



NEIGHBORHOOD

LOCATION

SPACE TYPE

CORKTOWN

ADJACENT TO FORD'S MICHIGAN CENTRAL STATION
IN CORKTOWN

LAND

0.65 acres of prime development land located adjacent to Ford Motor Company's mobility campus in the Corktown neighborhood of Detroit, less than a mile from the Central Business District. The site is positioned one block from the new Southwest Greenway, which offers protected pedestrian and bike pathways connecting to the future Ralph C. Wilson Centennial Park. The property will be attractive to residential developers who want to build in one of the city's most exciting neighborhoods. The site sits just outside of the historic district, offering flexibility for any new development.

ASKING PRICE

\$ 800,000

ADDRESS

2001 WABASH ST, DETROIT, MI 48216

NEIGHBORS

Ford Motor Company, Michigan Central Station, Ford Motor Co.'s Book Depository, Alpino, Folk, Meta Physica Wellness Center, Rocket Data Center, Level 3 Communications, Southwest Greenway, Honeybee Market, Slows BBQ, Airspace Link, New Lab Michigan Central, Detroit Bus Company, IMA, Metropolis Cycles, Mercury Burger Bar, Grandma Bob's, Corktown Health Center, Detroit Public Safety Academy and UPS Detroit International Import Hub.

SIZE

0.648 Acres (28,236 SF)

OPPORTUNITY ZONE

YES

ZONING

R2

ZONING DESCRIPTION

The R2 The purpose of the R-2, Two-Family Residential, zoning district is to accommodate single- and two-family dwellings (duplexes) and other compatible and supporting uses on medium sized lots within a subdivision.



