

Stender Ave

Stender Ave



**SUMMIT  
COMMERCIAL**  
Creating Real Estate Solutions

# HVEV CORRIDOR SITES FOR SALE

City of Detroit Office of Mobility Innovation

11 Site For Sale

Agent: Bunia Parker

[parker@summitcommercialllc.com](mailto:parker@summitcommercialllc.com)

Agent: Ben Smith

[smith@summitcommercialllc.com](mailto:smith@summitcommercialllc.com)

Agent: Jerome Eagger

[eagger@summitcommercialllc.com](mailto:eagger@summitcommercialllc.com)



For more information:

[www.summitcommercialllc.com](http://www.summitcommercialllc.com)

(313) 872-1300

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to lease or purchase.

# CONTENTS

Contents.....	2
Desired Development Program.....	3
Property Overview.....	3
Key Dates.....	3
Sites.....	4-33
Site #1.....	20646 West McNichols Road, Detroit, MI 48219
Site #2.....	15500 Wyoming Avenue, Detroit, MI 48238
Site #3.....	18977-18981 Wyoming Avenue, Detroit, MI 48221
Site #4.....	1753-1767 East McNichols Road, Detroit, MI 48203
Site #5.....	8500 Gratiot Avenue, Detroit, MI 48213
Site #6.....	5838 West Warren Avenue, Detroit, MI 48210
Site #7.....	11301 East Jefferson Ave, Detroit, MI 48214
Site #8.....	2700-2800 South Schaefer Highway, Detroit, MI 48217
Site #9.....	4407 West Grand River Avenue, Detroit, MI 48208
Site #10.....	9901 Southfield Freeway, Detroit, MI 48228



# DESIRED DEVELOPMENT PROGRAM

The City of Detroit is focused on developing highly visible electric vehicle (HVEV) corridors, with a goal of improved charging and retail access to residents, visitors, and road users. These corridors have been identified by indicators that demonstrate these key locations are prime development locations based on traffic data, (industrial) job centers, community planning initiatives, tourist attractions and dense residential areas.

The goal of this program is to foster confidence in electric vehicle (EV) users through reducing range anxiety and improving data for seamless navigation. The City is encouraging private retailers and developers to invest in select properties for retail and EV charging infrastructure. Site footprints should include plans for both a retail building and direct current (DC) fast chargers. The City of Detroit will support the contracted retailer through a partnership with DTE Energy to ensure the electrical grid at the sites has sufficient capacity to support any facility and EV charger requirements.

This effort is an important element of the holistic program designed to support the electric vehicle(EV) infrastructure and access in Detroit, the Southeast Michigan Region and for international travel from Canada. By implementing this program, retailers and developers will contribute to the sustainable development of the city and the successful transition towards cleaner transportation.

## OVERVIEW: OFFICE OF MOBILITY INNOVATION (OMI)

The Detroit Building Authority (DBA); the City of Detroit's Planning and Development Department (PDD) and Office of Mobility Innovation (OMI) invite businesses to invest in the global mobility ecosystem that Detroit is leading the development of. The DBA, PDD and OMI seek proposals from qualified entities to propose a development for these prime retail and charging location(s). Businesses may propose the purchase of any or all of the following sites. The City of Detroit seeks proposals for new retail developments, with dedicated electric vehicle charger infrastructure that will build upon the inherent strengths of the following locations and unlock the potential of these sites.

## KEY DATES

### Key Dates

- Marketing Open - September 5, 2023
- Proposal Review Date - Bids will begin to be reviewed starting on October 6, 2023
  - (Note: The City will continue to receive proposals until an offer is accepted)

For more information:

[www.summitcommercialllc.com](http://www.summitcommercialllc.com)

(313) 872-1300

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to lease or purchase.

# Site #1

Asking Price: \$69,000

20646 West McNichols Road, Detroit, MI 48219

## Community & Real Estate

- Walk Score: 71
- Bike Score: 48
- Higher than average Housing Units Owner Occupied: 14.2%

## Property Features

- Neighborhood: Holcomb/McNichols Evergreen
- .324 Acres
- Zoning B4
- District 1

## Traffic Data

- Lanes: 4
- Speed Limit: 35 MPH
- Daily VMT: 11,136
- Corridor AADT: 10,700



# Site #1 **Overview**

- Prime undeveloped land near the intersection of the McNichols Road and the West Grand River Avenue Corridor
- Central location near Holcomb Street, near the historic Old Redford neighborhood, and less than 1.5 miles from Telegraph Road, Southfield Freeway, and Redford Charter Township. It is also two miles away from I-96.
- This site is included in the Grand River Northwest Framework Plan which includes a dynamic revitalization plan that includes: Holcomb Elementary Site redevelopment to multi-family housing units and open space amenities; 2017 Design Center in a Box, funded by 2017 Knight Cities Challenge storefront activations; the Obama Building (8,880 sq/ft of retail and four residential units); a multi-family redevelopment at the Burt Road site; Old Redford Link, a neighborhood greenway with a public art exhibit; redesigned Grand River streetscape improvements; GRANDparklet – a flexible community plaza; and a single-family stabilization area.
- Three DDOT Transit Stations are within two blocks of the site location.
- The site sits between the Telegraph Road (west) and Southfield Freeway (east) and Seven Mile Road (north) and I-96 (south). It is also nearby Outer Drive, a main road for daily travel.
- Situated nearby the historic Redford Theatre, Henry Ford High School, Plum Hollow Country Club
- Located in a Neighborhood Revitalization Strategy Areas 2020 NRSA\_5.





