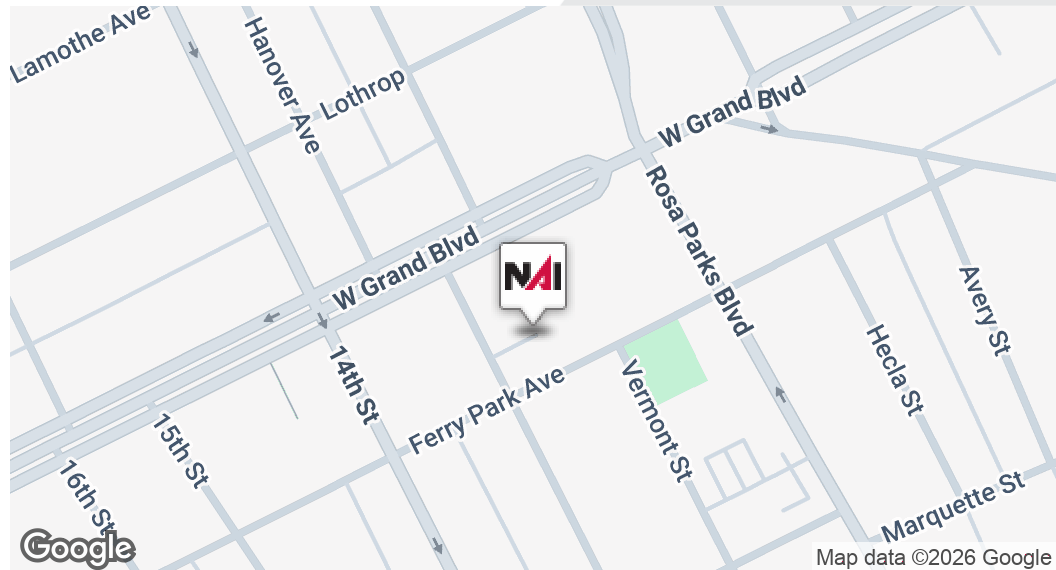
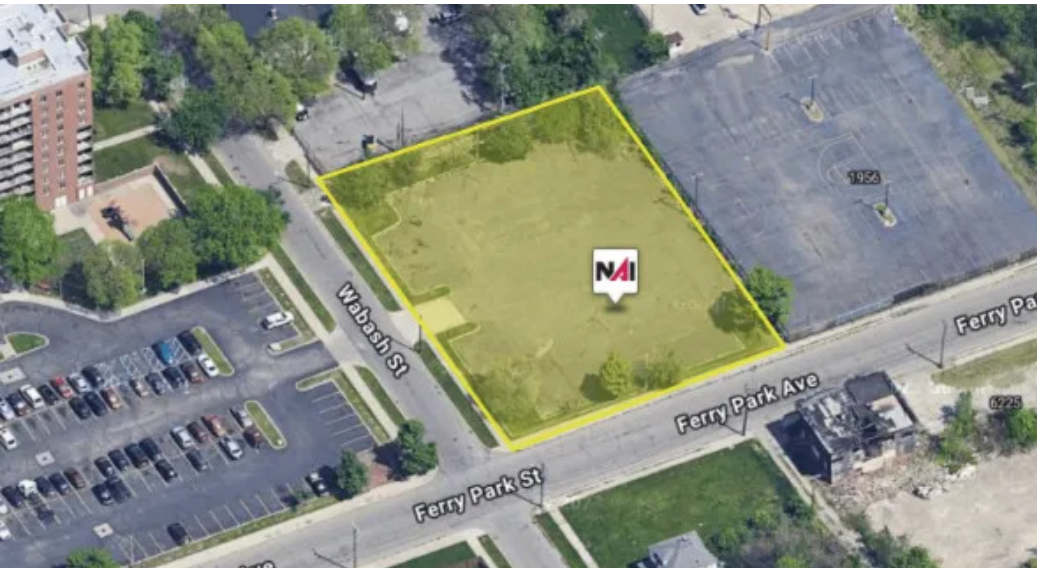


