



PRIME BRUSH PARK DEVELOPMENT OPPORTUNITY

3124, 3136 Brush
420, 430 Erskine
Detroit, MI 48201

For Sale



Acreage: **Apprx .40 AC (17,550sf)**

Zoning: **PD**

County: **Wayne**

Asking Price: **\$526,500 (\$30/sf)**

AGENT: Bunia Parker
parker@summitcommercialllc.com



For more information: www.summitcommercialllc.com

(313) 872-1300

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PROPERTY FEATURES

- Centrally located in Brush Park
- Close Proximity to M-10, I-75, and I-94
- Close Proximity to numerous retailers (partial list):
 - o Whole Foods
 - o Brush Park Bodega
 - o Starbucks
 - o Grey Ghost
 - o Saucy Brew Works
- Close proximity to several stadiums and institutions:
 - o Ford Field
 - o Comerica Park
 - o Little Caesars Arena

- o Detroit Central Business District
- o Wayne State University Campus
- o Detroit Medical Center (DMC)
- o Eastern Market
- o Detroit Institute of Arts
- o Charles H Wright Museum
- o Detroit History Museum
- o Detroit Library
- o Detroit Symphony Orchestra
- o QLine (Light Rail)
- o University of Michigan (Detroit Campus)
- o Lawrence Tech University (Detroit Campus)
- o Michigan State University (Detroit Campus)



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PROPERTY OVERVIEW

In partnership with the Detroit Building Authority (DBA), the City of Detroit's Housing and Revitalization Department (HRD) and Planning and Development Department (PDD) seek proposals from qualified entities to design and construct new mixed-income housing in the heart of the Brush Park neighborhood. The development site is located at 3124-3136 Brush and 420-430 Erskine at the southeast corner of Brush Street and Erskine Street. The site is approximately 17,500 square feet, or 0.4 acres. The City of Detroit seeks well-designed proposals for new development that will build upon the inherent strengths of the site and integrate the site seamlessly with the surrounding neighborhood.

BACKGROUND

Brush Park is located just 1/4 mile north of Downtown Detroit's Central Business District and along the east side of Woodward Avenue, Detroit's major regional transportation corridor and business spine. Brush Park's Downtown/ Midtown location is home to a host of regional institutions such as Wayne State University and the Detroit Medical Center as well as downtown major corporate headquarters and stadiums such as General Motors Corporation, Quicken Loans, Comerica Park (Tigers) and Ford Field (Lions). The Little Caesars Arena (Red Wings / Pistons) opened in 2017 directly across Woodward Avenue and just west of Brush Park. Eastern Market is located to the east of the site across I-75. The site has major freeway access to all parts of southeastern Michigan and sits a few blocks east of the Q-Line light rail system. Recently-completed and on-going development projects in the vicinity include Bedrock's City Modern, American Community Developers' Brush and Watson, and City Growth Partners' Brush 8. Bedrock will also be undertaking development of the 22-acre Brewster-Douglass site located to the southeast.

This historic neighborhood has its roots dating back to the mid 1860's. At one time over 400 historic buildings were located in Brush Park, which was one of Detroit's premiere neighborhoods and at the turn of the 19th century was known as the "Little Paris of the Midwest". The 1960's saw the Brush Park neighborhood substantially deteriorate, with a high incidence of vacancy, crime, and abandonment with subsequent demolition. Since the mid 1990's however the City of Detroit has initiated an aggressive campaign to save the remaining historic properties and invest in neighborhood-wide infrastructure improvements. Recent years have seen accelerated investment in new housing and businesses, with the introduction of more contemporary architectural styles to complement the historic context.

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DESIRED DEVELOPMENT PROGRAM

The City seeks a residential or mixed-use development designed in conformance with the Brush Park Form Based Code. Residential proposals may include units for rent or for sale. A minimum of 20% of rental units should be affordable to households earning up to 80% of the Area Median Income.

The site is currently zoned PD Planned Development, however it benefits from its location in the Form Based Code district created specifically for Brush Park to provide residents and developers with a predictable vision of the built environment. All plans should be designed to be consistent with this new code, as provided in this link [Building types](#) may include mid-rise buildings, multiplexes, townhouses, and/or carriage homes and mews buildings.

The development site is also located within the boundaries of a local historic district. Development plans will require approval from the Historic District Commission. Respondents will be responsible for conducting their own due diligence on what additional zoning and permitting approvals, if any, may be required.

KEY DATES

- Marketing Open—February 20, 2023
- Bids Due—April 20, 2023

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RESPONSE PACKETS

Please include the following in your bid request:

1. Letter of Intent: Narrative of Respondent's approach to the development of the site, including proposed programming, unit mix and affordability, and any notable design features.
2. Site Design: Conceptual site plan and renderings and/or precedent images.
3. Financials: Include bid price, sources and uses, and a 10-year pro forma. List specific public sources and incentives and identify any anticipated funding partners.
4. Timeline: Project completion schedule, including public approvals, land sale and financing closings, and construction start and completion.
5. Team and Experience: History and overview of the Respondent and team members, including descriptions of other residential or mixed-use developments completed.