# Site #2

Asking Price: \$63,000

15500 Wyoming Avenue, Detroit, MI 48238

## Community & Real Estate

- Walk Score: 49
- Bike Score: 57
- Higher than average Percent Drive Alone to Work (79.5%) with an average commute time of 23.31 miles.
- Lower than average Percent Households with No Car (11.%)

## Property Features

- Neighborhood: Fitzgerald  
Marygrove
- .29 Acres
- Zoning B4
- District 2

## Traffic Data

- Lanes: 2
- Daily VMT: 7,500
- Corridor AADT: 15,300



# Site #2 **Overview**



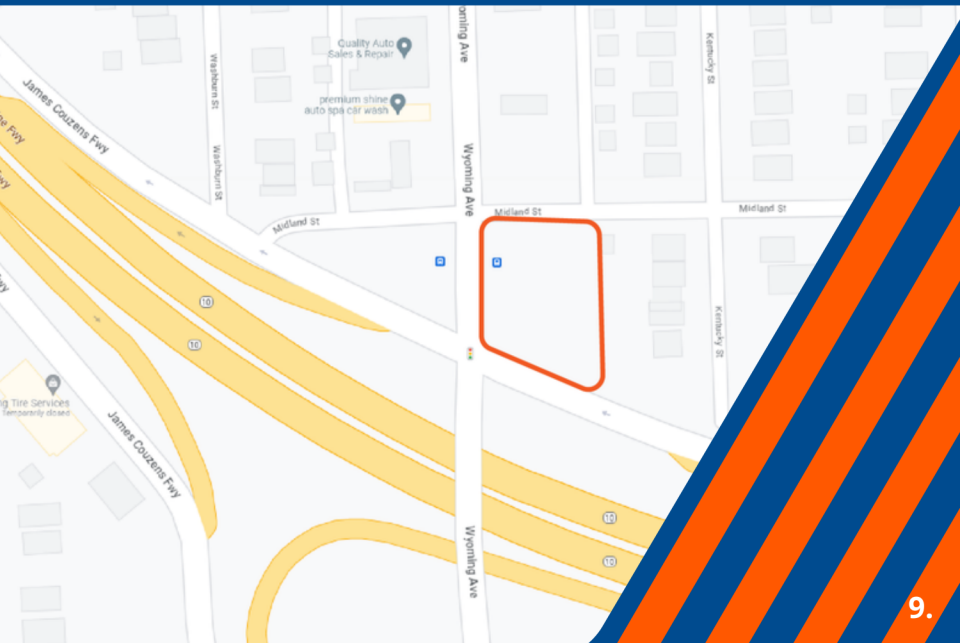
- Prime undeveloped on Wyoming Avenue at a very desirable corner with high traffic off John C Lodge Freeway (M-10).
- Enclosed by Fenkell Avenue, McNichols Road, Livernois Avenue, Meyers Avenue/ M-10/ the Lodge Freeway. This neighborhood has access to Mary McCloud Bethune Elementary-Middle School
- Under two miles from University of Detroit Mercy and Marygrove College and the community is also home to the Maggie Lee Community Center a little over a half-mile away
- Fitzgerald lies within the Livernois and McNichols “Live6” corridor, giving community members access to Detroit’s Avenue of Fashion and various shops, art galleries, salons, and restaurants.





# Site #2 **Narrative**

- The development site is located at 15500 Wyoming Avenue in the exciting Fitzgerald neighborhood. At the corner of the John C Lodge Freeway and Wyoming Avenue approximately 0.29 acres, zoned B4 within District 2.
- 0.5 mile east from the prestigious Loyola High school and under 1.5 south of Marygrove College. This location is a car-department neighborhood, so most errands require a car. This location is in the Mackenzie neighborhood in Detroit.
- Nearby parks include Nardin Park and Woods Park.



# Site #3

Asking Price: \$55,000

18977-18981 Wyoming Avenue, Detroit, MI 48221

## Community & Real Estate

- Walk Score: 57
- Bike Score: 46
- Higher than average Percent Households with Children (32.9%)
- Higher than Average Commute Time (31.4%)
- Significantly Higher than Average Percent Commute by Transit (7.2% compared to Wayne County (2.5%; SE Michigan 1.5%))

## Property Features

- Neighborhood: Holcomb/  
McNichols Evergreen
- .31 Acres
- Zoning B4
- District 1

## Traffic Data

- Lanes: 4
- Speed Limit: 35 MPH
- Daily VMT: 11,136
- Corridor AADT: 10,700





## Site #3 Overview

- Premium undeveloped land on Wyoming Avenue just south of 7 Mile Road
- Only about 300 feet south of 7 Mile Road at the northwest corner of the historic Bagley neighborhood, adjacent to University District
- Just a couple miles from the Detroit Golf Club and even less to Marygrove College and the famous local eatery, Lou's Deli.

# Site #3 Narrative

- This location is in the Bagley neighborhood in Detroit. Nearby parks include Hardstein Playground, Sherwood Park and Diack Playground.
- The Bagley community is an area in Northwest Detroit whose boundaries are West Outer Drive to the north, Livernois Avenue to the east, West McNichols Road (Six Mile Road) to the south, and Wyoming Avenue to the west.
- The community's name is likely derived from Bagley Elementary School, which is the public school within the community.



