

OFFERING MEMORANDUM

3.98 Acres of Vacant Land Available

SE Corner of Ecorse Road & Wayne Road | Romulus, Michigan

Development Opportunity | Positioned Between General Motors and Amazon



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SE Corner of Ecorse Road & Wayne Road | Romulus, Michigan

Investment Summary

Positioned at the signalized SE corner of Ecorse Road and Wayne Road, this 3.98 acre parcel offers 442 feet of frontage on Ecorse Road and 287 feet on Wayne Road, with corner visibility from all four approaches and room for multiple points of access. At nearly four acres the site accommodates large-format development at the scale national operators now require. Zoned C-1 Local Business, permitting convenience retail, restaurant and service uses by right, and served by municipal water, sanitary sewer and high-capacity electric. Holding costs are low while a buyer works through the development process.

Ecorse Road is the direct connector between General Motors Romulus Propulsion Systems, 0.8 miles west, and Amazon's DTW1 fulfillment center approximately one mile east, with a second Amazon fulfillment center inside five miles. The corner carries 23,390 vehicles per day. General Motors has committed \$600 million to the Romulus plant since November 2025. The Michigan Department of Transportation is building an entirely new interchange at Ecorse Road as part of its \$353 million reconstruction of Interstate 94. The site sits two miles from Detroit Metropolitan Wayne County Airport property, roughly 20 miles from downtown Detroit and 25 miles from Ann Arbor.

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Property Aerial



Investment Highlights

Signalized Hard Corner With Dual Frontage

442 feet on Ecorse Road and 287 feet on Wayne Road across 3.98 acres, with visibility from all four approaches, room for multiple points of access, and 23,390 vehicles per day at the corner.

Scale National Operators Require

At nearly four acres the site supports a large-format prototype or a multi-pad development. Sheetz opened a 24-hour store with a diesel island two miles south on Wick Road, confirming operator demand in this corridor.

Positioned Between General Motors and Amazon

GM Romulus Propulsion Systems sits 0.8 miles west with approximately 1,000 employees. Amazon's DTW1 fulfillment center sits one mile east with approximately 1,500. A second Amazon fulfillment center is within five miles. The site sits between them on the road both workforces travel.

\$600 Million of GM Investment Since November 2025

General Motors committed \$300 million to the Romulus plant in November 2025 and a further \$300 million in April 2026, both expanding capacity for the 10-speed transmissions used in its highest volume trucks and SUVs.

New I-94 Interchange Under Construction

MDOT is building an entirely new full diamond interchange at Ecorse Road as part of its \$353 million Restore I-94 reconstruction, allowing access to the freeway in all directions where today it does not.

Two Miles From Detroit Metropolitan Airport

The site sits two miles from airport property, serving an operation that handles 33.4 million passengers a year, roughly 800 flights a day to more than 125 nonstop destinations, and more than 18,000 jobs on airport grounds across 4,850 acres.

Established and Expanding Logistics Corridor

Ecorse Commons Industrial Park, developed by NorthPoint Development on 68 acres adjacent to the GM plant, delivered in 2021 and reached full occupancy with tenants including OnTrac, Pitney Bowes and DHL. NorthPoint continues to expand along the corridor.

Municipal Utilities In Place

The site is served by municipal water, sanitary sewer and high-capacity electric. Sanitary sewer in particular is the item that stalls development on comparable sites in this corridor, and it is the first question an operator asks on a greenfield parcel.

Property Details

Price \$599,000

Price Per Acre \$150,503

Price Per SF \$3.46

Lot Size 3.98 Acres | 173,369 SF

Frontage 442 FT Ecorse Road
287 FT Wayne Road

Traffic Count 23,390 VPD

Property Type Commercial Land

Parcel ID 80-034-02-0122-300

Zoning C-1 Local Business

Utilities Municipal water, sanitary sewer, high-capacity electric

Major Area Facilities



GM Romulus Propulsion Systems

- 36880 Ecorse Road, 0.8 miles west
- 1.4 million SF, approximately 1,000 employees
- Builds V6 engines and 10-speed automatic transmissions for Chevrolet, Buick, GMC and Cadillac
- \$600 million committed by General Motors since November 2025



Amazon DTW1 Fulfillment Center

- 32801 Ecorse Road, one mile east
- More than 850,000 SF, opened 2018, approximately 1,500 employees
- A second Amazon fulfillment center sits within five miles



