



NEIGHBORHOOD

NORTH CORKTOWN

LOCATION

NE CORNER TRUMBULL AND SPRUCE

SPACE TYPE

LAND

Prominently located in North Corktown, this 1.6-acre development site offers more than 248 feet of frontage along Trumbull Avenue. The property includes conceptual plans for an 80-unit apartment building and is ideally positioned within walking distance to Corktown and Ford’s Michigan Central Station, which recently unveiled its transformative \$740 million renovation. Ford’s Corktown Campus is projected to bring over 5,000 new jobs to the area, creating demand for approximately 1,100 new residential units—making this an ideal opportunity for residential development. The seller has completed an ALTA survey, Phase I and II environmental assessments, and a Baseline Environmental Assessment (BEA). Additional adjacent parcels may be available through the Detroit Land Bank Authority, offering further potential for expansion.

ASKING PRICE

\$400,000

SIZE

1.6 Acres (69,696 SF)

ADJACENT LAND BANK PARCELS

.42 Acres (18,295 SF)

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, UPS Detroit International Import Hub

OPPORTUNITY ZONE

YES

ZONING

R2 & R4



North CORKTOWN Land Portfolio

PARCEL LIST

Seller owned parcels

- 2641 Trumbull
- 2629 Trumbull
- 2601 Trumbull
- 1530 Pine
- 1540 Pine
- 1544 Pine
- 1550 Pine
- 1558 Pine
- 1564 Pine
- 1580 Pine
- 1547 Spruce
- 1549 Spruce
- 1551 Spruce
- 1563 Spruce
- 1571 Spruce
- 1577 Spruce

Landbank Parcels

- 2623 Trumbull
- 2609 Trumbull
- 1568 Pine





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.

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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.

DETROIT 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.



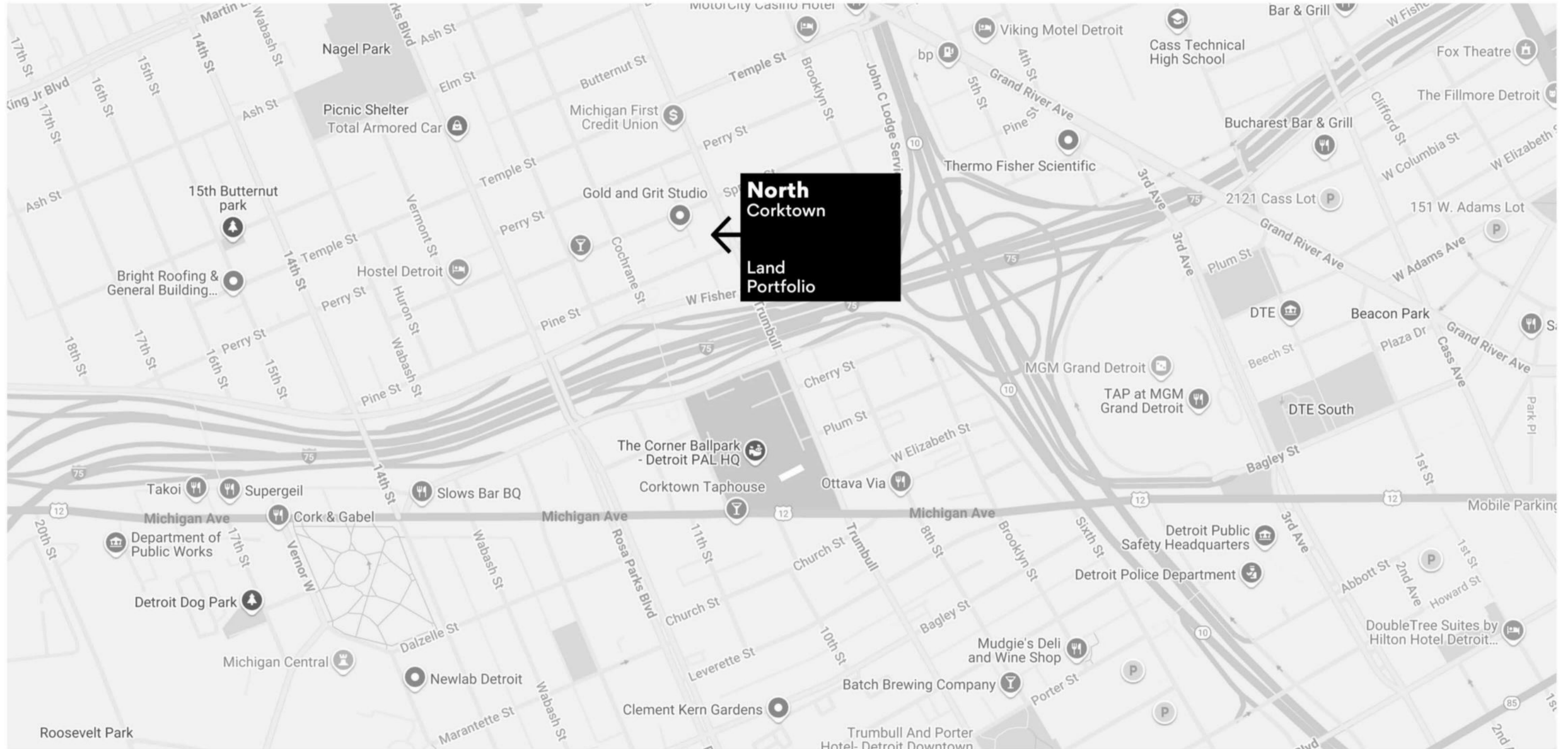
Perennial Corktown

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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