

# WOODBIDGE LAND PORTFOLIO

oconnordetroit.com



NEIGHBORHOOD

**WOODBIDGE**

LOCATION

**GRAND RIVER AND ROSA PARKS  
BETWEEN FOREST AVE AND CALUMET**

SPACE TYPE

**LAND**

We are pleased to offer three packages of prime vacant land in the vibrant and historic Woodbridge neighborhood of Detroit, with options ranging from 0.78 acres to 3.78 acres. Located along Grand River Avenue between Forest Avenue and Calumet Street, the land is adjacent to the new four-story \$19.57-million development with 60 mixed-income residential units at 4401 Rosa Parks. It's ideally situated close to Downtown and Wayne State University. With its rich history dating back to the 1870s as a single-family home neighborhood and its expansion in the 1920s (adding large apartment buildings), Woodbridge offers a unique blend of historic charm and modern development. A potential purchaser could petition the city to acquire additional surrounding city-owned parcels and unvacated streets and alleyways.

ASKING PRICE

**\$390,000 - \$1,890,000**

PRICE PER ACRE

**\$500,000 (\$11.48/SF)**

LAND SIZE

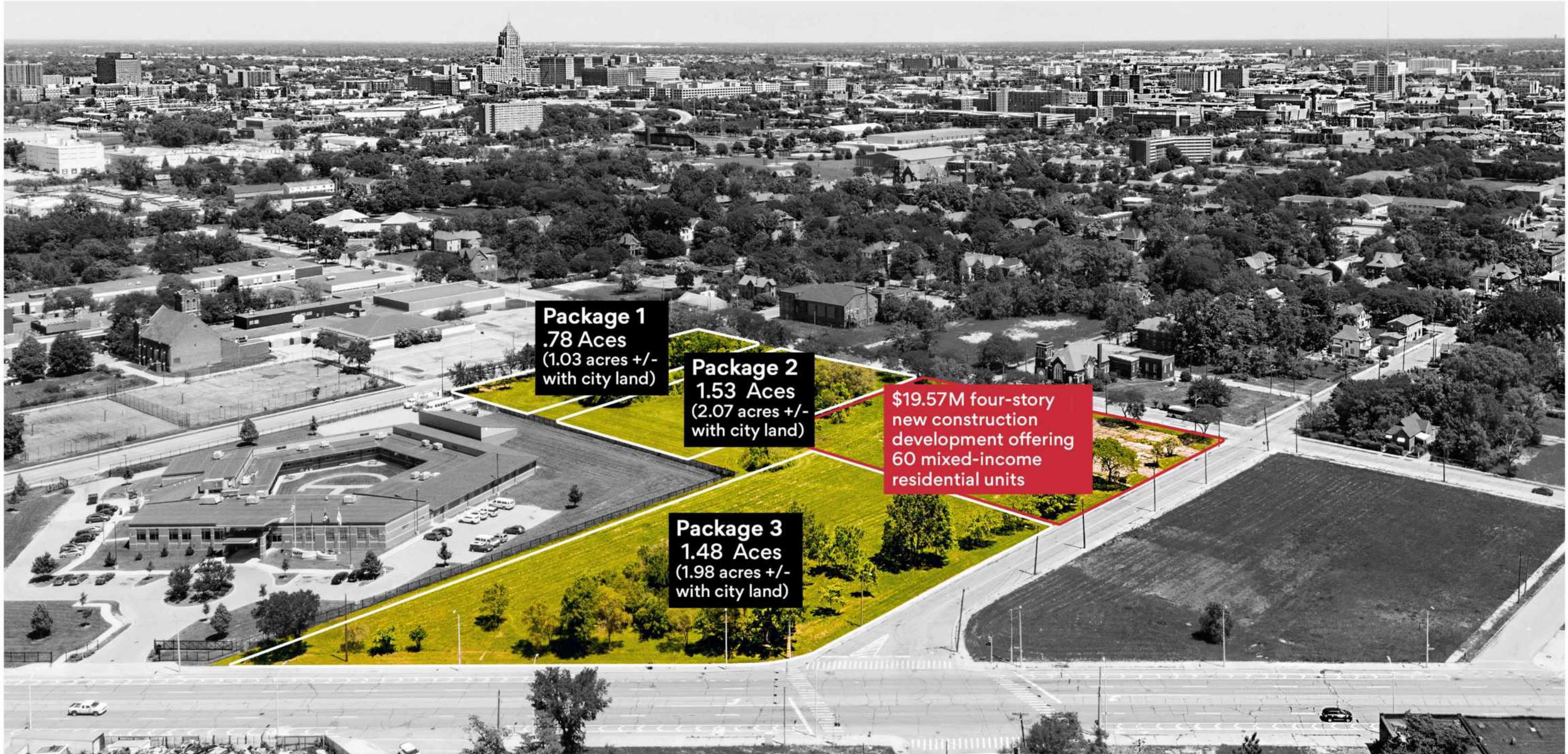
**0.78 - 3.78 Acres (33,954 - 164,805 SF)**

