



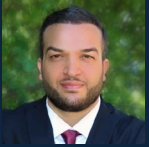
15.94 AC

5.26 AC

# WAYNE/WESTLAND COMMUNITY SCHOOL DISTRICT REDEVELOPMENT SITES

1771 HENRY RUFF ROAD INKSTER, MI | 29807 PARKWOOD STREET INKSTER, MI

TWO PARCELS TOTALING 21.20 ACRES | OFFERED INDIVIDUALLY OR PORTFOLIO



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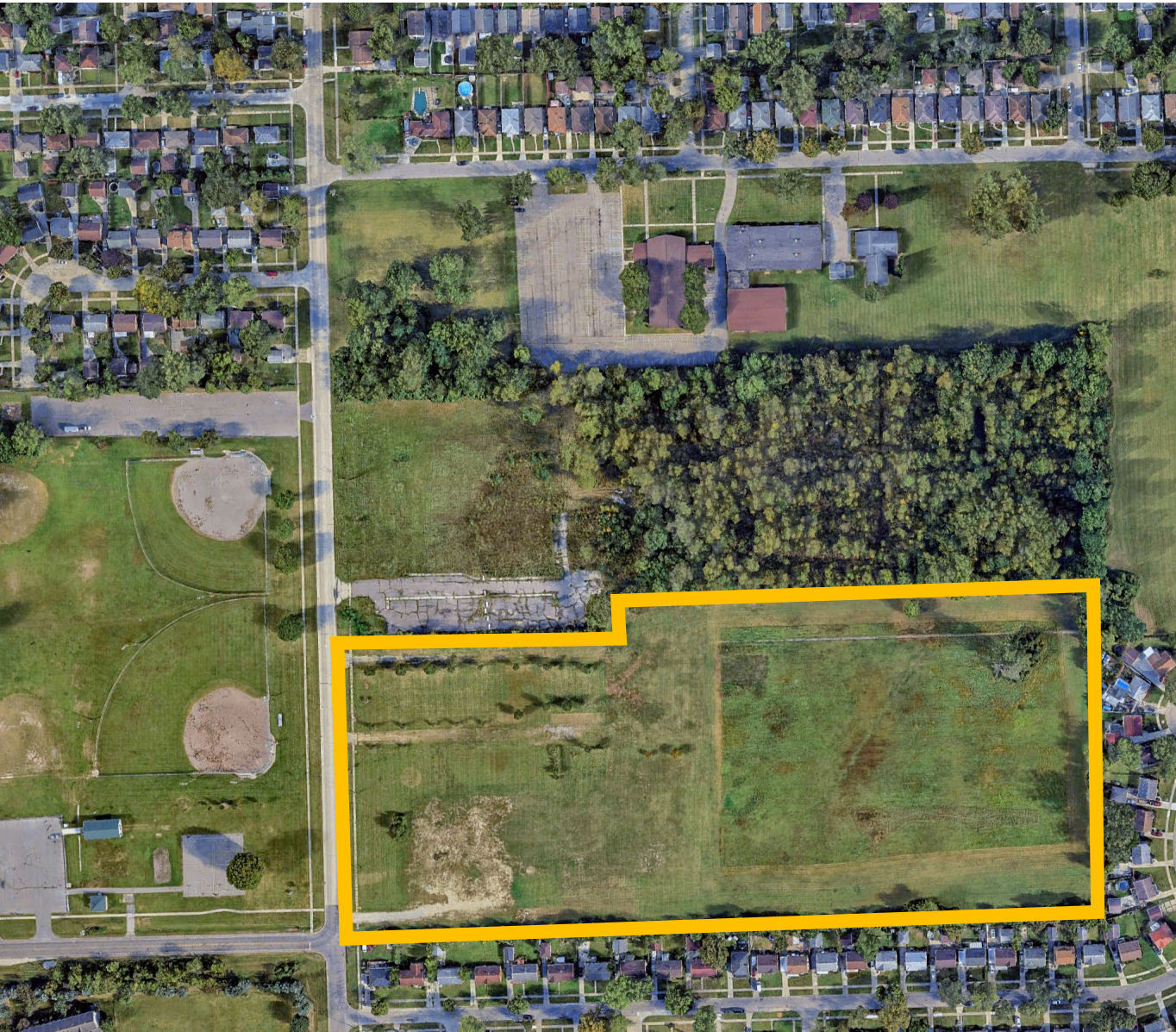
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# INVESTMENT SUMMARY