**.73 ACRES
LAND**



FOR SALE



6520 Wabash St

Detroit, Michigan 48208

Property Description

Presenting a prime ± 0.73 -acre (31,800 SF) development site in Detroit's sought-after Midtown/New Center/Rosa Parks submarket, this property boasts R6 High Density Residential Zoning, offering exceptional potential for multifamily and high-density residential development. With public utilities available, including public water and sewer access at the street, this parcel is ideal for apartments, condominiums, townhomes, and multifamily housing. The higher-density zoning enhances the property's long-term development value, supporting a potential density ranging from approximately 55 to 75 units, depending on the final unit mix and project configuration, based on nearby developments.

Property Highlights

- ± 0.73 -acre (31,800 SF) development site (Approximate Dimensions: 150' $\times$ 212')
- R6 High Density Residential Zoning
- Multifamily / High-Density Residential Development
- Supports higher-density residential development
- Ideal for apartments, condominiums, townhomes, multifamily housing
- Higher-density zoning enhances parcel's long-term development value
- Potential density could range from approximately 55 to 75 units, depending on the final unit mix and project configuration, based off Young Manor Apartments' density
- Public Utilities Available
- Public water
- Public sewer with sewer access at the street

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DEVELOPMENT OPPORTUNITY

With **scarce R6-zoned land available in Detroit**, this property provides developers with the opportunity to create a high-density residential community in an established neighborhood. The combination of favorable zoning, existing public infrastructure, and proximity to an established apartment community makes 6520 Wabash Street a compelling acquisition for developers pursuing multifamily or townhouse projects.

STRATEGIC LOCATION

The parcel is located directly across from **Young Manor Apartments**, demonstrating the area's established demand for multifamily housing and reinforcing the site's suitability for additional residential development. Situated within Detroit's 48208 submarket, the site offers convenient access to major transportation routes, employment centers and neighborhood amenities, making it well-positioned for future residential investment.

STRATEGIC LOCATION NEAR HENRY FORD TRANSFORMATIONAL DEVELOPMENT

6520 Wabash Street is located just minutes from Henry Ford Hospital and the **Future of Health: Detroit** district, a landmark **\$3+ billion mixed-use redevelopment** led by **Henry Ford Health, Michigan State University, and the Detroit Pistons**. The transformative project includes a new state-of-the-art hospital tower, medical research facilities, mixed-income residential development, retail, public spaces, and significant infrastructure improvements that are reshaping Detroit's New Center and surrounding neighborhoods.