# Site #4

Asking Price: \$42,000

1753-1767 East McNichols Road, Detroit, MI 48203

## Community & Real Estate

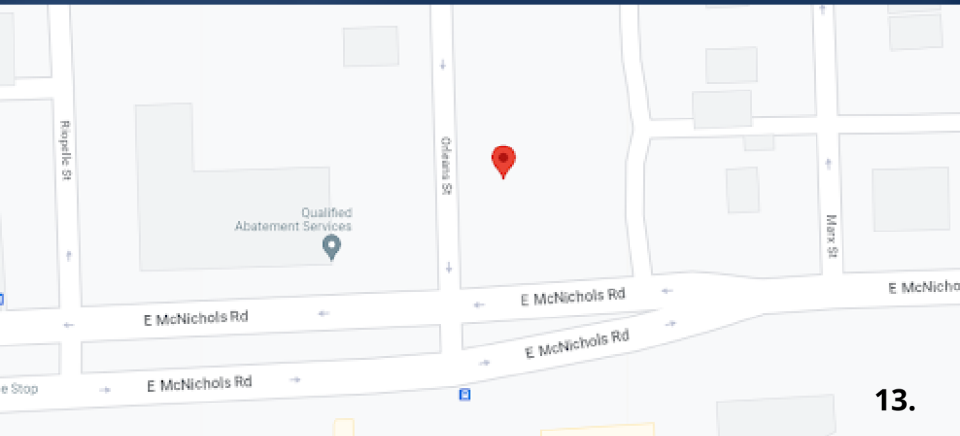
- Walk Score: 31
- Bike Score: 44
- Significantly Higher than Average Percent Single Family Homes (98%; compared to 75.7% Wayne County)
- Significantly higher than Average Labor Force Participation Rate (64.2%)
- Higher than Average Percent Drive Alone to Work (84.2%)

## Property Features

- Neighborhood: Cadillac Heights
- .49 Acres
- Zoning B4
- District 2

## Traffic Data

- Lanes: 5
- Daily VMT: 2,786
- Corridor AADT: 8,800





## Site #4 Overview

- Located in the historic neighborhood of Cadillac Heights on East McNichols Road just west of Dequindre Road.
- Just north of the City of Hamtramck, Cadillac Heights is home to Ford Park and the Detroit Golf Club is less than a mile away.
- A quarter mile from I-75 / McNichols Road Freeway exit, creating a great amount of through traffic. North of Ebenezer Church a large faith-based institution within Cadillac Heights.
- Less than a half-mile from Caramagno Foods, a popular grocery store in the area and only a short distance west of Buddy's Pizza, a local favorite.

# Site #4 Narrative

- Enclosed by Woodward Avenue, State Fair Avenue, Eight Mile Road and Fayette Street, this neighborhood gives easy access to the Gateway Shopping Center.
- A new development is in the works on the site of the former Michigan State Fairgrounds. An undeveloped 0.48-acre plot of land in a prime location. Zoned B4 in District 2, a historic district with strong communities, active organizations, and a high number of stable homes. Has several educational institutions also located in District 2, including Old Redford Academy, Renaissance High School, University of Detroit Mercy and Marygrove College, as well as a vibrant business community.
- Just north of the City of Hamtramck, the site is located just east of the I-75/East McNichols Road intersection. This location is in the State Fair-Nolan neighborhood in Detroit. Nearby parks include Ford Park, Palmer Park Golf Course and Coventry Park.



# Site #5

Asking Price: \$240,000

11301 East Jefferson Ave, Detroit, MI 48214

## Community & Real Estate

- Walk Score: 52
- Bike Score: 68
- Higher than average Households with Children Under 18: +7%

## Property Features

- Neighborhood: East Village
- .43 Acres
- Zoning B4
- District 2

## Traffic Data

- Lanes: 7
- Daily VMT: 25,272
- Corridor AADT: 17,700







## Site #5 Overview

- Prime undeveloped land on the East Jefferson Avenue Corridor.
- Nestled in a historic residential corridor, with over 1,600 single-family homes, three schools and two public parks. 85% of homes in this neighborhood are owner-occupied.
- Located .37 miles from M-53 and .58 miles from I-94, and nearby Van Dyke Avenue.
- Located nearby multiple retail and service locations, including Grosse Pointe Moving & Storage, Parkway Foods, and the Jefferson Veterinary Center, Pathways Academy, 9 to 9 Beauty Supply and Detroit Enterprise Academy. It is also located next to AT&T Central Office, Great Lakes Export, US Border Patrol Station, DO All Plastic, Nationwide Recovery, Spencer/Butcher Group Assemble Rite and the Stellantis Detroit River Yard.
- Within one block of the Stellantis Jefferson North Assembly Plant, which employs over 5,000 workers.
- Has eight DDOT bus stops within walking distance from the site location.

# Site #5 Narrative

- East Village is located just east of Indian Village and spans from Fischer Street to Cadillac Boulevard and from East Jefferson Avenue to Mack Avenue.
- This neighborhood has over 1,600 single-family homes in various architectural styles. This site is located within a one-mile radius of the historical West Village, Indian Village and Joseph Berry Subdivisions; the waterfront Marina District, and nearby retail and popular dining and entertainment locations including Sinbad's, Coriander Kitchen, and Marrow.
- East Village is home to Pewabic Pottery, classic apartment towers like The Kean and The Hibbard among high-density multi-family residential buildings.
- East Jefferson Avenue is in the East Village Neighborhood and is nearby both residential and manufacturing districts and has proximity to the Detroit Riverfront and Belle Isle State Park.
- The site is near the eastern border of the City of Detroit and Grosse Pointe Park. It is also nearby Detroit's central business district. The nearly half-acre site is approximately .43 acres and is zoned B4.