## SITE ADDRESS

1771 HENRY RUFF RD.  
INKSTER, MI 48141



## ASKING PRICE

BEST OFFER



## FRONTAGE

508' +/- HENRY RUFF RD



## LOT SIZE

15.94 ACRES



## ZONING

R-1B (ONE FAMILY  
RESIDENTIAL DISTRICT)

# INVESTMENT SUMMARY



## SITE ADDRESS

29807 PARKWOOD ST.  
INKSTER, MI 48141



## ASKING PRICE

BEST OFFER



## FRONTAGE

182' +/- JEFFREY LN



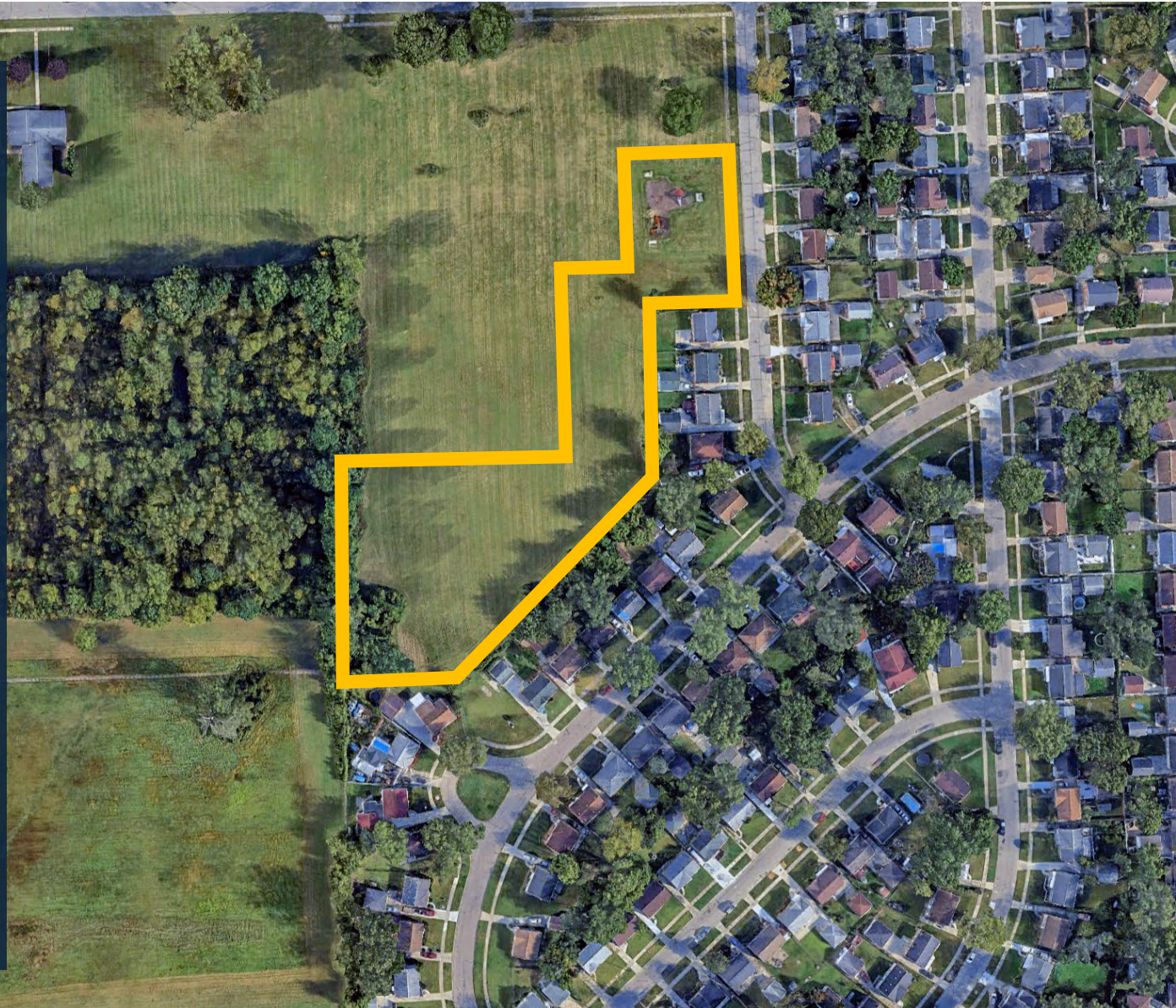
## LOT SIZE

5.26 ACRES



## ZONING

R-1B (ONE FAMILY  
RESIDENTIAL DISTRICT)



OFFERING MEMORANDUM

WWCSD REDEVELOPMENT SITES | INKSTER, MI



# PROPERTY HIGHLIGHTS

**Prime Development Opportunity:** Combined 21.20 acres of land in a growing suburban market with strong demand for affordable and workforce housing.

