O'Connor Real Estate

POLETOWN EAST LAND PORTFOLIO

oconnordetroit.com

NEIGHBORHOOD

POLETOWN EAST

LOCATION

SW CORNER OF CHENE AND KIRBY

SPACE TYPE

LAND

Located in Detroit's Poletown East neighborhood, this 2.712-acre (118,135-square-foot) land portfolio offers a unique urban agricultural opportunity. Zoned R3, the property currently features four hoop houses — two measuring 130' x 30' and two measuring 110' x 30' — providing over 15,000 square feet of covered growing space. The expansive site presents an opportunity for continued agricultural use, redevelopment, or integration into a larger community-based initiative. With flexible zoning and significant frontage, the portfolio is well-positioned for creative residential or green infrastructure projects in a rapidly evolving neighborhood.

ASKING PRICE

$250,000

LOT SIZE

2.712 Acres (118,135 SF)

ZONING

R3

ADDRESSES

2244 Frederick	2280 Frederick
2238 Frederick	2233 Frederick
2230 Frederick	2239 Frederick
2224 Frederick	2243 Frederick
2282 E Kirby	2249 Frederick
2276 E Kirby	2255 Frederick
2272 E Kirby	2261 Frederick
2266 E Kirby	2267 Frederick
2260 E Kirby	2273 Frederick
2256 E Kirby	2277 Frederick
2250 E Kirby	2281 Frederick
2244 E Kirby	2272 Frederick
2238 E Kirby	2266 Frederick
2232 E Kirby	2262 Frederick
2224 E Kirby	2254 Frederick

OPPORTUNITY ZONE

YES

HOOP HOUSES

2 @ 130 X 30
2 @ 110 X 30

DETROIT

Detroit is a city in the midst of a dynamic transformation, fueled by billions in public and private investment, a burgeoning innovation sector, and a strong foundation of art, culture, and manufacturing. Once known solely as the Motor City, Detroit is now recognized for its thriving entrepreneurial ecosystem, revitalized neighborhoods, and major institutional anchors such as the Detroit Medical Center, Wayne State University, and the College for Creative Studies. With an increasingly walkable urban core, expanding transit options, and a focus on equitable development, Detroit offers a compelling landscape for forward-thinking investors, developers, and businesses.

AREA DEVELOPMENTS

New Henry Ford Hospital

Henry Ford Health is leading a $2.5 billion investment in New Center, anchored by a new $1.8 billion hospital at the intersection of the M-10 Freeway and Grand Boulevard. The state-of-the-art facility will span over one million square feet and rise to nearly the height of the 489-foot Fisher Building. Construction is set to begin in 2024 and conclude in 2029.

Fisher Body Plant No. 21

The transformation of the long-vacant Fisher Body 21 Plant is one of the most ambitious redevelopment projects of an abandoned Detroit building in recent years. This adaptive reuse will convert the 600,000-square-foot plant into 435 apartments and commercial spaces, with construction expected to begin in 2024.

University of Michigan Center for Innovation

The University of Michigan is constructing a $250 million, 200,000-square-foot building to support graduate education, talent-driven community development, and public engagement. It is part of the larger $1.5 billion District Detroit development, which includes six new buildings and the adaptive reuse of four historic properties.

Land
Portfolio
2.72 Acres
For Sale
Hamtramck
GATEWAY COMMUNITY
RUSSELL INDUSTRIAL
DEXTER LINWOOD
BOSTON-EDISON HISTORIC DISTRICT
PIETY HILL
GRATIOT TOWN/ KETTERING
GRATIOT WOODS
PINGREE PARK
RIVERBEND
POLE TOWN EAST
GRATIOT-GRAND
HENRY FORD
LASALLE GARDENS
CONNER CREEK
JEFFERSON CHALMERS
MARINA DISTRICT
INDIAN VILLAGE
ISLANDVIEW
MCDOUGALL-HUNT
WAYNE STATE
MEDICAL CENTER
MIDTOWN
WEST VILLAGE
EASTERN MARKET
WOODBRIDGE
CORE CITY
CHADSEY CONDON
LAFAYETTE PARK
CORKTOWN
MICHIGAN-MARTIN
BELLE ISLE
Detroit
UNITED STATES
CANADA
Detroit River
RIVERSIDE

A TRUSTED AND RESPECTED MEMBER OF THE COMMUNITY, O'CONNOR REAL ESTATE BRINGS 20 YEARS OF EXPERIENCE AND EXPERTISE TO THE COMMERCIAL MARKET.

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