# Site #6

Asking Price: \$64,000

8500 Gratiot Avenue, Detroit, MI 48213

## Community & Real Estate

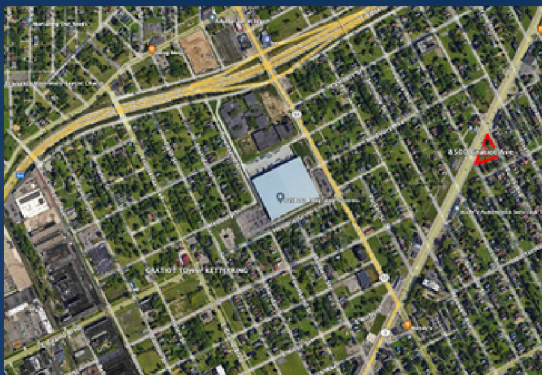
- Walk Score: 73
- Bike Score: 50
- Higher than Average Per Capita Income (\$31,021)
- Significantly Higher than Average Percent Commute by Transit (12.9%)
- Higher than Average Commute Time (33.6 minutes)

## Property Features

- Neighborhood: Pingree Park
- .734 Acres
- Zoning B4
- District 5

## Traffic Data

- Lanes: 7
- Daily VMT: 16,299
- Corridor AADT: 31,400



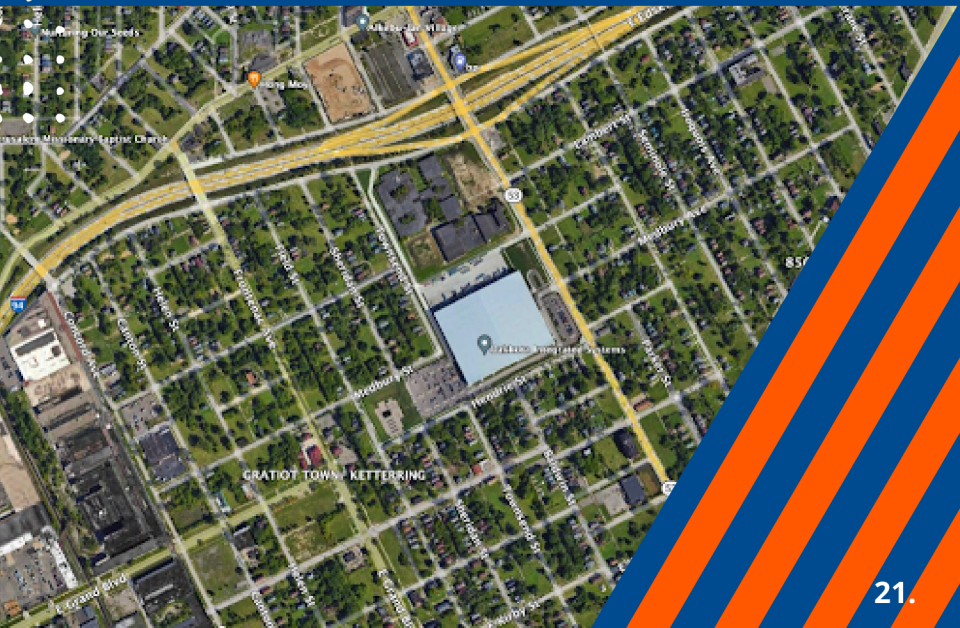
# Site #6 **Overview**

- Prime undeveloped land on the Gratiot Avenue Corridor.
- Nestled in a residential corridor, with over 600 single-family homes and two public parks in Pingree Park, named for former Detroit Mayor Hazen Pingree.
- Located .37 miles from M-53 and .58 miles from I-94, and nearby Van Dyke Avenue.
- Located nearby multiple retail and auto repair locations, including A1 Auto Repair and Muffler; Wade's Automotive Service and Towing; East Coast Collision.
- Within one mile of Factory Zero, GM's new \$2,2 B manufacturing facility for electric vehicles, which employs about 2,200 workers. Within 1.5 miles of the Stellantis Mack Assembly Plant, which employs over 5,500 workers.
- Located nearby significant multi-family and single-family residential units.
- Has four bus stops within walking distance from the site location.
- Located in a Neighborhood Revitalization Strategy Areas 2020 NRSA\_1.



# Site #6 Narrative

- 8500 Gratiot Avenue, Detroit MI 48219, in Pingree Park neighborhood, and it centrally located between two major automotive manufacturing plants and sits adjacent to the City of Hamtramck.
- The site is near Pingree Park, a focal point of the neighborhood. The park "is a fun and welcoming park in Detroit located on East Forest Avenue and Iroquois Avenue across from Mt. Calvary Missionary Baptist Church," according to Friends of Pingree Park.
- The site is approximately .734 acres and is zoned B4 (General Business District.) Within one-mile of Universal Logistics, Coleman A. Young International Airport; Display Group; Packard Art Collection; the former Packard Automotive Plant (slated for redevelopment); supply-chain manufacturer Dakkota Integrated Systems, Stellantis Mack Assembly Plant and Factory Zero.