ZONING

**SD-1**

ZONING DESCRIPTION

This district is designed to encourage a complementary mixture of small-scale, pedestrian- and transit-oriented uses that are compatible in a neighborhood setting. It is intended to ensure a neighborhood character and place a proper balance of activities within walking distance of one another while serving the day-to-day needs of residents. Parking requirements are reduced in certain circumstances to promote use of transit and nonmotorized transportation; shared parking and a district approach to parking are encouraged to lessen demand for off-street parking spaces. Certain establishments that serve alcohol for consumption on the premises are permitted without a spacing requirement in order to attract increased pedestrian traffic to the area.



**Package 1**  
**.78 Acres**  
(1.03 acres +/-  
with city land)

**Package 2**  
**1.53 Acres**  
(2.07 acres +/-  
with city land)

**Package 3**  
**1.48 Acres**  
(1.98 acres +/-  
with city land)

**\$19.57M four-story  
new construction  
development offering  
60 mixed-income  
residential units**

\* Outlines are approximate and include public alleyways and city owned land. See page 5 for parcel data.

# 4401 ROSA PARKS

Adjacent new development

Cinnaire Solutions partnered with the community-based nonprofit Woodbridge Neighborhood Development to bring 60 mixed-income residential units to the neighborhood. The development at 4401 Rosa Parks was made possible through collaboration with funding provided by LIHTC, DDF, City of Detroit HOME Funds, and the Federal Home Loan Bank of Indianapolis.

## DEVELOPMENT FEATURES

60 Units Total: 11 apartments are reserved for households at 30% AMI, 15 reserved for 40% AMI, 22 reserved for 60% AMI, and 12 reserved for market rate with a total project cost of \$19.57M

