



WOODWARD AVE. LAND

16121 Woodward Ave. Highland Park, MI 48203



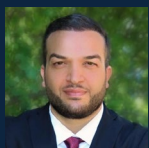
**166 FT FRONTAGE ON
WOODWARD | 23k+ VPD**



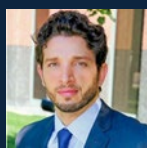
**VALUE-ADD OPPORTUNITY
CORNER LOT**



**0.62 ACRES
WALKABLE AREA**



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PROPERTY SUMMARY

Price	\$225,000
Property Size	0.62 Acres
Frontage	166 FT on WOODWARD AVE
Zoning	TOD - Transit Oriented Development
Type of Ownership	Fee Simple
Property Type	Land
Property Tax	\$3,347.73 (2021) \$3,414.95 (2022) \$525 (Winter 2023) \$2,989 (Summer 2023)
Parcel Number	43-003-02-0025-002

LEGAL DESCRIPTION:

2573 S. 30 FT. OF E. 160 FT. OF LOT 25 & E. 160 FT. OF LOT 26 OF GROVE LAWN SUB. OF PART OF FRAC'L. SEC. 14 T.1S.,R.11E. & THAT PART OF MOSS AVE. VAC. -3A BY THE VILLAGE OF HIGHLAND PARK. BOUNDED ON THE NORTH BY GROVE LAWN SUB. ON THE SOUTH BY MEDBURY SUB. ON THE EAST BY WOODWARD AVE. ON THE WEST BY PUBLIC ALLEY -3B ALSO LOTS 1 AND 2 OF MEDBURY SUB. OF PART OF FRACRIONAL SECTIONS 13 & 14 T.1 S.,R.11E. -3C GROVE LAWN SUB T1S R11E L24 P41 WCR

Transit-Oriented Development

is **walkable**, moderate to high density development served by frequent transit with a mix of housing, retail, and employment choices designed to allow people to live and work without need of a personal automobile

INVESTMENT HIGHLIGHTS

- ✓ Corner Location on Woodward Avenue
- ✓ Woodward Ave. & Moss Street, South of 6 Mile Road
- ✓ 23,711 Vehicles Per Day on Woodward Avenue
- ✓ Close Proximity to I-96 & I-75
- ✓ National & Local Retailers Nearby: Aldi, Forman Mills, Family Dollar, Popeyes, Wendy's, Little Caesars Pizza, O'Reilly Auto Parts, Highland Park Auto Services, Comerica Bank, Powerhouse Gym, & many more...
- ✓ Nearby Attractions: Ford Park, Boys & Girls Club of Southeastern Michigan, Palmer Park, Detroit Golf Club, Bill Snethkamp Chrysler Dealership, University of Detroit Mercy, & others...

CONSUMER EXPENDITURES

	Food	Entertainment	Transportation	Apparel
1-Mile Radius	\$20M	\$6M	\$19M	\$4M
3-Mile Radius	\$331M	\$112M	\$330M	\$70M
5-Mile Radius	\$918M	\$315M	\$914M	\$194M

