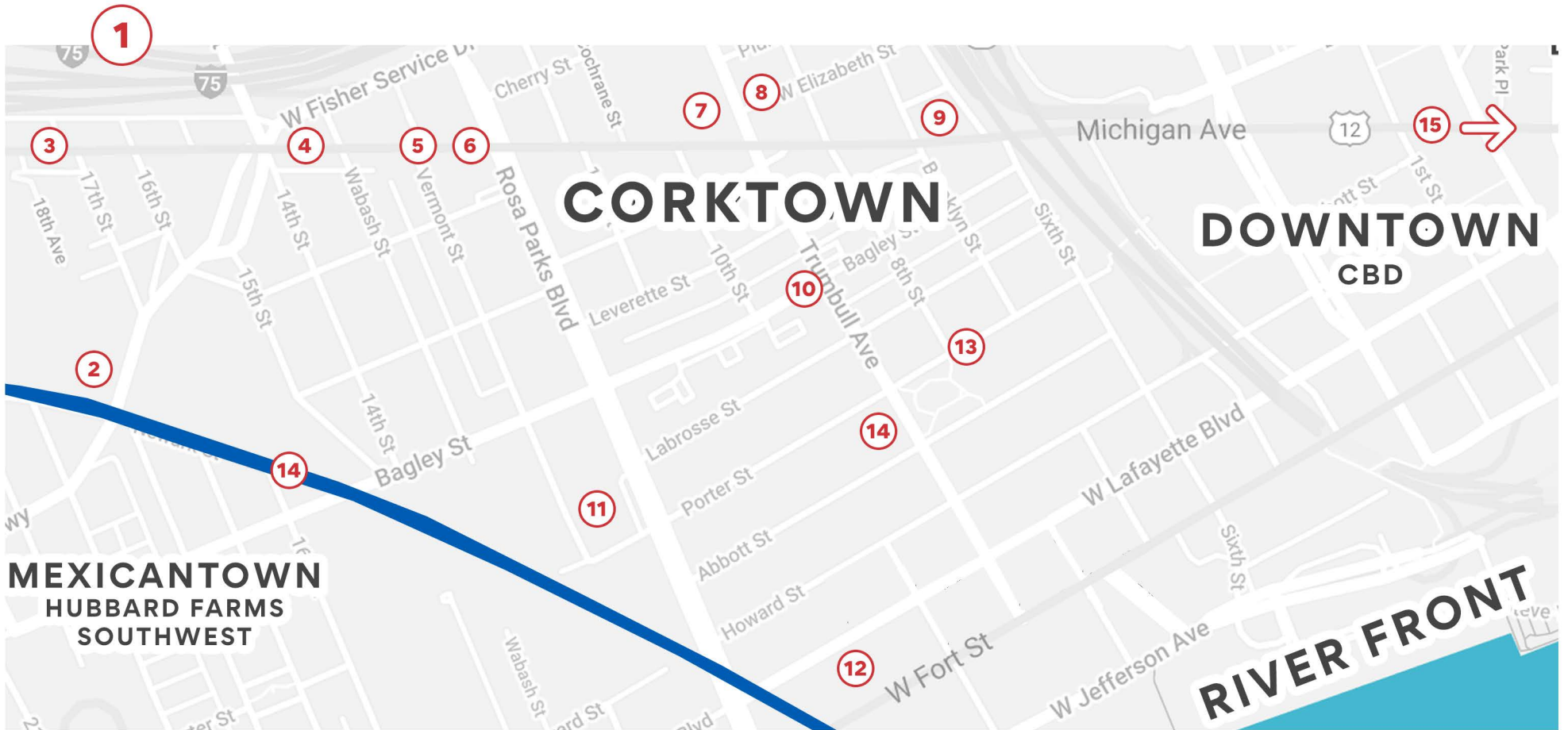




Corktown

The oldest neighborhood in Detroit, Corktown was named after the Irish immigrants who settled there in the 1830s (from County Cork). Located just west of downtown, Corktown's rich history can be seen in the diverse architecture, spanning humble worker's rowhouses to the candy-colored Victorians that line the residential blocks. Corktown was also home to other ethnic communities, including a Maltese population, who followed three men who arrived from Malta in the early 1900s. Perhaps the neighborhood's biggest claim to fame was as the home of the since demolished Tiger Stadium, where the Detroit Tigers played from 1912 through 1999, and bars and restaurants along Michigan Avenue still exist as part of the celebratory commercial infrastructure for the historic ballpark.

Originally a much larger neighborhood, Corktown suffered a handful of "urban renewal projects," including the construction of numerous highways and some industrial facilities, which eliminated and cut up dozens of residential blocks. Today, the existing historic neighborhood, listed on the National Register of Historic Places, finds itself at the center of another growth spurt. Thriving commercial development along Michigan Avenue continues to seam together historic businesses with brand-new ones, and several recent large-scale projects -- including the rehabilitation of the old train station by Ford Motor Company -- offer a promising example of building re-use and neighborhood evolution. The site of the former ballpark has even come to life as multi-use development for housing and a stadium/headquarters for youth sports.



Area Retailers & Institutions

1 Vacant Land Portfolio

- 2 Ford's Michigan Central Station
- 3 Takoi, Two James Spirits
- 4 Slows BBQ, Astro Coffee, O'Connor, LJ's, Mercury Bar, Grandma Bob's

5 Ima Noodles, MotorCity Wine

- 6 Ford's Factory at Corktown
- 7 The Corner | Detroit Apartments
- 8 Elton Park : Upscale Apartments
- 9 Detroit Institute of Bagels

10 Folk Detroit, Mama Coo's

- Mink, Lady of the House
- 11 Quicken Loans Data Center
- 12 The Assembly / Modern Apartments and Office

13 Mudgie's Deli, Batch Brewing

- 14 Trumbull + Porter Hotel Brew Detroit
- 15 1 Mile +/- to General Motors, Quicken Loans, Bedrock, Blue Cross Blue Shield

The information used in this marketing material was taken from sources believed to be reliable. O'Connor Real Estate makes no representation, warranty, or endorsement made as to the accuracy, reliability, adequacy, or completeness of any information or analysis contained herein and disclaims any and all liability that may be based on such information, errors therein or omissions therefrom. You and your advisors should conduct a careful and independent investigation of the property to determine your satisfaction with the suitability of the property for your needs.

LISTING AGENT

Vincent Mazzola

CELL

313 704 2678

EMAIL

vincent@oconnordetroit.com

LISTING AGENT

Ryan Cooley

CELL

313 258 1046

EMAIL

ryan@oconnordetroit.com

ADDRESS

2122 Michigan Avenue

OFFICE

313 963 9891

WEB

oconnordetroit.com

SOCIAL

@oconnordetroit

O'Connor Real Estate