**Strategic Location:** Centrally positioned near major employment centers including Detroit Metro Airport, Ford Motor Company facilities, and healthcare institutions.

**Zoning Potential:** Large contiguous parcels offer flexibility for high-density multifamily, senior housing, or mixed-use development.

**Established Infrastructure:** Existing road access, utilities, and proximity to public transportation support streamlined development

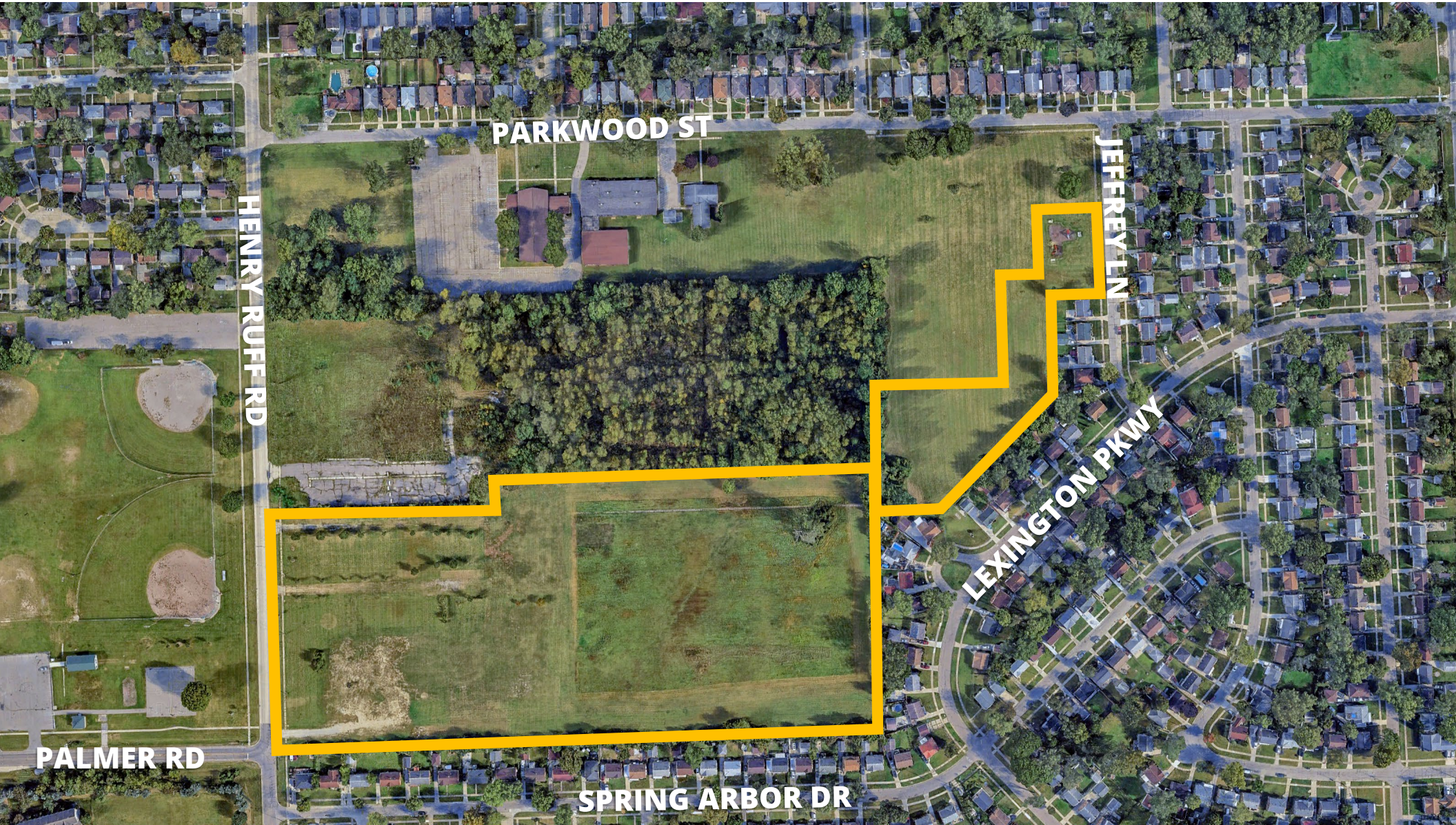
**Community Investment:** Ongoing revitalization efforts and support from local organizations like the Inkster Chamber of Commerce enhance neighborhood stability.