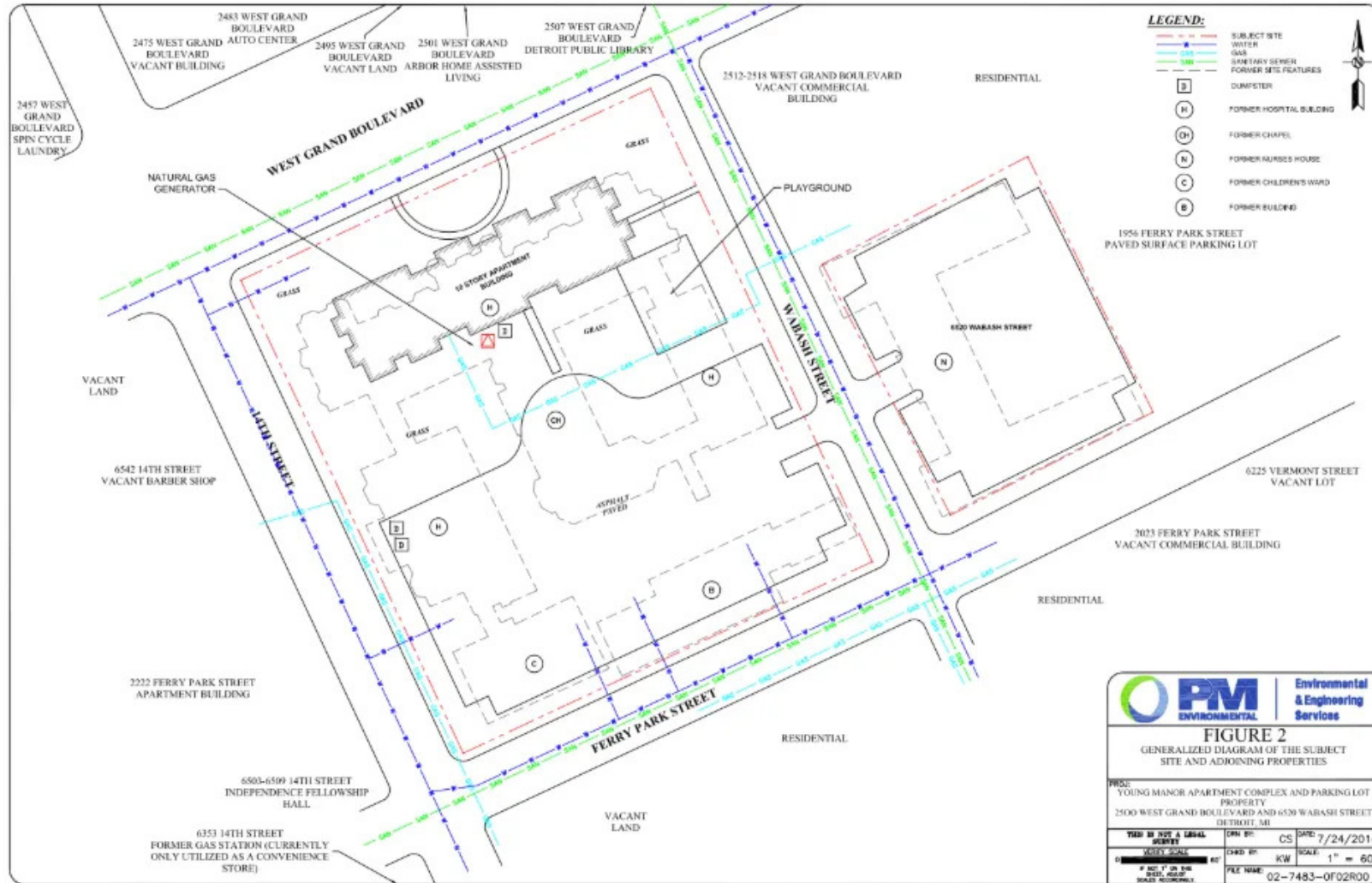
Located less than one mile from the Henry Ford Health campus, the property benefits from its proximity to one of Southeast Michigan's largest employment centers. The ongoing expansion is expected to attract thousands of healthcare professionals, researchers, students, and support staff, driving sustained demand for quality housing in the surrounding area.

Combined with its **R6 High Density Residential zoning**, public utilities, and location directly across from Young Manor Apartments, 6520 Wabash Street offers an attractive opportunity for developers seeking to deliver multifamily housing that can serve the area's growing workforce and capitalize on continued investment in Detroit's healthcare and innovation corridor.

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Wetlands

- Freshwater Emergent
- Freshwater Forested/Shrub
- Estuarine and Marine Deepwater
- Estuarine and Marine
- Freshwater Pond
- Lake
- Riverine
- Other

User Remarks:

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

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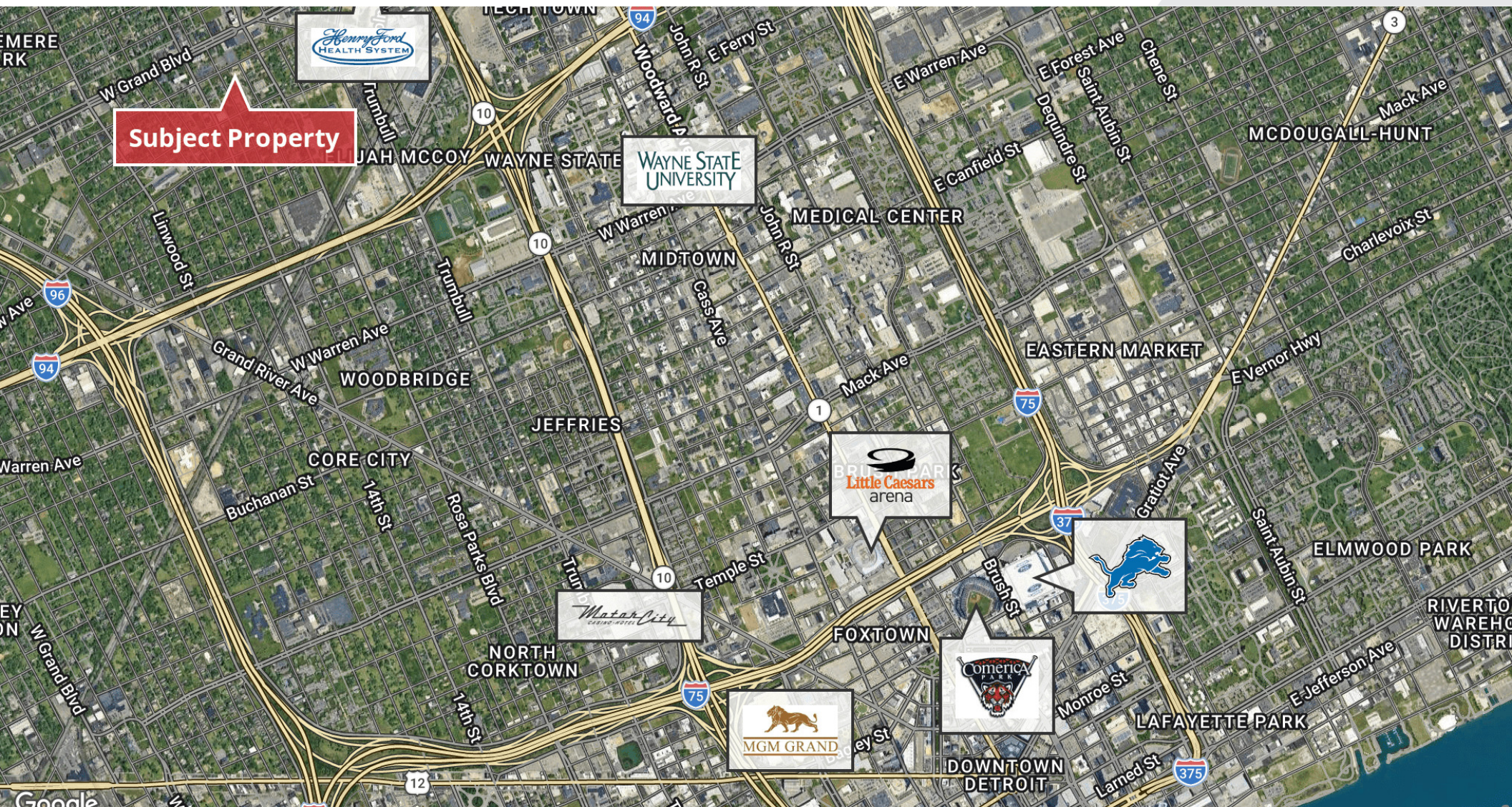
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,197	119,196	320,988
Average Age	37.4	36.5	35.3
Average Age (Male)	36.2	35.5	34.1
Average Age (Female)	40.5	36.7	36.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,044	51,279	124,008
# of Persons per HH	2.0	2.3	2.6
Average HH Income	\$60,005	\$57,650	\$57,922
Average House Value	\$259,343	\$149,120	\$127,565

2023 American Community Survey (ACS)