2001 Wabash Street Site Survey

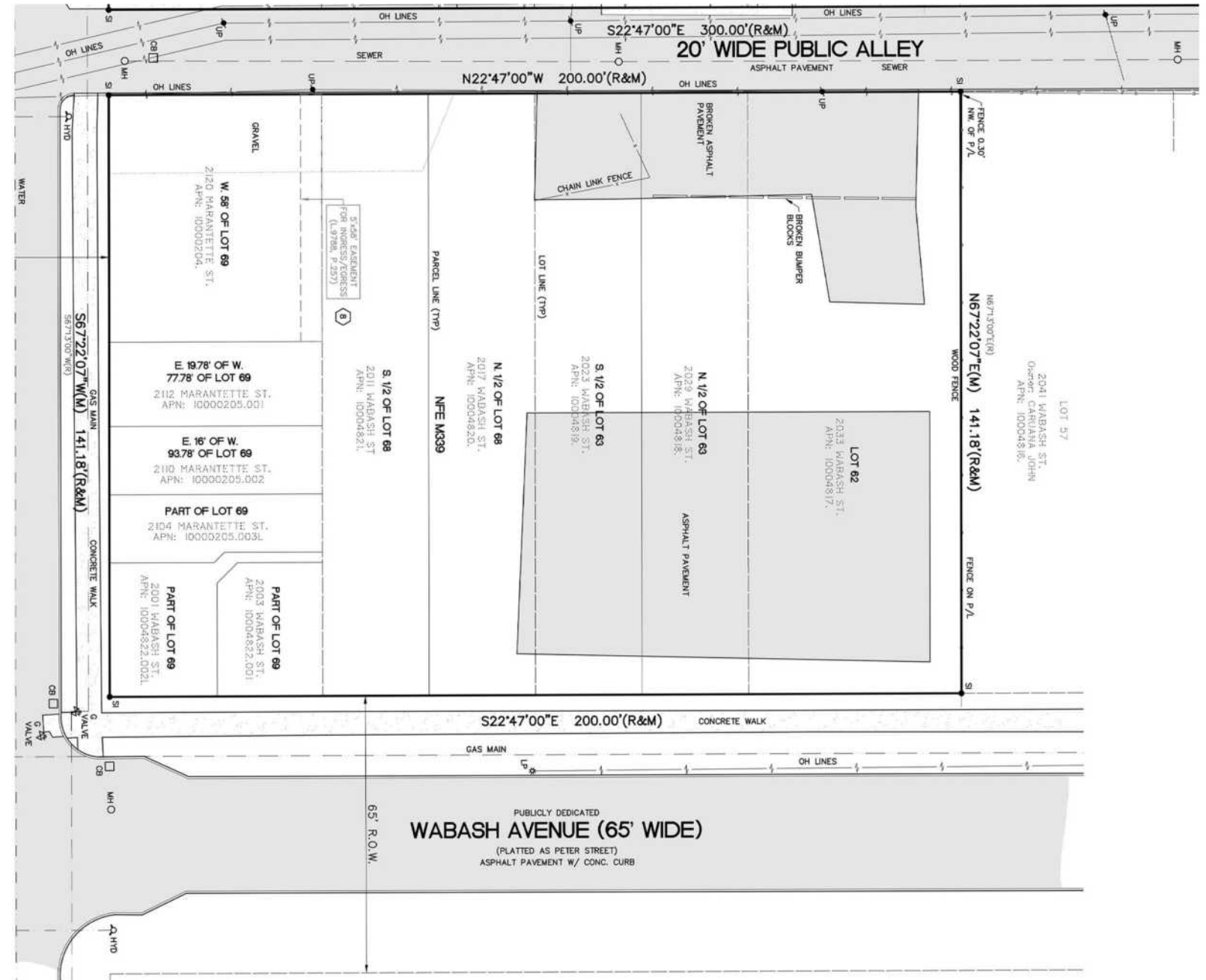
FEATURES

Corner lot located directly next to Ford's Michigan Central campus

Located on 0.65 acres of land zoned R2

Within a qualified Opportunity Zone.

37,670 SF Redevelopment locate at 14th Street and Marantette can be purchased as a package