**School District Ownership:** Public ownership by Wayne-Westland Community Schools may offer streamlined acquisition processes and potential community goodwill.

**Nearby Amenities:** Close to parks, schools, retail corridors, and cultural attractions, enhancing livability and tenant appeal.



# PROPERTY OUTLINE



OFFERING MEMORANDUM  
INKSTER MULTIFAMILY SITE | INKSTER, MI

**ONNA GROUP**  
REAL ESTATE INVESTMENT SERVICES

**Colliers**

# AERIAL VIEWS



# LOCATION OVERVIEW

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**Inkster, Michigan** presents a compelling opportunity for real estate investors seeking growth potential in a strategically located urban community. Situated in western Wayne County, Inkster benefits from proximity to major employment hubs such as Detroit, Dearborn, and the Detroit Metropolitan Airport, making it attractive for both residential and commercial development.

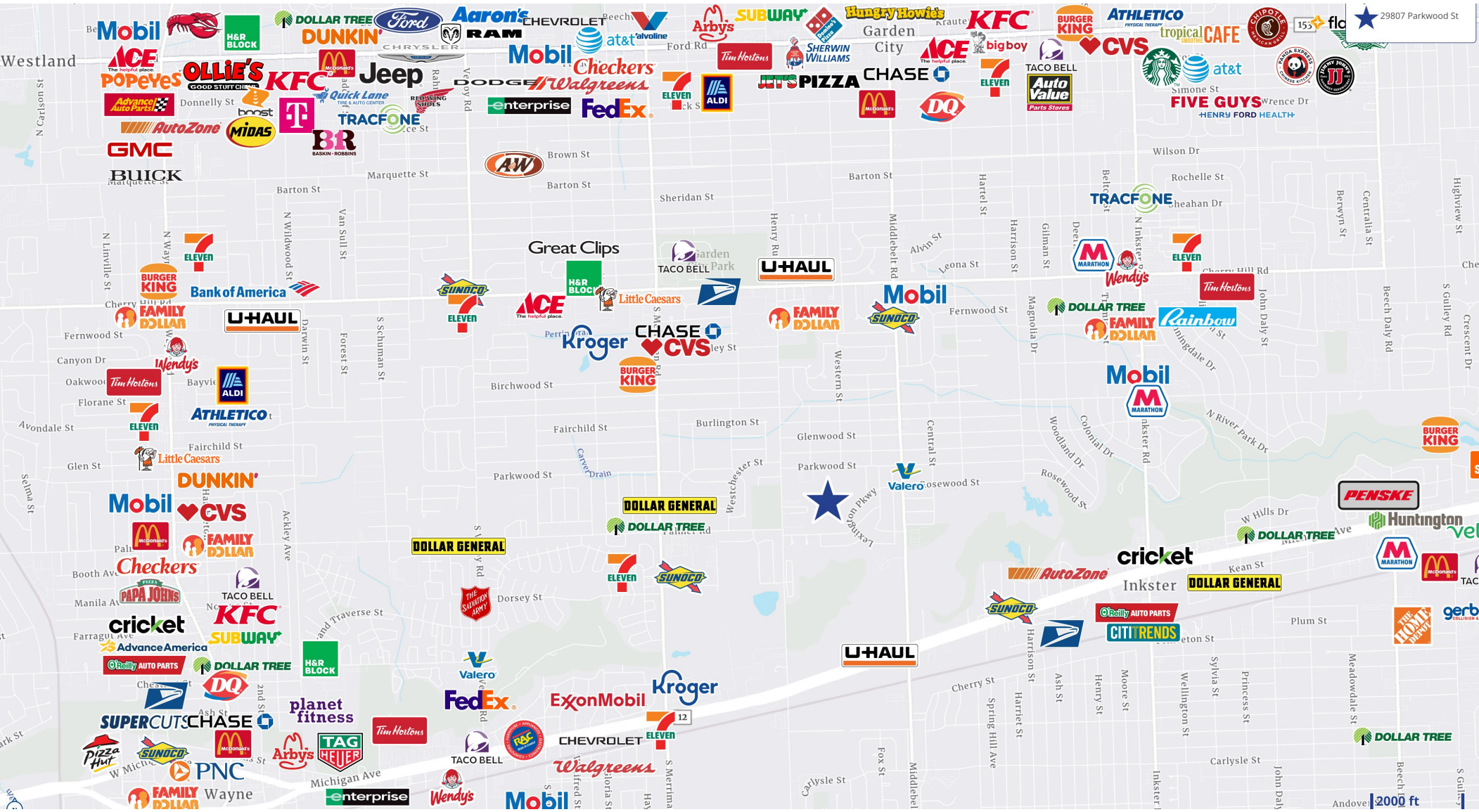
Inkster's economic landscape is supported by a network of small and mid-sized businesses, many of which are connected through the Inkster Chamber of Commerce. The Chamber plays a vital role in fostering business growth, attracting new enterprises, and facilitating collaborations among local entrepreneurs. Their efforts contribute to a sustainable and healthy economy, which is essential for long-term investment stability.

