

An aerial photograph of Corktown, Detroit, Michigan. The image shows a wide view of Michigan Avenue, a major thoroughfare, running diagonally from the bottom left towards the top right. The street is lined with various buildings, including a large, multi-story brick industrial building with a prominent chimney on the right side. To the left of the street, there are several parking lots, some of which are mostly empty. In the background, the dense urban landscape of Detroit is visible, with numerous skyscrapers and high-rise buildings forming the city skyline under a clear sky. A red banner is overlaid on the right side of the image, containing text about a property for sale.

1900

**MICHIGAN AVENUE
CORKTOWN**

FOR SALE

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O'Connor Real Estate

O'Connor Real Estate is pleased to offer for sale a prime development site anchoring the corner of Michigan Avenue and Rosa Parks Boulevard in Corktown. The site is two blocks from Ford's Corktown Campus and three blocks from the boutique Godfrey Hotel site. A great development opportunity in one of Detroit's most desirable and walkable neighborhoods.

O'Connor Real Estate



1900 Michigan Ave Corktown

SALE

\$1,790,000

VACANT LAND | 16,407 SF | ZONED B-4

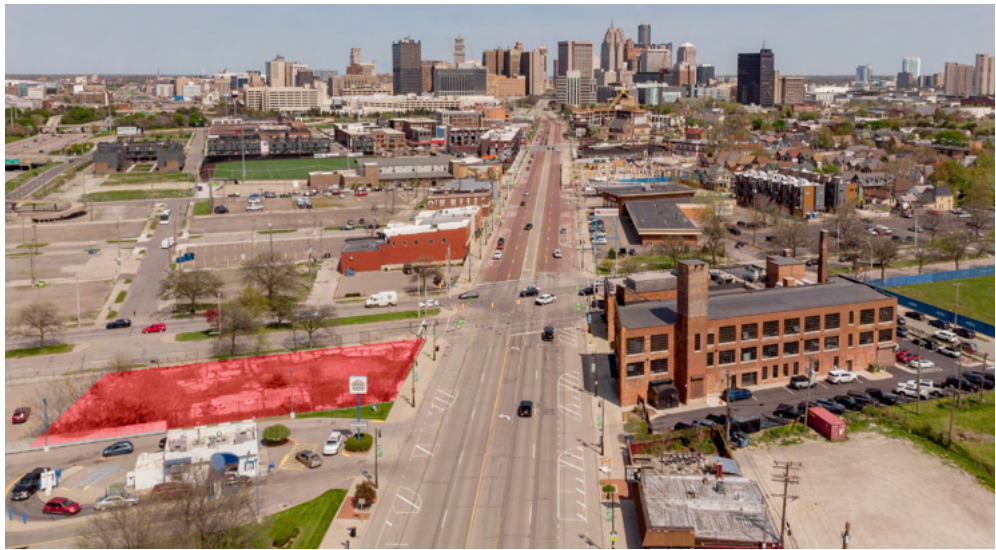
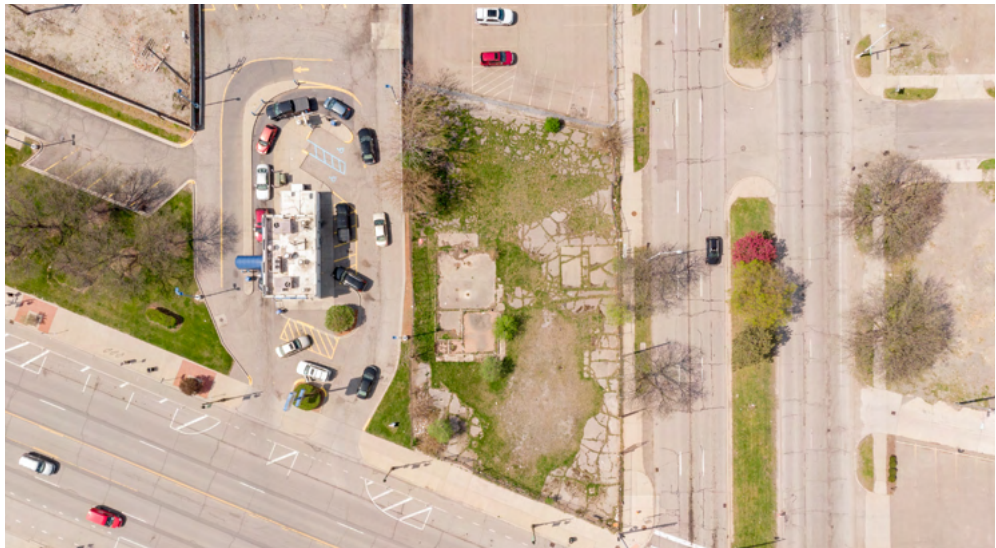
Located within \$1B of new developments and anchoring the corner of Michigan Avenue and Rosa Parks Boulevard in Corktown, one of Detroit's most desirable neighborhoods. The site offers over 100 feet of Michigan Avenue frontage and 184 feet along Rosa Parks Boulevard. The property is within two blocks from Michigan Central Station, currently undergoing a \$350 million renovation by Ford Motor Company. Ford's Corktown Campus promises to bring 5,000+ new jobs to the neighborhood and will create a need for 1,100 new residential units in coming years. Other notable upcoming developments currently underway, and located just three blocks away, the Godfrey Hotel will offer 200+ boutique rooms with first floor retail, and a rooftop lounge. Zoned B-4, this is a great development opportunity in one of Detroit's most desirable and walkable neighborhoods, which commands some of Detroit's highest rental and sale prices. Offering a diverse mix of restaurants, shops, coffee shops and bars, Michigan Avenue also connects downtown Detroit to suburbs like Dearborn and Ann Arbor, with daily traffic in and out of the city. The avenue was widened in the 1930s from 60 feet to 120 feet, and the southside buildings were demolished, leaving the north side of Michigan Ave lined with some of Detroit's oldest Victorian architecture.