* Site has been consolidated into one tax lot



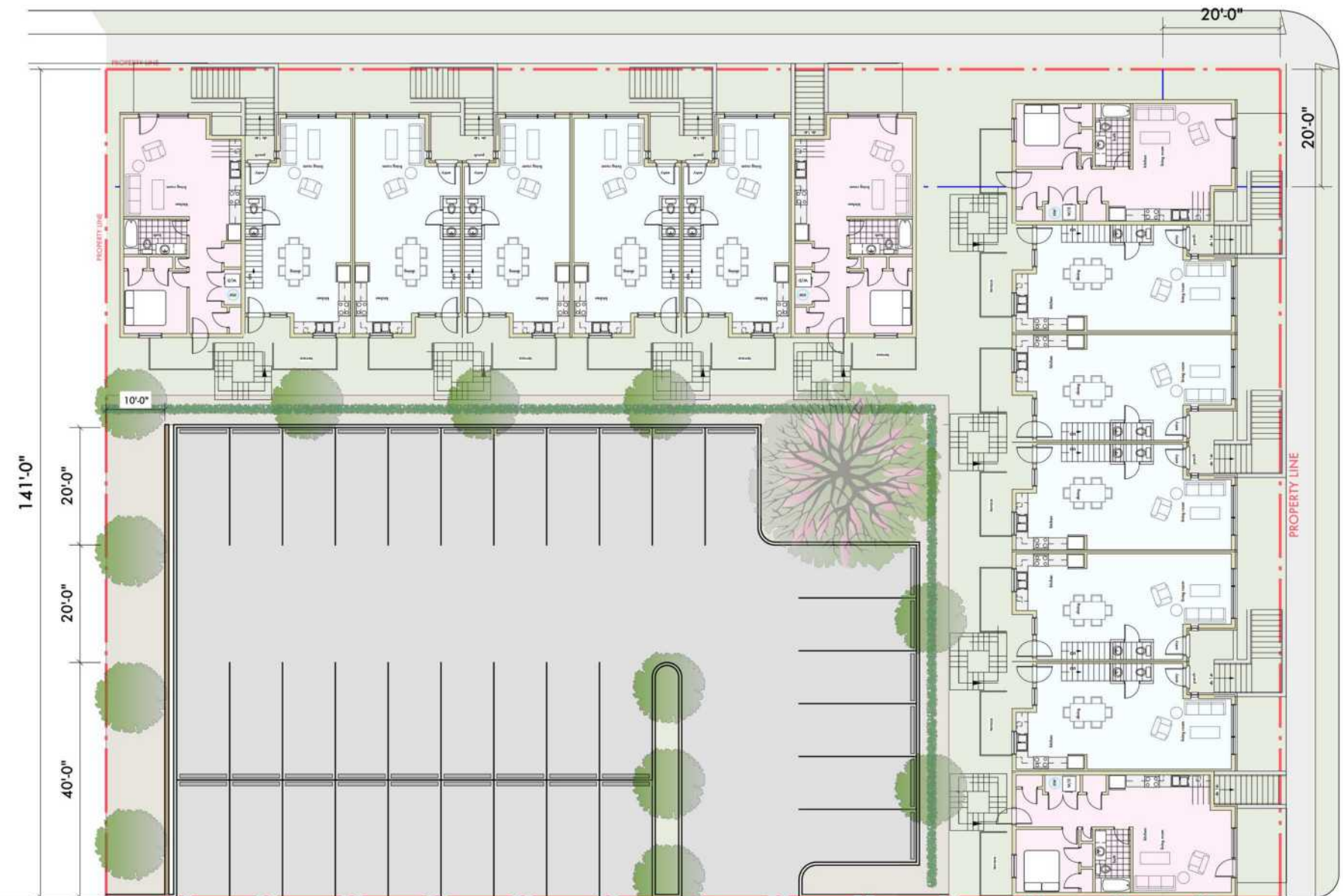
2001

Wabash Street

Development Plans

FEATURES

- Potential for medium density residential development
- Located in a Neighborhood Enterprise Zone (NEZ)
- Ability to increase density through a special land use
- Site is not inside the historic district



MICHIGAN CENTRAL BOOK DEPOSITORY & NEWLAB

Michigan Central is a sprawling, 30-acre walkable hub in the city's Corktown neighborhood opening June 2024. Named after Michigan Central Station, the historic railway station acquired by the Ford Motor Company in 2018, following decades of neglect, the hub will encompass a mix of new and revitalized buildings, offering facilities for inventors and investors to work with civic and government leaders to ambitiously address the future of mobility innovation. The Book Depository Building stands as the Detroit headquarters of Newlab, a global innovation center that provides prototyping labs and purpose-built workspaces for its community of members. The new space already houses 90 startups focused on next-generation solutions in mobility.

O'Connor Real Estate



AREA DEVELOPMENTS



Detroit City FC stadium planned in Corktown

The popular soccer club that draws thousands of diehard fans confirmed Thursday that it plans a new stadium on the site of the former Southwest Detroit Hospital in Corktown. The long-vacant hospital property at Michigan Avenue and 20th Street was recently purchased for \$6.5 million. a source briefed on the matter said it's expected to seat about 14,000 people. Both the men's team and women's team would use it.



The Ralph C. Wilson Centennial Park

The final part of the Detroit Riverfront Conservancy's master plan of revitalizing 5.5 miles along the river, the park is a \$75 million investment stationed on the west side of the riverfront near the site of the former Joe Louis Arena. It will consist of 22 acres of playscapes and recreational spaces.



Gordie Howe International Bridge

The new Detroit-Windsor bridge will facilitate trade and travel across the busiest international crossing in North America providing uninterrupted freeway traffic flow between the two countries. When complete in 2025, the 1.5-mile crossing will feature 6 lanes of travel, a dedicated pedestrian/cycling path, and new ports of entry.

AREA DEVELOPMENTS



Godfrey Hotel Corktown

The Godfrey Hotel, part of the Curio Collection by Hilton, is described as “a 227-room luxury lifestyle hotel.” It’s located on Michigan Avenue between Trumbull and Eighth Street.



