



# PRIME BRUSH PARK DEVELOPMENT OPPORTUNITY

205 Watson St., Detroit, MI 48201

**For Sale**



Acreage: **10,805sf (.25 Acres)**  
Zoning: **PD**  
County: **Wayne**  
Asking Price: **\$324,000 (\$29.99/sf)**



AGENT: Bunia Parker  
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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.



# 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 Bakersville
  - 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's 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 205 Watson Street at the corner of John R Street. The site is approximately 10,805 square feet, or 0.25 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, Rocket Mortgage, 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. John R Watson Park (a 1.1 acre neighborhood park) located right across the street from the site has undergone a major expansion and improvements. Other nearby major investments include the Scott at Brush Park, City Modern, Brush and Watson, the SOMA parking deck, and the upcoming AC Hotel at the Bonstelle.

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.

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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](#).

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 – Friday, August 2, 2024
- Bids Due – Friday, September 27, 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.



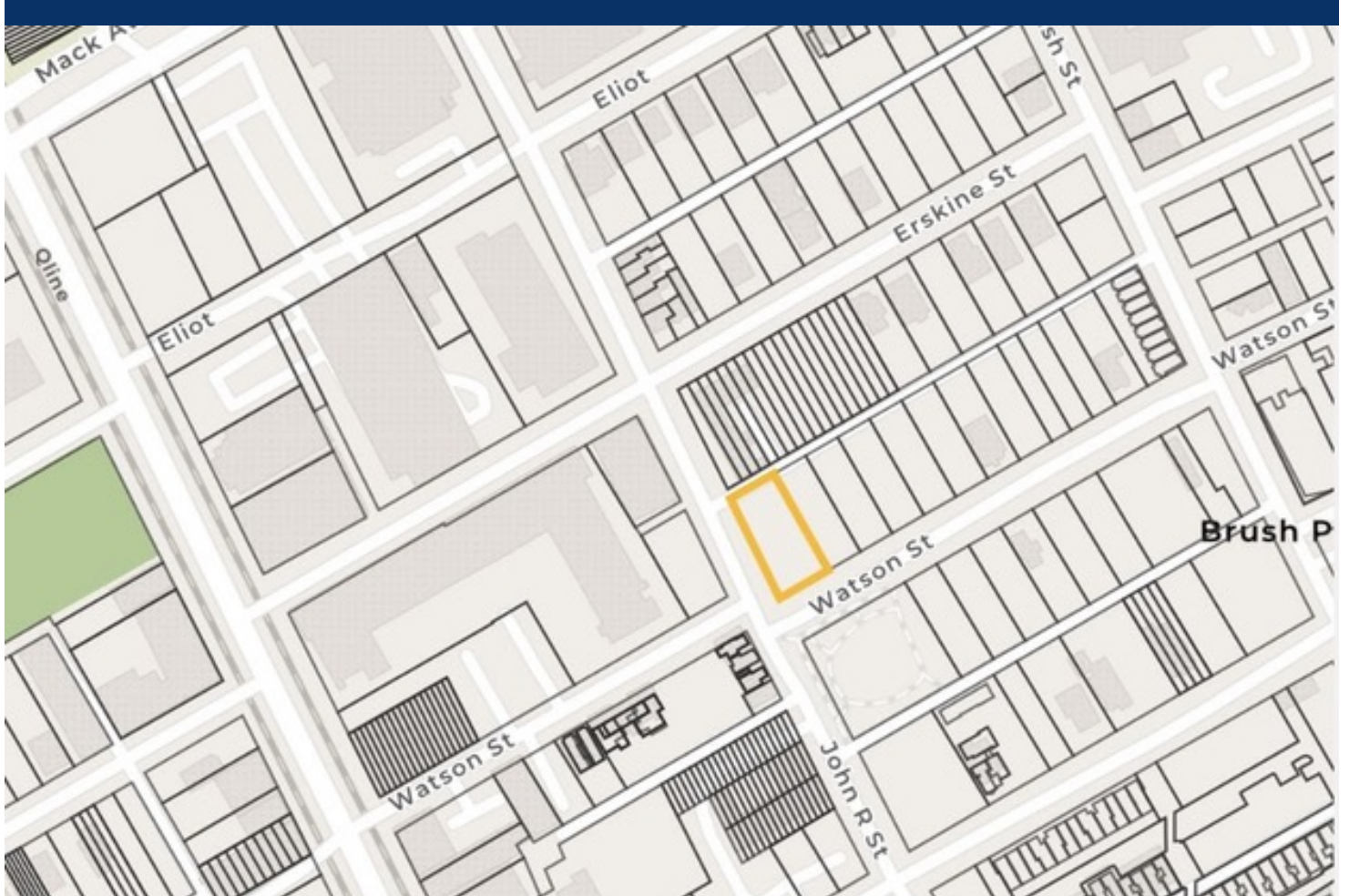
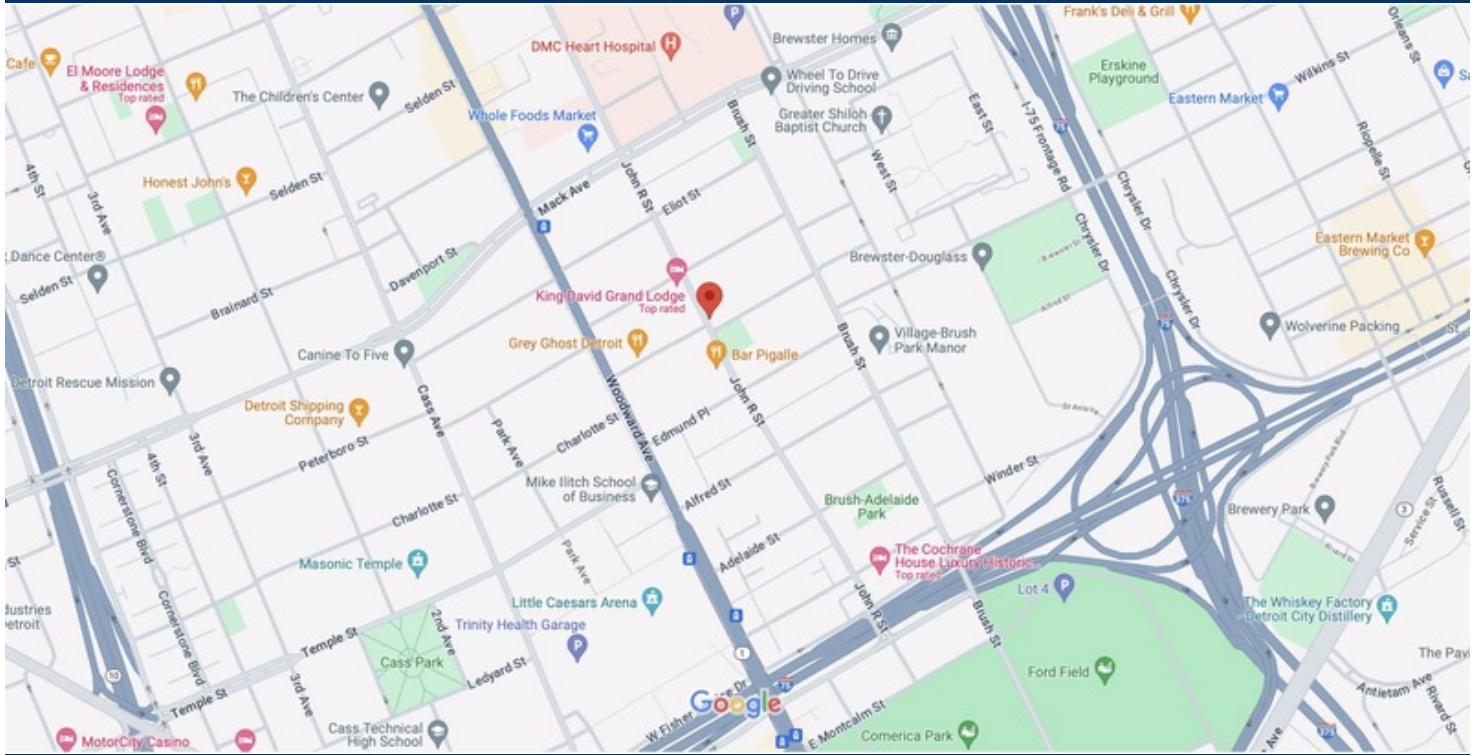
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# LOCATION MAPS



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