Development opportunity

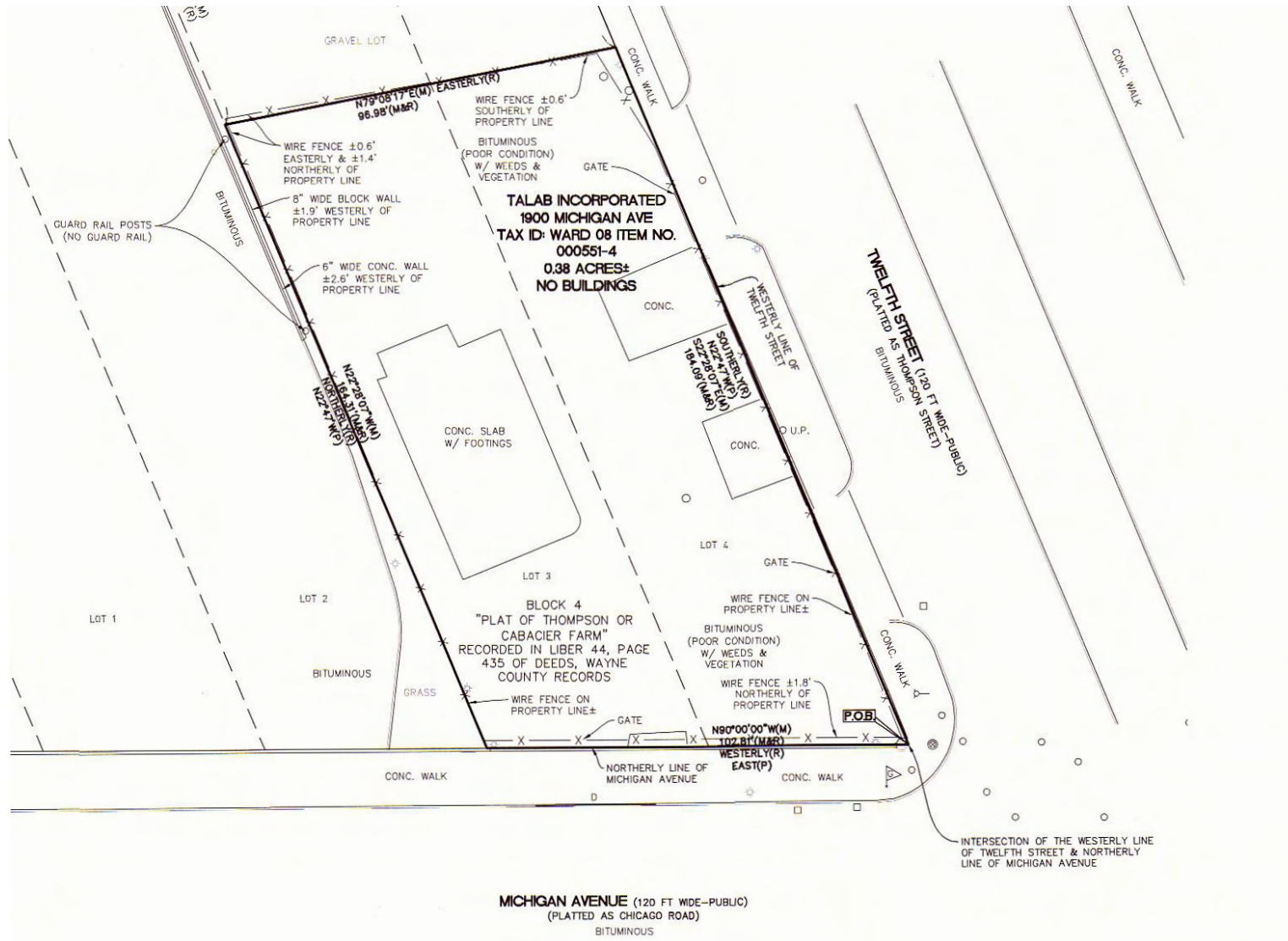
Close proximity to all major freeways

250+ feet of frontage

Located within \$1B of developments



1900 MICHIGAN AVENUE - SITE SURVEY



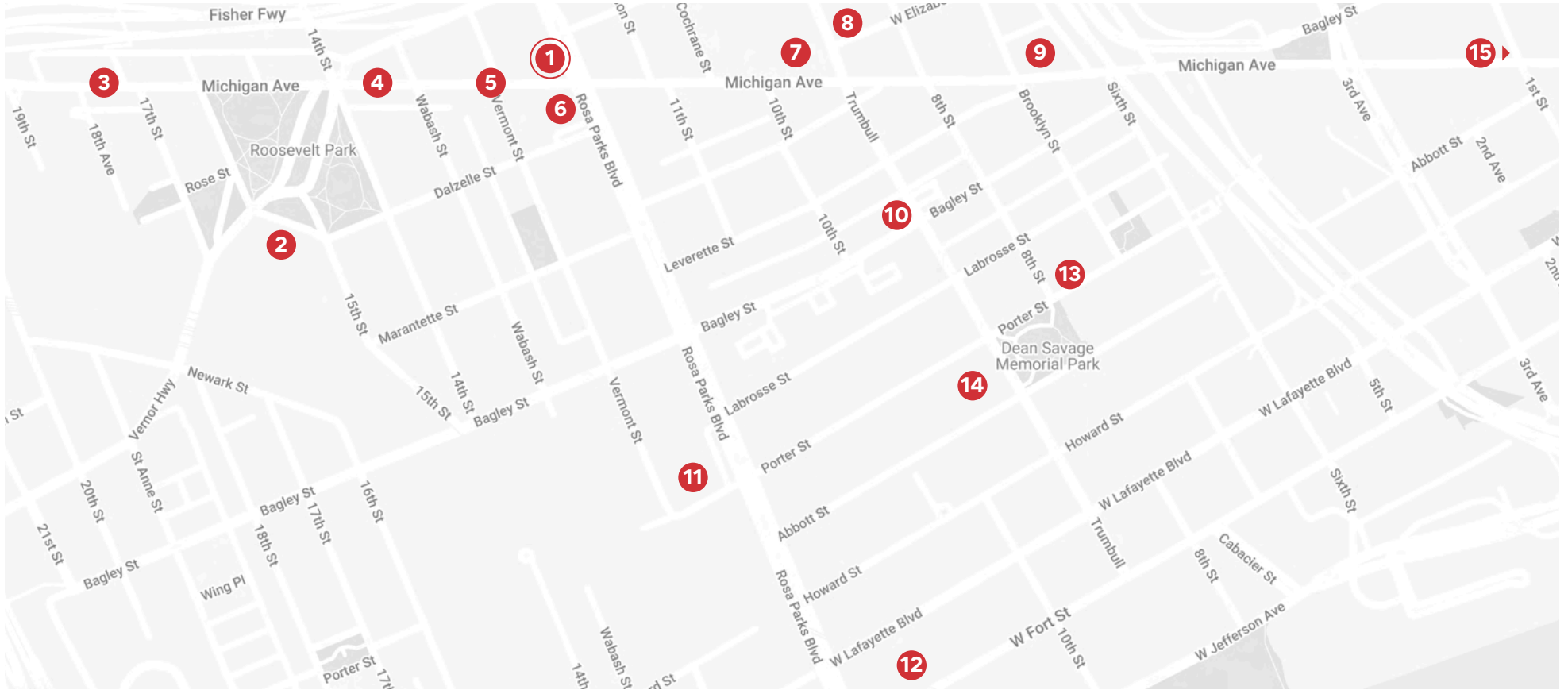


Corktown

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.

1900 MICHIGAN AVENUE - AREA MAP



Area Retailers & Institutions

- | | | | |
|----------------------------------------------------------------|------------------------------------------|-----------------------------------------------------------|---------------------------------------------------------------------------------------|
| 1 1900 Michigan Avenue | 5 Ima Noodles, MotorCity Wine | 10 Folk Detroit, Mama Co's Mink, Lady of the House | 13 Mudgie's Deli, Batch Brewing |
| 2 Ford's Michigan Central Station | 6 Ford's Factory at Corktown | 11 Quicken Loans Data Center | 14 Trumbull + Porter Hotel, Brew Detroit |
| 3 Takoi, Two James Spirits | 7 The Corner I Detroit Apartments | 12 The Assembly / Modern Apartments and Office | 15 1 Mile+/- to General Motors, Quicken Loans, Bedrock, Blue Cross Blue Shield |
| 4 Slows BBQ, O'Connor, LJ's, Mercury Bar, Grandma Bob's | 8 Elton Park: Upscale Apartments | | |
| 9 James Oliver Coffee | | | |

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