5838-5846 West Warren Avenue, Detroit, MI 48210

## Community & Real Estate

- Walk Score: 73
- Bike Score: 50
- Higher than Average Percent Households with Children (30.8%)
- Lower than Average Percent Households with Broadband Internet Access (61.4%)
- Significantly Higher than Average Population Density (7.96) (4.53 Wayne County)
- Significantly Higher than Average Percent Hispanic (19.3%) (6.2% Wayne County; 4.7% SE Michigan)
- Higher than Average Commute Time (35.9)
- Higher than Average Commute by Transit (4%)

## Property Features

- Neighborhood: Midwest Tireman
- .25 Acres
- Zoning B4
- District 6

## Traffic Data

- Lanes: 5
- Daily VMT: 3,866
- Corridor AADT: 6,100



# Site #7

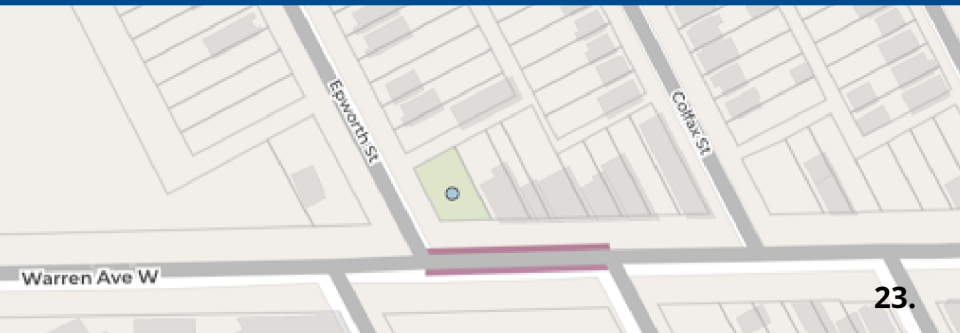
## Property Features

- Undeveloped land located in the Midwest Tireman neighborhood.
- The neighborhood is bounded by Warren Avenue to the north, Junction Street to the east, John Kronk Street to the south and Wyoming Avenue to the west.
- One mile north of I-94 highway at the Livernois Avenue exit.
- Located in an industrial region, the area is home to a number of large manufacturing facilities with a extensive number of workers.



## Overview

- A quarter-acres, zoned in B4, in the District 6. A growing area holding a strong contingent of Wayne State University graduates and millennial population within Detroit.
- Just off I-94 Edsel Ford Freeway and Livernois Avenue exit, the site will support a considerable amount of traffic as residents and workers commute to and from work.



# Site #8

Asking Price: \$99,000

2700-2800 South Schaefer Highway, Detroit, MI 48217

## Community & Real Estate

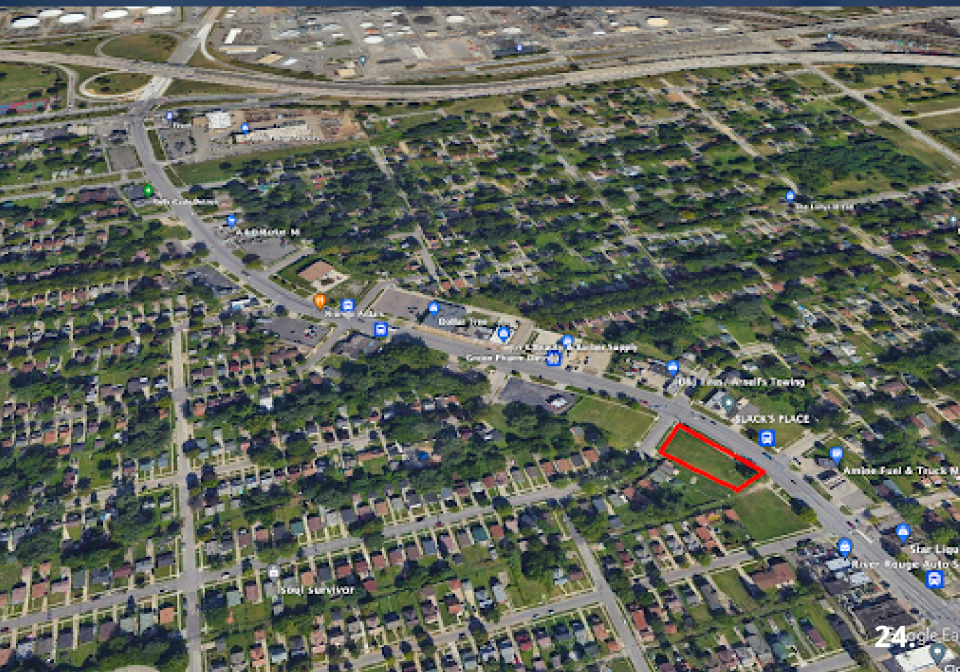
- Walk Score: 48
- Bike Score: 44
- Higher Than Average Percent Single Family Households (78.8%)