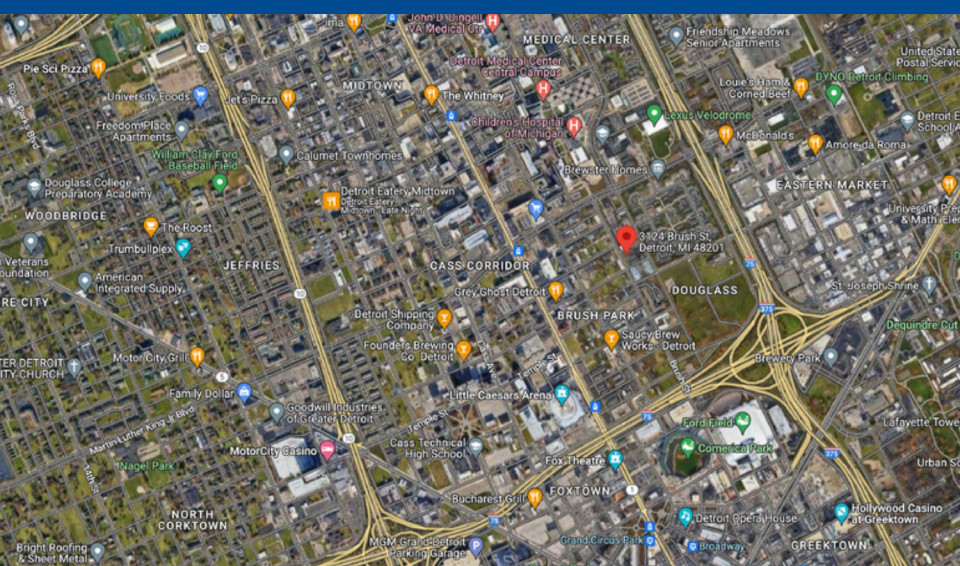
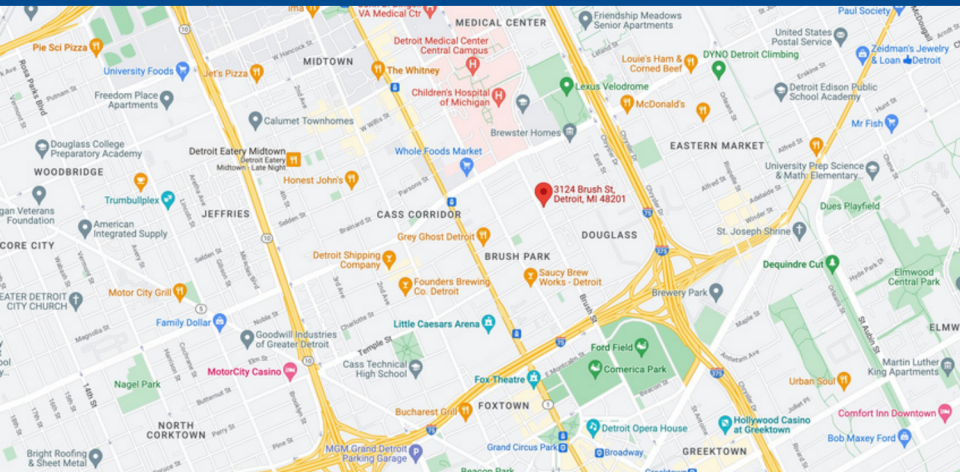
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LOCATION MAPS



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PARCEL MAP



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DEMOGRAPHICS

Demographic Summary Report

3124 BRUSH St, Detroit, MI 48201

Building Type: Land
 Class:-
 RBA:-
 Typical Floor:-

Total Available: 0 SF
 % Leased: 0%
 Rent/SF/Yr:-



Radius	1 Mile	2 Mile	3 Mile
Population			
2027 Projection	17,885	46,181	84,602
2022 Estimate	17,722	46,431	85,376
2010 Census	16,999	47,919	89,647
Growth 2022 - 2027	0.92%	-0.54%	-0.91%
Growth 2010 - 2022	4.25%	-3.11%	-4.76%
2022 Population by Hispanic Origin	524	1,614	5,489
2022 Population	17,722	46,431	85,376
White	3,85821.77%	9,57220.62%	16,73119.60%
Black	11,94067.37%	32,69570.42%	62,58673.31%
Am. Indian & Alaskan	1000.56%	2630.57%	4740.56%
Asian	1,1966.75%	2,3014.96%	2,8293.31%
Hawaiian & Pacific Island	30.02%	60.01%	100.01%
Other	6253.53%	1,5943.43%	2,7463.22%
U.S. Armed Forces	8	12	12
Households			
2027 Projection	10,237	24,521	40,924
2022 Estimate	10,109	24,583	41,212
2010 Census	9,507	25,004	42,824
Growth 2022 - 2027	1.27%	-0.25%	-0.70%
Growth 2010 - 2022	6.33%	-1.68%	-3.76%
Owner Occupied	7997.90%	4,21617.15%	9,94424.13%
Renter Occupied	9,30992.09%	20,36782.85%	31,26875.87%
2022 Households by HH Income			
	10,110	24,581	41,210
Income: <\$25,000	4,52244.73%	10,28741.85%	17,30541.99%
Income: \$25,000 - \$50,000	1,85718.37%	5,14020.91%	9,30322.57%
Income: \$50,000 - \$75,000	1,33913.24%	3,34313.60%	5,71313.86%
Income: \$75,000 - \$100,000	8198.10%	2,0878.49%	3,3658.17%
Income: \$100,000 - \$125,000	5715.65%	1,2795.20%	1,8604.51%
Income: \$125,000 - \$150,000	4874.82%	9243.76%	1,3263.22%
Income: \$150,000 - \$200,000	2452.42%	6732.74%	1,1012.67%
Income: \$200,000+	2702.67%	8483.45%	1,2373.00%
2022 Avg Household Income	\$52,058	\$54,551	\$52,164
2022 Med Household Income	\$29,934	\$32,338	\$31,773



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2/14/2023

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