PROPERTY OUTLINE



OFFERING MEMORANDUM
WOODWARD AVE. LAND | HIGHLAND PARK, MI

STREET VIEW

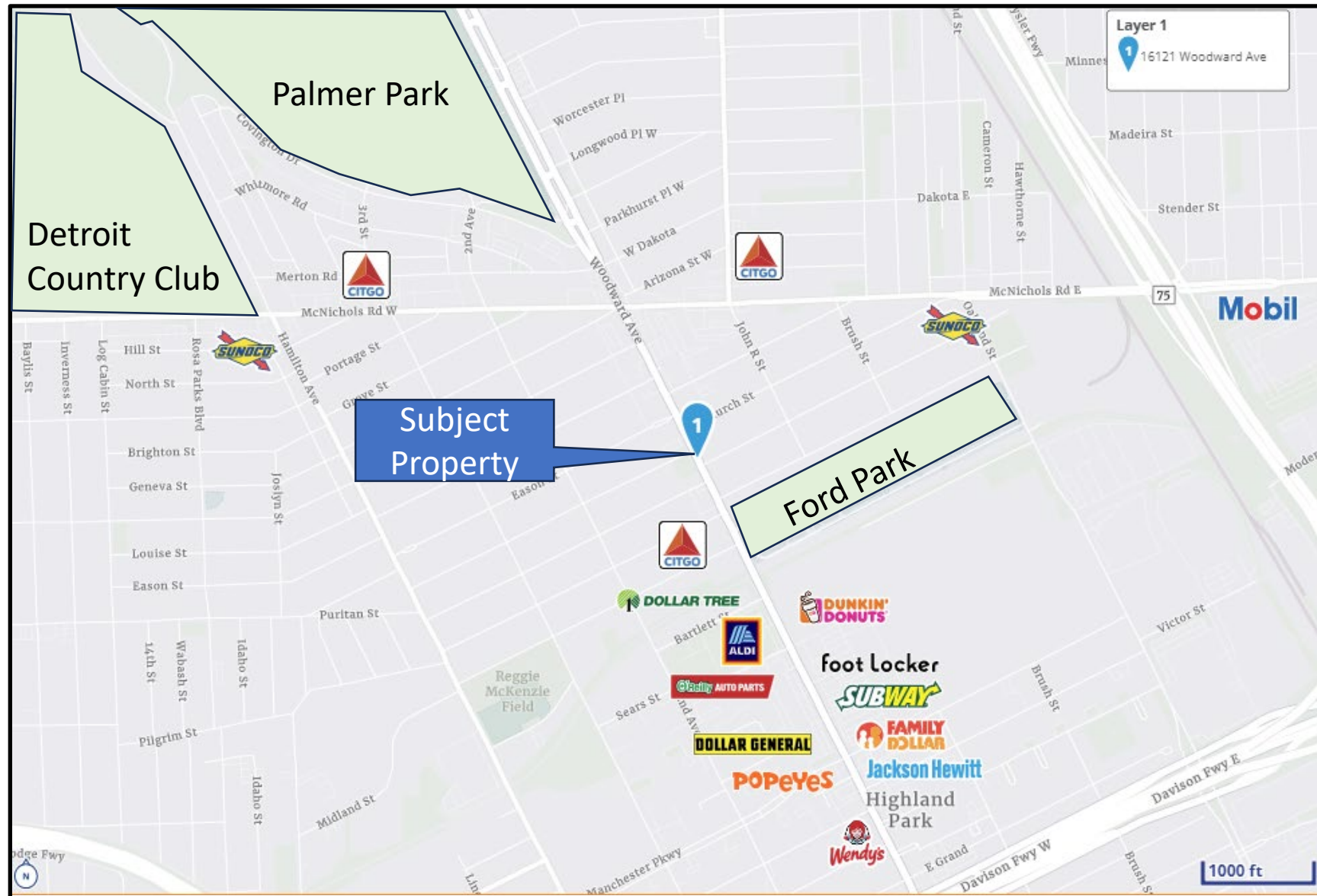


OFFERING MEMORANDUM
WOODWARD AVE. LAND | HIGHLAND PARK, MI

AREA OVERVIEW



LOCAL OVERVIEW



LOCATION DEMOGRAPHICS

	1 mile radius	3 mile radius	5 mile radius
Population Summary			
2000 Total Population	18,595	217,632	514,536
2010 Total Population	12,122	163,693	397,383
2023 Total Population	9,683	147,552	363,234
2023 Group Quarters	219	2,359	7,294
2028 Total Population	9,595	146,121	361,249
2023-2028 Annual Rate (CAGR)	-0.18%	-0.19%	-0.11%
2000 to 2010 Population Change	-34.8%	-24.8%	-22.8%
2000 to 2023 Population Change	-47.9%	-32.2%	-29.4%
2010 to 2028 Population Change	-20.8%	-10.7%	-9.1%
2023 to 2028 Population Change	-0.9%	-1.0%	-0.5%
2023 Total Daytime Population	11,845	133,893	386,070
Workers	5,477	36,935	158,949
Residents	6,368	96,958	227,121
2023 Workers % of Daytime Population	46.2%	27.6%	41.2%
2023 Residents % of Daytime Population	53.8%	72.4%	58.8%
Household Summary			
2000 Households	7,524	78,685	190,259
2010 Households	5,394	61,832	155,228
2023 Households	4,639	56,943	147,573
2023 Average Household Size	2.04	2.55	2.41
2028 Households	4,651	57,002	148,458
2023-2028 Annual Rate	0.05%	0.02%	0.12%
2000 to 2010 Household Change	-28.3%	-21.4%	-18.4%
2000 to 2023 Household Change	-38.3%	-27.6%	-22.4%
2010 to 2028 Household Change	-13.8%	-7.8%	-4.4%
2023 to 2028 Household Change	0.3%	0.1%	0.6%
2010 Families	2,646	36,815	90,760
2023 Families	2,091	32,484	81,539
2028 Families	2,078	32,339	81,484
2023-2028 Annual Rate	-0.12%	-0.09%	-0.01%
Housing Unit Summary			
2023 Housing Units	6,194	70,726	178,380
Owner Occupied Housing Units	29.5%	52.9%	52.8%
Renter Occupied Housing Units	70.5%	47.1%	47.2%
Vacant Housing Units	25.1%	19.5%	17.3%
Owner Occupied Median Home Value			
2023 Median Home Value	\$78,988	\$101,606	\$105,642
2028 Median Home Value	\$132,835	\$162,198	\$167,658
Income			
2023 Per Capita Income	\$19,646	\$21,764	\$24,692
2023 Median Household Income	\$25,408	\$36,795	\$39,355
2023 Average Household Income	\$41,271	\$56,327	\$60,593

IN 5-MILE RADIUS



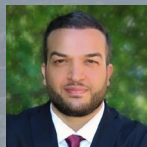
POPULATION
500k+



TOTAL
HOUSEHOLDS
147k+



AVERAGE
INCOME \$60k+



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