## Property Features

- Neighborhood: Midwest Tireman
- .65 Acres
- Zoning B4
- District 3

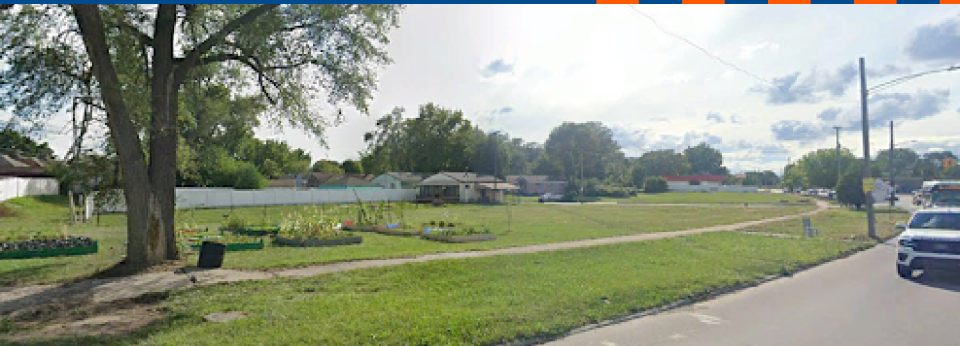
## Traffic Data

- Lanes: 3
- Daily VMT:13,401
- Corridor AADT: 11,600





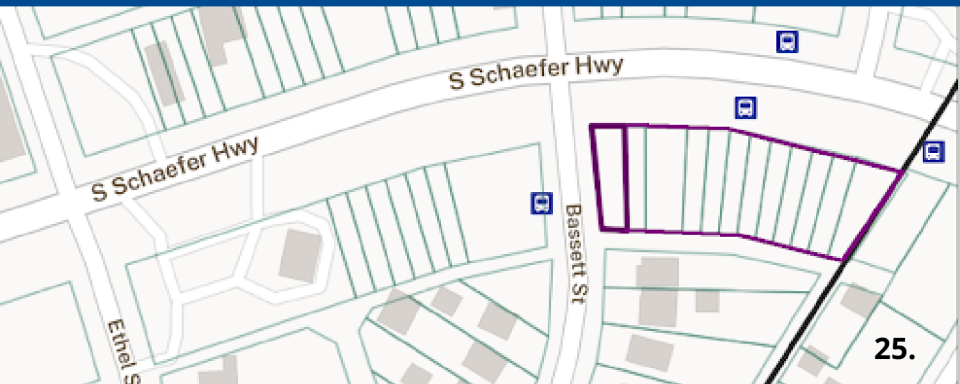
# Site #8 Overview



- 0.6 acres of undeveloped land between the Jefferson Avenue Corridor and I-75.
- Located in the Melvindale neighborhood of Detroit, near the City of Allen Park and the Oakdale Heights neighborhood.
- Providing an urban feel only a couple miles from the Ford Rouge Complex, which employs 6,000 workers.

## Narrative

- This location is a car dependent neighborhood, so traffic is heavier than the surrounding area.
- In District 3 the area is home to the world-famous Buddy's Pizza and the Bel Air Luxury Cinema – the largest movie theater in the City of Detroit.
- The area is densely populated and holds a large portion of Detroit's Bangladeshi population.



4407 West Grand River Avenue, Detroit, MI 48208

## Community & Real Estate

- Walk Score: 75
- Bike Score: 97
- Higher than average Median Household Income: +35%
- Higher than average Median Home Value: +440%
- Higher than average bachelor's degree Holder Rate: +12.3%

## Property Features

- Neighborhood: Core City
- .253 Acres
- Zoning B4
- District 6

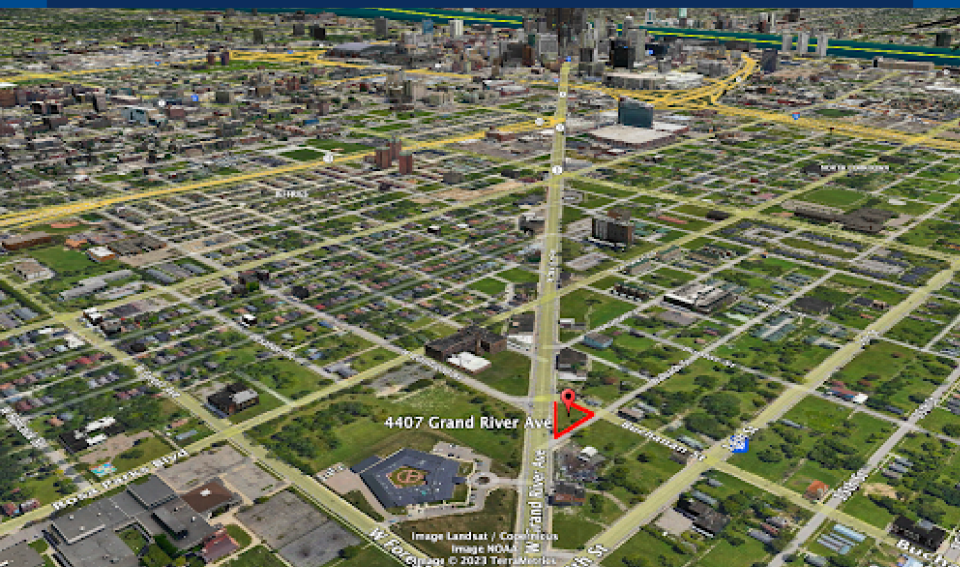
## Traffic Data

- Lanes: 6
- Speed Limit: 35 MPH
- Daily VMT: 5,468
- Corridor AADT: 10,000



# Site #9 Overview

- Prime undeveloped land along the Grand River Avenue Corridor.
- Central location within Core City, near the historic Corktown and Woodbridge neighborhoods, and less than 1.5 miles from many downtown attractions and institutions.
- Just past the northwest border of Corktown and Woodbridge is the close-knit community of Core City. Over the years, the nonprofit Core City Neighborhoods Inc. has helped lead the effort to build homes, including about 100 single-family houses and townhomes in the early 2000s.
- Two DDOT Transit Stations at site location, with dedicated bike facilities along corridor.
- Situated nearby the historic Redford Theatre, Henry Ford High School, Plum Hollow Country Club.
- The site sits between the M-10 Lodge and I-75 Interchange and the I-96 Jefferies and I-94 Edsel Ford Interchange.



