



NEIGHBORHOOD

WOODBIDGE

LOCATION

**ON THE NE CORNER OF
ROSA PARKS AND LYSANDER**

SPACE TYPE

VACANT LAND

This 0.231-acre portfolio is located in Detroit’s historic Woodbridge neighborhood and zoned SD-1, providing flexibility for mixed-use development, including residential units, retail spaces, and single-family homes. The property benefits from the surrounding density—residential, local businesses and parks—as well as its close proximity to Midtown.

ASKING PRICE

\$240,000

ADDRESS

**1738, 1766, 1768 Lysander
Detroit, MI, 48208**

SIZE

0.231 ACRES (10,063 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.





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.



AREA DEVELOPMENTS



Scripps District Development

The Towns @ Scripps Park is an infill development featuring 65 new-construction townhomes on the existing Scripps Mansion site in the Woodbridge Farms Historic District. The project site consists of parcels on the east side of Trumbull Avenue between Selden St. to the north, and Brainard St. to the south. Parcels on the west side of Lincoln directly north and south of Selden St. are also included.



New Henry Ford Hospital

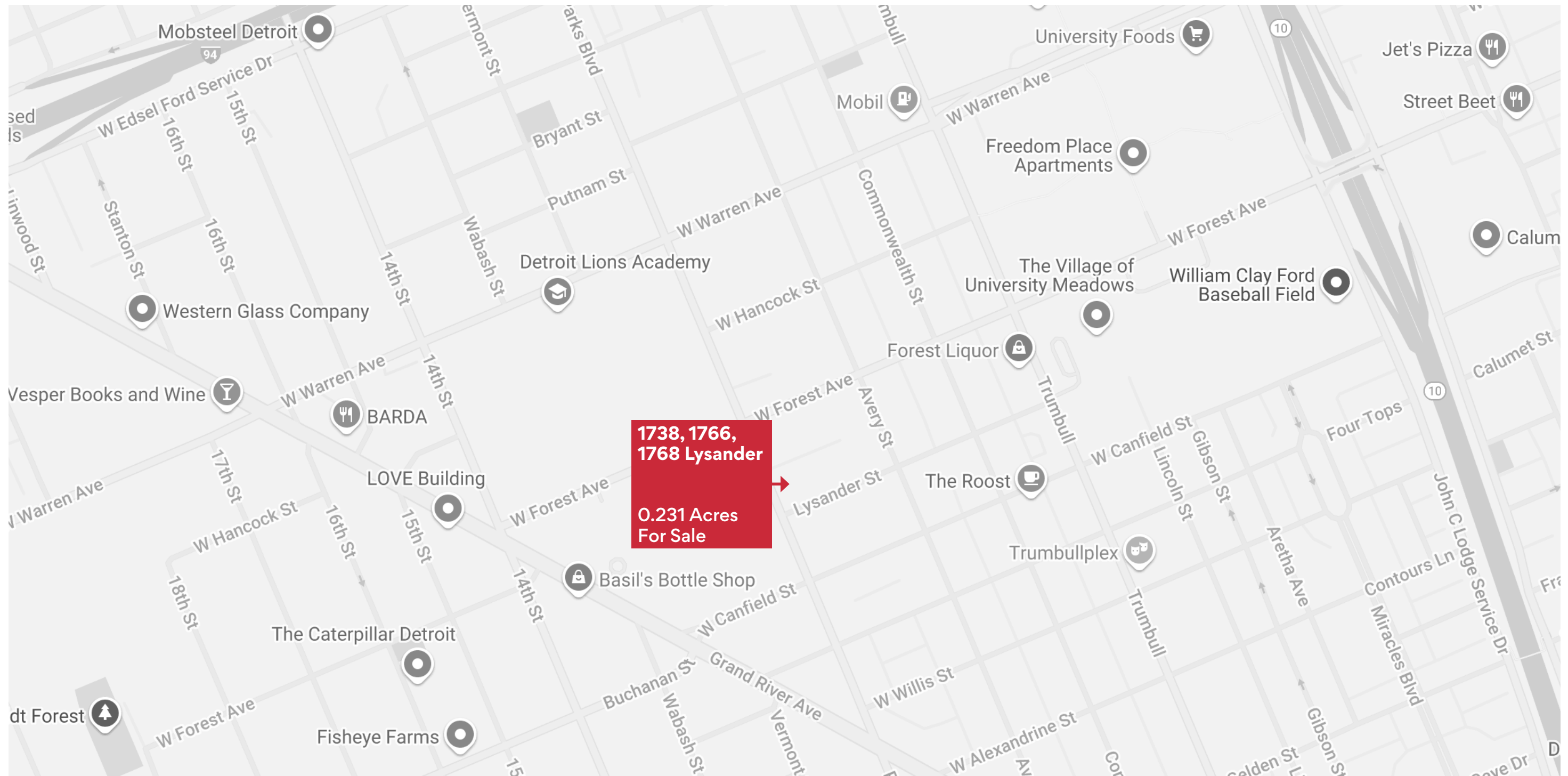
Henry Ford Health is driving a \$2.5 billion investment in New Center anchored by a new \$1.8 billion hospital at the M-10 Freeway and Grand Boulevard. The new hospital will be more than one million square feet and nearly as tall as the 489-foot Fisher Building. Construction is planned to begin in 2024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



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 space. Construction of the city's second tallest skyscraper is expected to be complete in 2024.





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