



PRIME BRUSH PARK DEVELOPMENT OPPORTUNITY

2555 Brush and 254 Adelaide Detroit, MI 48201

For Sale



Acreage: **Approximately 1.22 Acres (53,353sf)**

Zoning: **PD**

County: **Wayne**

Asking Price: **\$1,599,000 (\$29.97/sf)**



AGENT: Bunia Parker

parker@summitcommercialllc.com

For more information:

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.



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
- 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, the city of Detroit Housing and Revitalization Department and Planning and Development Department 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 2555 Brush and 254 Adelaide, at the southwest corner of Brush and Adelaide streets. The site is approximately 53,000 square feet, or 1.22 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 a 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. Other development projects in the vicinity include Bedrock's City Modern and MHT Housing's Brush Park Apartments. The 22-acre Douglass site owned by Bedrock is to the east.

This historic neighborhood has its roots dating back to the mid 1860s. At one time over 400 historic buildings were located in Brush Park which was one of Detroit's Premier neighborhoods and at the turn of the 19th century was known as the "Little Paris of the Midwest". The 1960s saw the Brush Park neighborhood substantially deteriorate with a high incidence of vacancy, crime and abandonment with subsequent demolition. Since the mid 1990s 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.

* Please note that a portion of the property is currently being used for construction staging, but will be vacated mid-2024. *

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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, townhomes, and/or carriage homes and mews buildings.](#)

The development site is also located within the boundaries of the 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 – Monday February 19, 2024
- Bids Due – Friday April 19, 2024

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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 precedent images and/or renderings.
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.



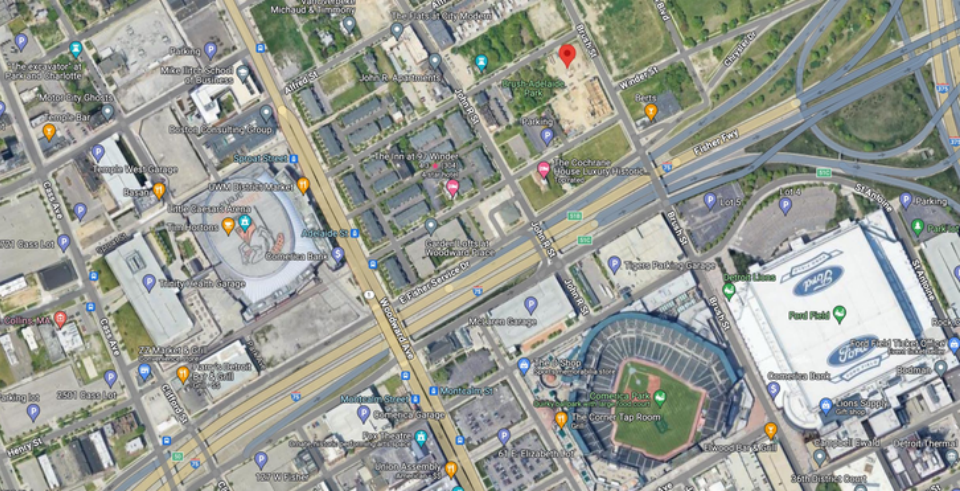
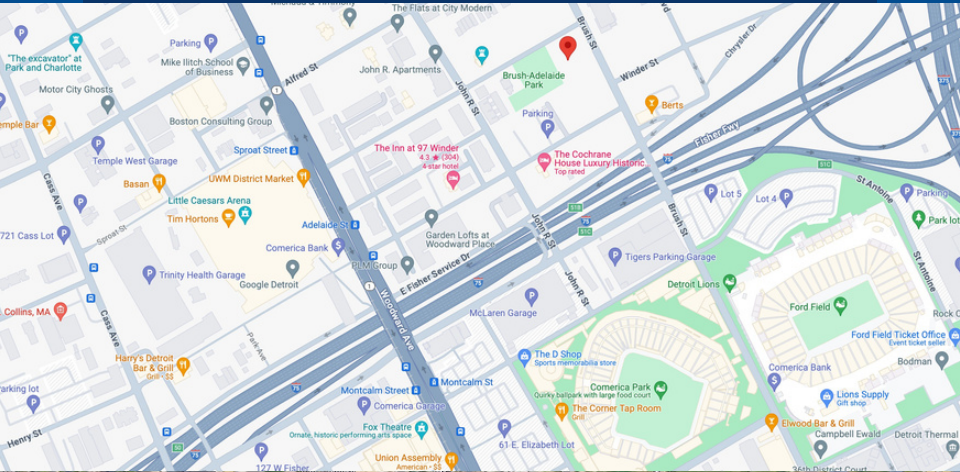
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LOCATION MAPS



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2555 BRUSH DEMOGRAPHICS

Radius	1 Mile		2 Mile		3 Mile	
Population						
2028 Projection	18,079		43,032		79,166	
2023 Estimate	17,662		43,228		79,606	
2010 Census	17,027		47,792		88,403	
Growth 2023 - 2028	2.36%		-0.45%		-0.55%	
Growth 2010 - 2023	3.73%		-9.55%		-9.95%	
2023 Population by Hispanic Origin	521		1,522		5,593	
2023 Population	17,662		43,228		79,606	
White	2,799	15.85%	7,136	16.51%	13,676	17.18%
Black	13,385	75.78%	32,700	75.65%	60,844	76.43%
Am. Indian & Alaskan	127	0.72%	276	0.64%	480	0.60%
Asian	796	4.51%	1,729	4.00%	2,171	2.73%
Hawaiian & Pacific Island	1	0.01%	20	0.05%	23	0.03%
Other	554	3.14%	1,367	3.16%	2,412	3.03%
U.S. Armed Forces	0		0		16	
Households						
2028 Projection	9,570		22,011		37,079	
2023 Estimate	9,441		22,192		37,434	
2010 Census	9,575		24,942		42,311	
Growth 2023 - 2028	1.37%		-0.82%		-0.95%	
Growth 2010 - 2023	-1.40%		-11.03%		-11.53%	
Owner Occupied	587	6.22%	3,602	16.23%	8,998	24.04%
Renter Occupied	8,854	93.78%	18,590	83.77%	28,436	75.96%
2023 Households by HH Income	9,441		22,192		37,433	
Income: <\$25,000	3,727	39.48%	8,511	38.35%	14,785	39.50%
Income: \$25,000 - \$50,000	1,803	19.10%	4,717	21.26%	8,652	23.11%
Income: \$50,000 - \$75,000	1,153	12.21%	2,769	12.48%	4,779	12.77%
Income: \$75,000 - \$100,000	1,055	11.17%	2,046	9.22%	3,138	8.38%
Income: \$100,000 - \$125,000	593	6.28%	1,478	6.66%	2,067	5.52%
Income: \$125,000 - \$150,000	530	5.61%	962	4.33%	1,514	4.04%
Income: \$150,000 - \$200,000	258	2.73%	864	3.89%	1,294	3.46%
Income: \$200,000+	322	3.41%	845	3.81%	1,204	3.22%
2023 Avg Household Income	\$58,395		\$59,795		\$55,852	
2023 Med Household Income	\$36,680		\$36,510		\$34,302	