# Site #9 **Narrative**

- The development site is located at 4407 Grand River Avenue, in the vibrant Core City neighborhood, and sits across from the new Michigan Veterans Foundation Headquarters Building and the newly opened Love Building.
- The site is approximately .253 acres and is zoned B4 (General Business District.) The site is within 1.5 miles of Motor City Casino, MGM Grand Casino, Wayne State University, University of Detroit Mercy School of Dentistry, Little Caesars Arena Michigan Central Station and the Detroit Transportation Innovation Zone, the Canadian-United States Border at the Ambassador Bridge, the Detroit Medical Center, the Detroit Cultural Center, and numerous high-density residential corridors.



# Site #10

Asking Price: \$38,000

9901 Southfield Freeway, Detroit, MI 48228

## Community & Real Estate

- Walk Score: 55
- Bike Score: 50
- Higher Than Average Percent Single Family Households (78.8%)

## Property Features

- Neighborhood: Core City
- .44 Acres
- Zoning B4
- District 7

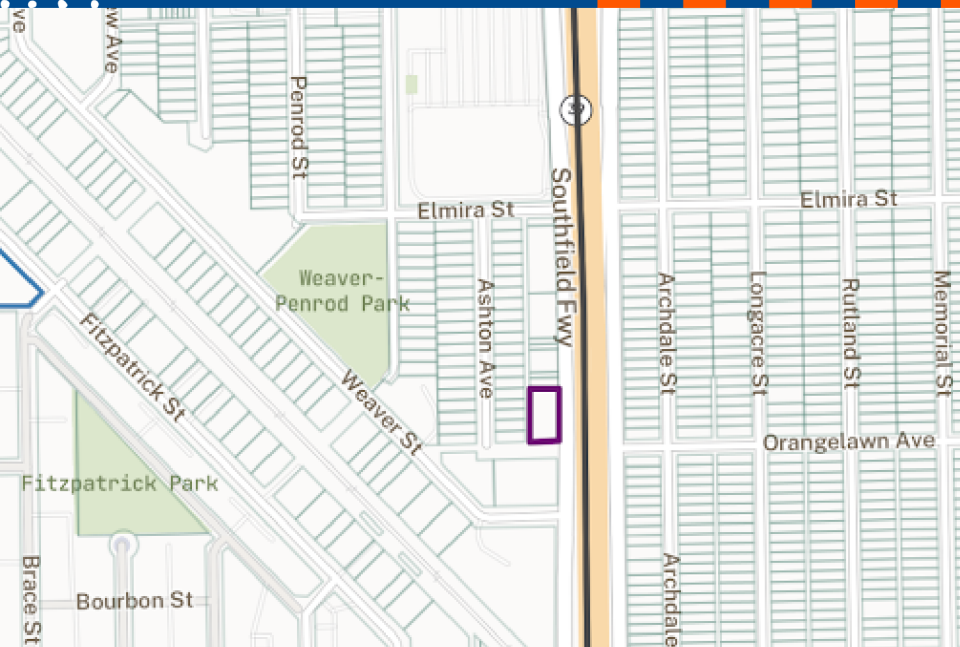
## Traffic Data (Service Drive)

- Lanes: 2
- Speed Limit: 35 MPH
- Daily VMT: 4,772
- Corridor AADT: 1,600

## Traffic Data (Freeway)

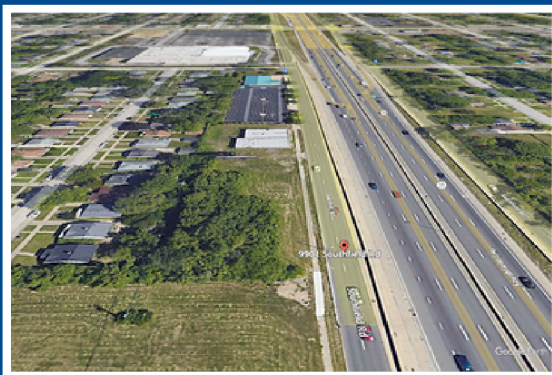
- Lanes: 10
- Speed Limit: 55 MPH
- Daily VMT: 18,823
- Corridor AADT: 14,400





## Site #10 Overview

- Undeveloped land on Southfield Freeway just north of West Chicago
- Located in the Joy Community with nearly 3000 residents providing an urban-residential feel.
- Just 1.5 miles from Stoepel Park and a mile from the Stein Playground.
- Under three miles from the historic Islamic Center of Detroit (ICD) a staple of the Detroit-Dearborn community.