Located in the Historic Woodbridge Neighborhood

(60) one- and two-bedroom apartments

Near Wayne State University and Downtown



# WOODBIDGE LAND

## Site Survey & Features

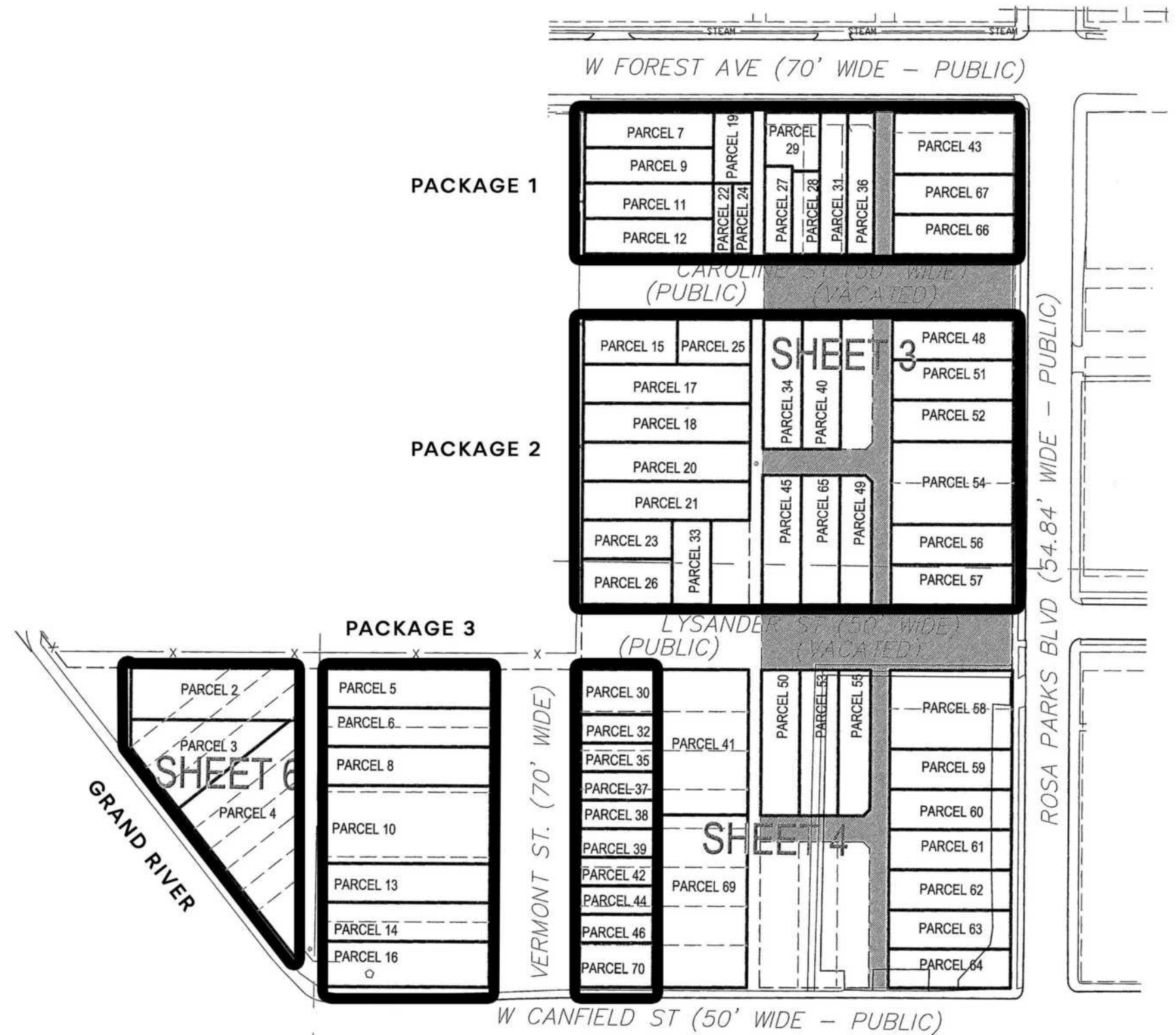
### SITE FEATURES

Can be purchased individually by package or as the entire portfolio.

A potential purchaser could petition the city to acquire additional surrounding city-owned parcels and unvacated streets and alleyways.

SD-1 Zoning

Adjacent to new \$19M, 60-unit development. Prime Woodbridge location along Grand River and Rosa Parks.







# WOODBIDGE

Woodbridge is a historic neighborhood located in Detroit, Michigan, known for its well-preserved Victorian-era homes and tree-lined streets. This charming district is characterized by its architectural diversity, featuring a mix of Queen Anne, Gothic Revival, and Romanesque styles. Woodbridge is a vibrant community with a strong sense of identity, offering residents and visitors a unique blend of historic charm and modern amenities. The area is also home to a variety of local businesses, parks, and cultural attractions, making it a desirable location for those seeking a lively and welcoming urban environment. The neighborhood's proximity to downtown Detroit adds to its appeal, providing easy access to the city's bustling core while maintaining a distinct and tranquil residential atmosphere.

**O'Connor** Real Estate





# AREA DEVELOPMENTS



## Hudson's Site

Hailed as the City's most significant development in decades, the development of the former Hudson's site in the Central Business District will include 1.5 million square feet of office, retail, restaurant, hotel, residential, and event spaces. Construction of the city's second tallest skyscraper is expected to be complete in 2024.



## New Henry Ford Hospital

Henry Ford Health is driving a \$2.5 billion investment in New Center anchored by a new \$1.8 billion hospital at the M-10 Freeway and Grand Boulevard. The new hospital will be more than one million square feet and nearly as tall as the 489-foot Fisher Building. Construction is planned to begin in 2024 and conclude in 2029.



## Fisher Body Plant No. 21

The conversion of the long-vacant Fisher Body 21 Plant represents one of the most ambitious redevelopments of an abandoned Detroit building in recent times. The adaptive reuse of the 600,000-square-foot plant into 435 apartments and commercial spaces is expected to start in 2024.