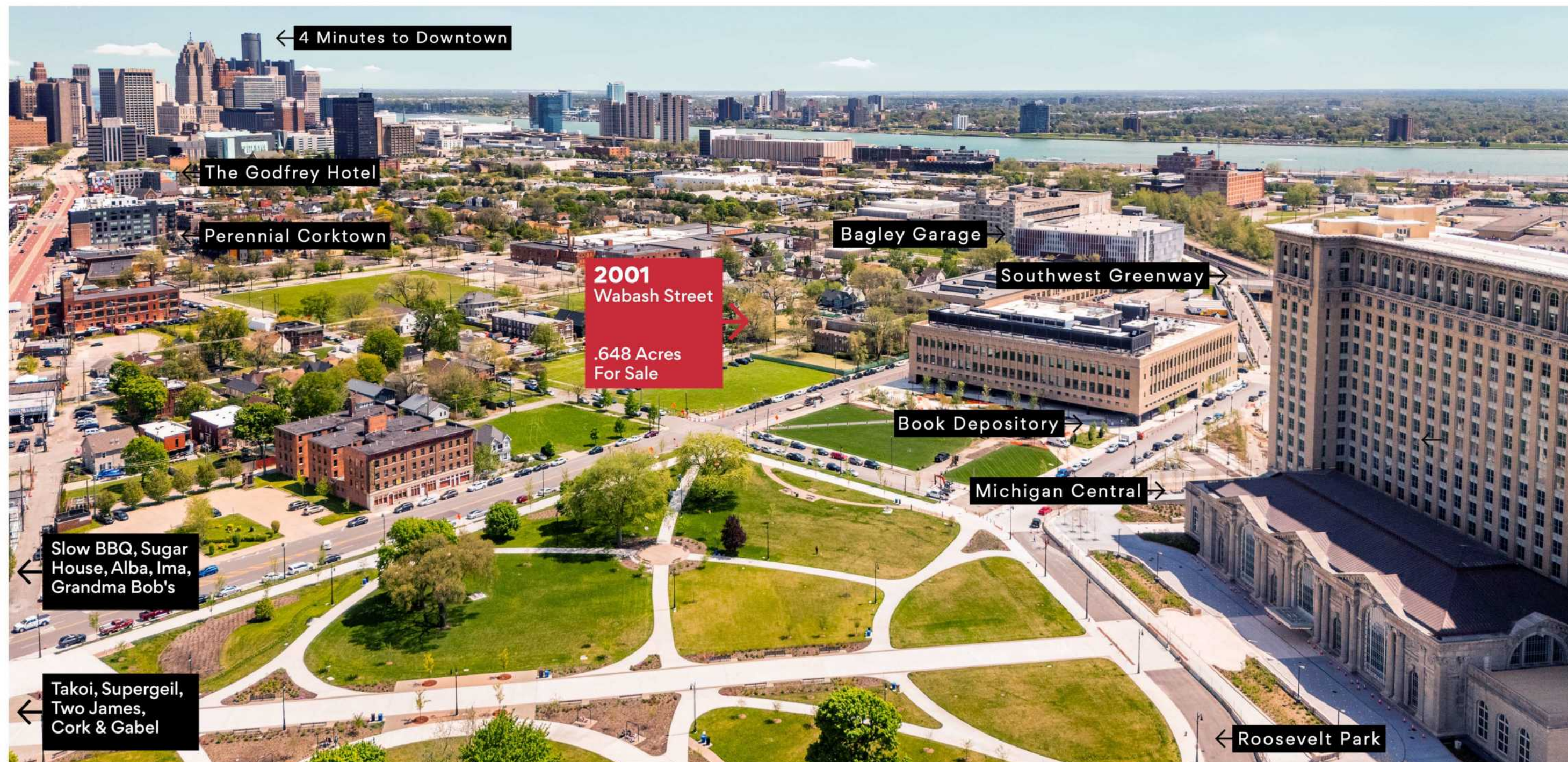
Perennial Corktown

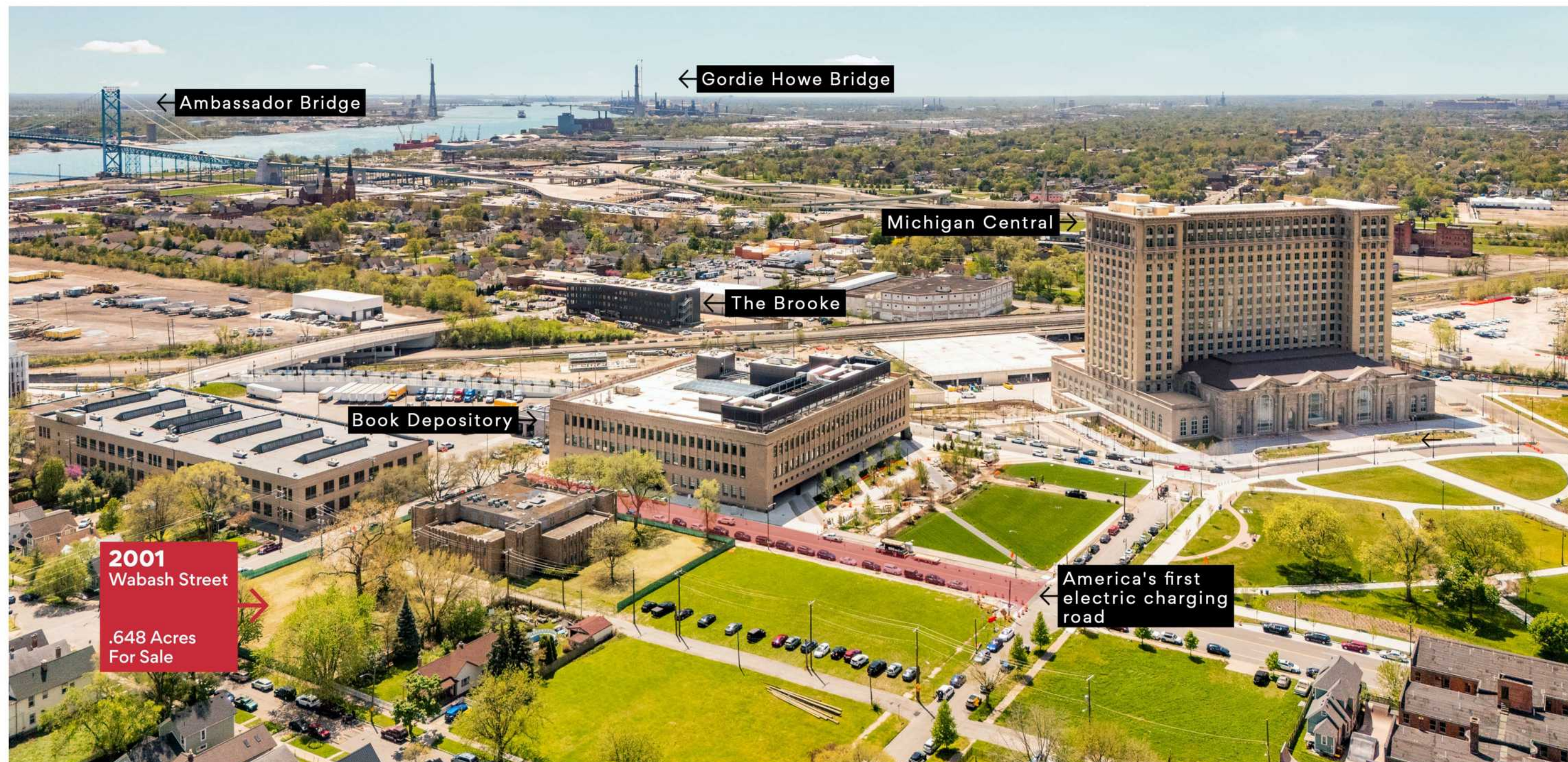
Perennial Corktown adds 188 apartment units and seven new townhomes to Detroit’s oldest neighborhood, established in 1834. Perennial Corktown is the latest phase in a larger development that also includes the recently opened Godfrey Hotel, and the ongoing renovation of the Red Arrow Soda factory building.