# Site #10 Narrative

- The development site is located at 9901 Southfield Freeway, Detroit, MI 48228 in District 7, zoned B4 in the emerging Joy community. The area is home to multiple beautiful parks, the foremost of which is the impressive and immense Rouge Park.
- Active and accomplished community organizations from all corners of the district take part in making District 7 a better place to live. The nearby Franklin Park neighborhood has boundaries are Plymouth Road, Joy Road, Southfield Freeway and Burt Road and Trinity Street. Some of the neighborhood's amenities include several parks, including Fitzpatrick-Warwick Playground, Greenview Wadsworth, Weaver-Penrod, Fitzpatrick, Stein Playground and River Rouge Park as well as retail and dining options along Joy, Chicago and Plymouth roads. This location is in the Cody-Rouge neighborhood in Detroit.
- Nearby parks include Stein Playground, Stoepel Park Number 2 and O'Shea Playground.
- The City of Detroit in conjunction with HECTOR Design Services will develop a comprehensive neighborhood plan for Warrendale & Cody Rouge.
- The Warrendale Cody Rouge Neighborhood Plan will be a child-centric plan of action, co-crafted by residents and the City of Detroit to guide future growth and investment in the neighborhood. The plan focuses on four strategic areas: Housing, Economic Development, Open Space + Parks + Public Lands, Streetscape + Transportation Mobility.
- The Neighborhood Framework Plan is supported by DTE Energy, the General Motors Corporate Giving, the Skillman Foundation, and Quicken Loans Community Fund.
- Huntington Bank announced its partnership with the city's Strategic Neighborhood Fund, with a \$5 million boost to help pay for suggested improvements to housing, parks and commercial corridors in the neighborhood as projects in these areas are identified through the planning process.
- Residents, community stakeholders, and the City will work together to determine how investments from our partners should be made within the planning area to improve the quality of life for residents, children, and their families.

# Site #11

Asking Price: \$99,000

1807 West Warren Ave, Detroit, MI 48208

## Community & Real Estate

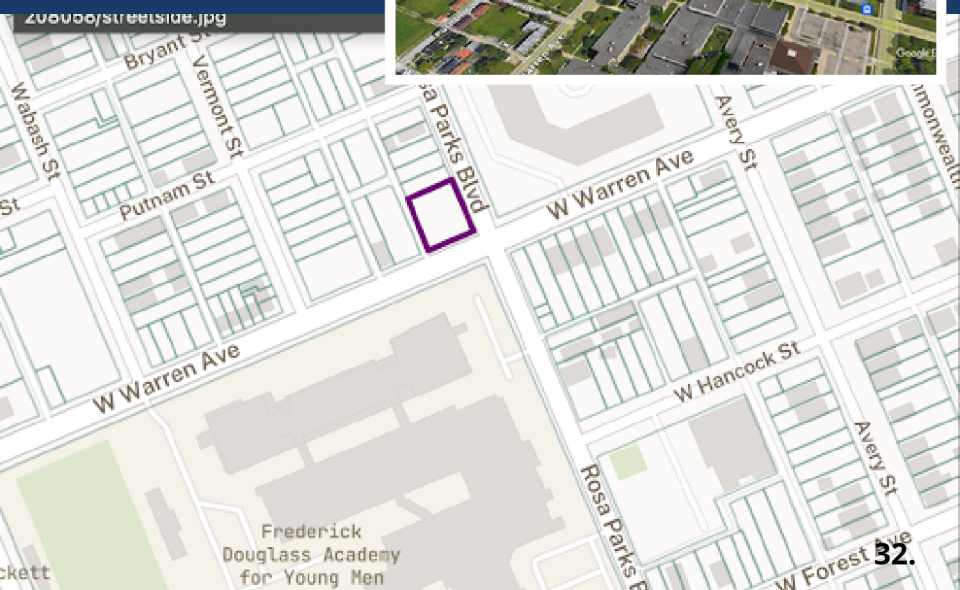
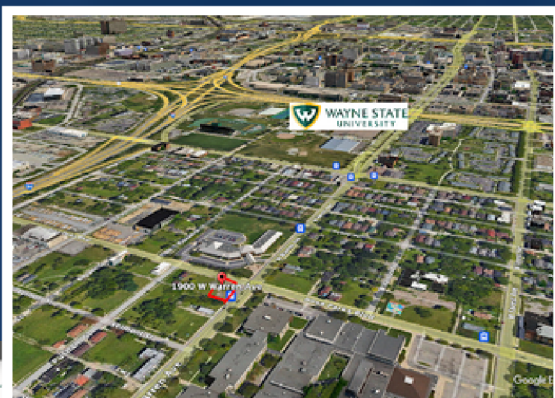
- Walk Score: 55
- Bike Score: 50
- Higher Than Average Percent Single Family Households (78.8%)

## Property Features

- Neighborhood: Core City
- .24 Acres
- Zoning B4
- District 6

## Traffic Data (Service Drive)

- Lanes: 4
- Daily VMT: 8,804
- Corridor AADT: 5,100





# Site #11

## Property Features

- Undeveloped land on the junction of West Warren Avenue and Rosa Parks Drive.
- Central location within Core City, near the historic Corktown and Woodbridge neighborhoods
- Over the years, the nonprofit Core City Neighborhoods Inc. has helped lead the effort to build homes, including about 100 single-family houses and townhomes in the early 2000s.
- Warren Avenue, Grand River Avenue, Martin Luther King Boulevard and Michigan Avenue are the main thoroughfares in this 4-square-mile neighborhood.
- Less than a half-mile from the both the popular Barda Restaurant and Douglas College Preparatory School.
- Just a couple miles from downtown with many entertainment options including Little Caesars Arena, MGM Grand Casino, and Greektown Hotel.

### Overview

- The development site is located at 1807 West Warren Ave, Detroit, MI 48208 on the corner of Warren Ave and the junction of 12th St. and Rosa Parks Blvd this undeveloped land.
- The land is approximately 0.24 acres, zoned B4, and in District 6. District 6 is believed to be one of Detroit's most diverse and culturally rich areas, as it is home to the Southwest, Corktown and Midtown neighborhoods.
- Corktown is one of the city's oldest and most historic communities. Midtown is believed to be the town of the strongly developing millennial population also home to Wayne State University.