# AREA DEVELOPMENTS



## Residences at Water Square

The residential skyscraper under construction at the former site of the Joe Louis Arena will be the biggest apartment tower to open on the Detroit riverfront in decades. The all-glass high-rise boasting 496 upscale units will open in 2024 with an all-seasons swimming pool, rooftop terrace, and fitness center.



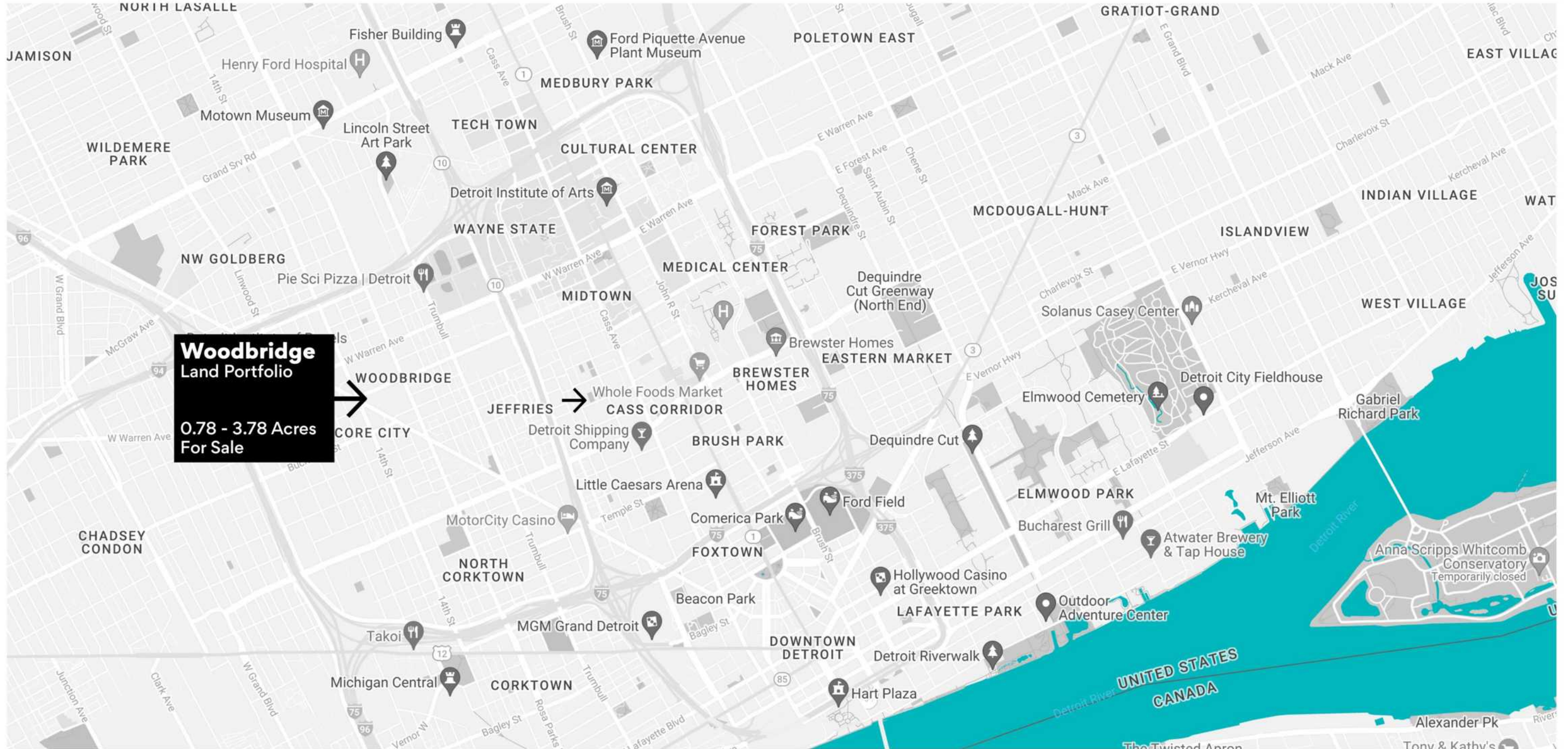
## University of Michigan Center for Innovation

The \$250 million, 200,000-square-foot building is being built by the University of Michigan to provide graduate education, talent-based community development, and community engagement. It's part of the larger \$1.5 billion District Detroit development that includes new construction of 6 buildings and reuse of 4 historic properties.



## 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.



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