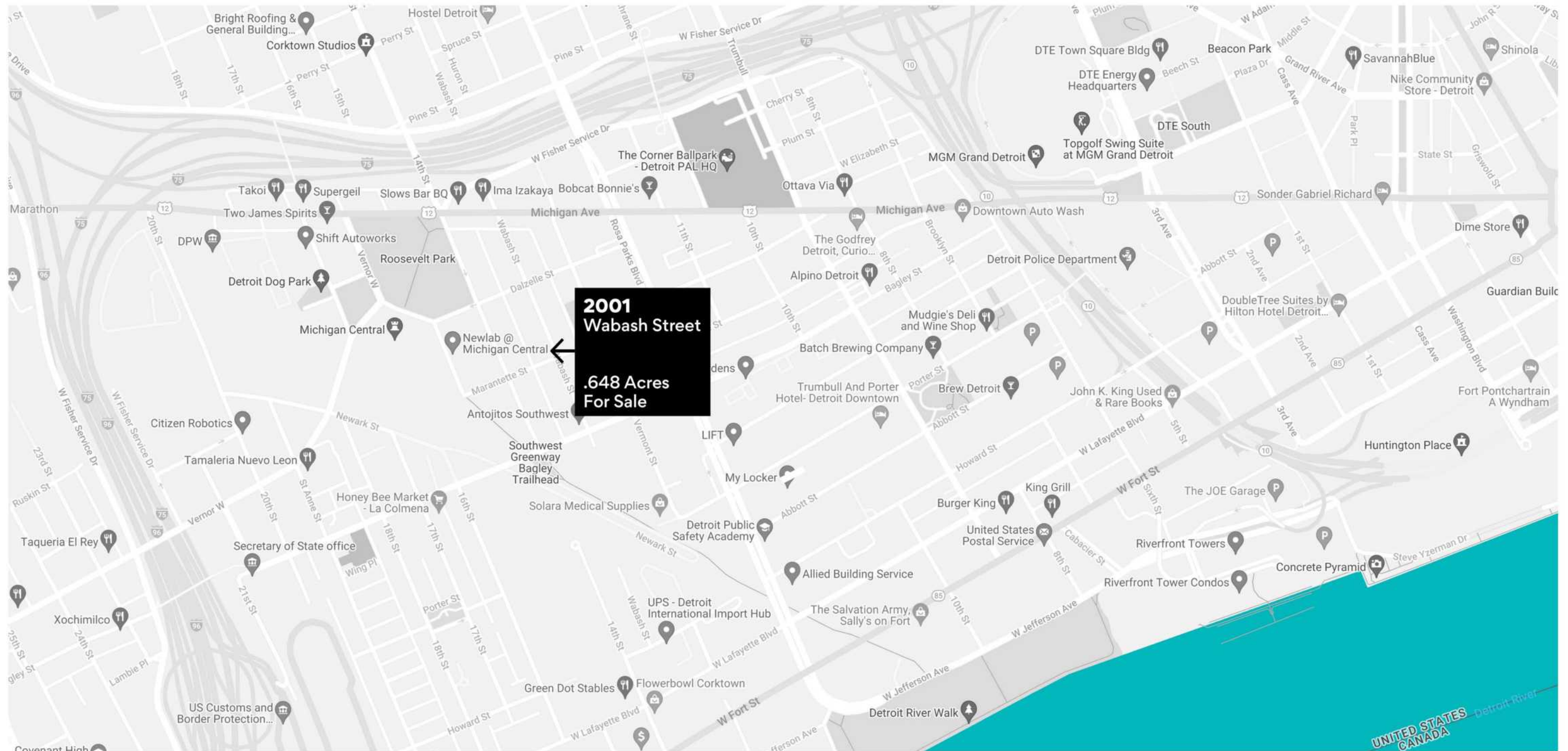


Southwest Greenway

The Southwest Greenway, open to the public in May of 2023, connects Ralph C. Wilson, Jr. Centennial Park with the Michigan Central mobility innovation district, and is a key part of the 27.5 mile Joe Louis Greenway. Running from Bagley Street to Jefferson Avenue along the historic site of May Creek and a former railway corridor, the re-imagined path connects Corktown, Mexicantown, and communities throughout Southwest Detroit directly to the riverfront.







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