While Inkster itself is a quieter residential enclave, it is surrounded by cultural and recreational attractions that enhance its appeal. Nearby destinations include the Motown Museum, the Automotive Hall of Fame, and the Michigan Science Center, all within a short drive. These points of interest, along with local parks and community events, contribute to a well-rounded lifestyle that can attract renters and homeowners alike.

With its affordable property values, high population density, and ongoing efforts to revitalize the local economy, Inkster stands out as a promising location for real estate investment. Whether you're considering multifamily housing, retail development, or mixed-use projects, the city offers a foundation of community engagement and regional connectivity that supports long-term growth.



# LOCAL OVERVIEW



OFFERING MEMORANDUM  
WWCS D REDEVELOPMENT SITES | INKSTER, MI

# LOCATION DEMOGRAPHICS

Current Year Summary	1 mile radius	3 mile radius	5 mile radius
Total Population	12,017	112,805	280,025
Total Households	4,674	45,529	116,178
Total Family Households	2,791	27,727	70,062
Average Household Size	2.50	2.45	2.39
Median Age	37.5	38.3	39.4
Population Age 25+	8,098	78,382	198,326
2010-2020 Total Population: Annual Growth Rate (CAGR)	-0.17%	0.16%	0.31%

Current Year Income & Household Summary	1 mile radius	3 mile radius	5 mile radius
Median Household Income	\$55,841	\$60,703	\$66,071
Average Household Income	\$69,107	\$78,032	\$84,728
Per Capita Income	\$27,037	\$31,545	\$35,204

Current Year Summary Business Data	1 mile radius	3 mile radius	5 mile radius
Total Businesses	158	2,493	6,957
Total Daytime Population	9,097	93,357	242,143
Daytime Population: Workers	2,901	31,978	93,225
Daytime Population: Residents	6,196	61,379	148,918

## IN 5-MILE RADIUS



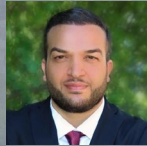
POPULATION  
280K+



TOTAL  
HOUSEHOLDS  
116K+



AVERAGE  
INCOME  
\$84K+



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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