Ecorse Commons Industrial Park

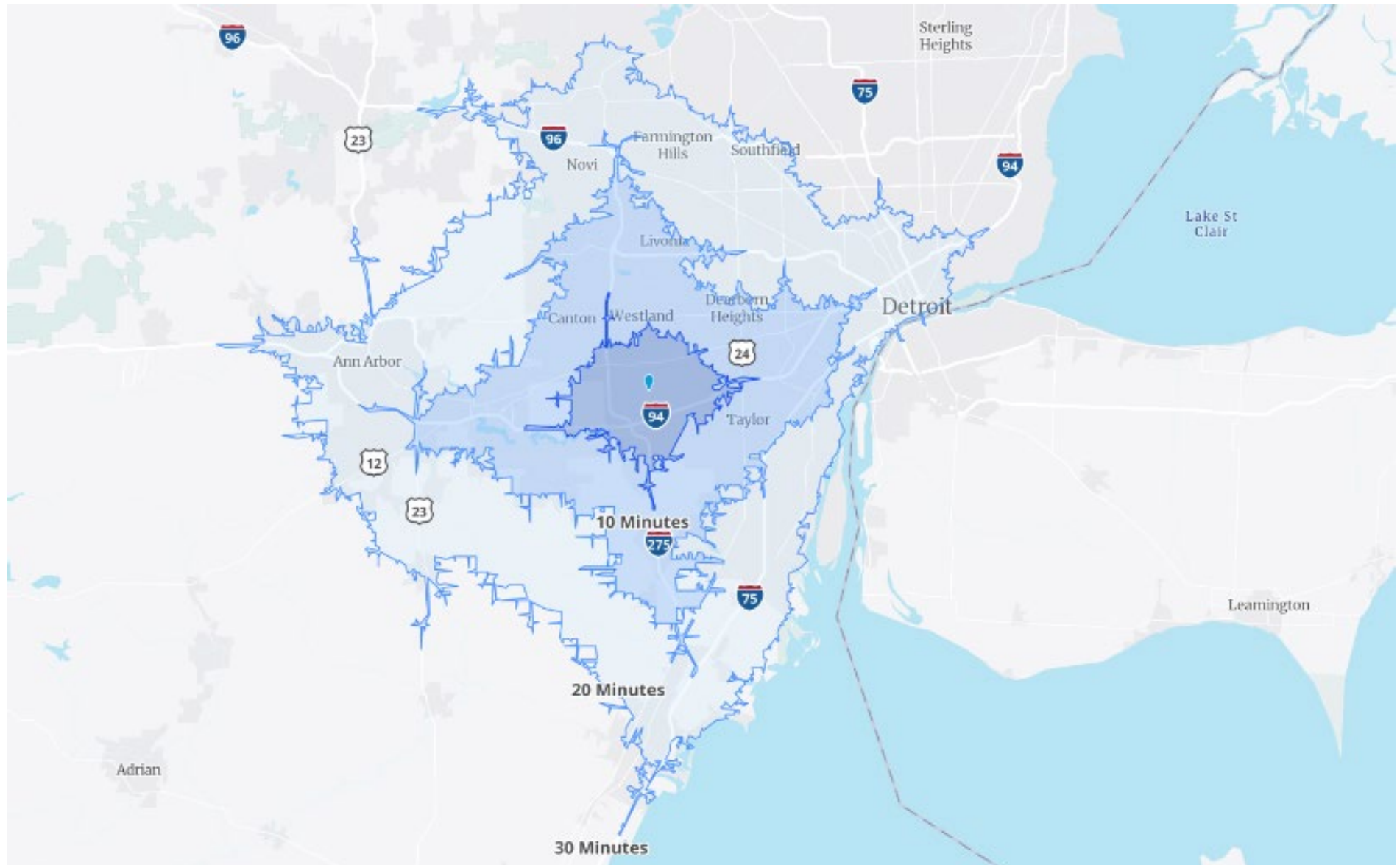
- Ecorse Road, 1.5 miles west, adjacent to the GM plant
- Developed by NorthPoint Development on 68 acres. Delivered 2021 and fully leased
- Tenants include OnTrac, Pitney Bowes and DHL

The City of Romulus has completed a corridor study for Ecorse Road identifying widening from two lanes to three as feasible within existing rights of way, and continues to attract industrial investment along the corridor.

Local Amenities



Drive Time Map



Demographics

1 Mile



3,868

Total Population



1,515

Total Households



\$64,854

Median Household
Income



4,468

Daytime
Population



1,191

Total
Employees



\$258,626

Median Home
Value

3 Miles



38,869

Total Population



16,427

Total Households



\$62,166

Median Household
Income



51,111

Daytime
Population



22,848

Total
Employees



\$173,219

Median Home
Value

5 Miles



135,578

Total Population



56,404

Total Households



\$68,071

Median Household
Income



136,845

Daytime
Population



50,675

Total
Employees



\$188,792

Median Home
Value

ROMULUS, MICHIGAN



Market Overview

Romulus is a Metro Detroit community with direct access to Interstate 94, Interstate 275 and Detroit Metropolitan Wayne County Airport, roughly 20 miles from downtown Detroit and 25 miles from Ann Arbor.

The city holds one of Southeast Michigan's strongest industrial markets. General Motors has committed \$600 million to its Romulus plant since November 2025, MDOT is building a new Interstate 94 interchange at Ecorse Road, and NorthPoint Development continues to expand along the corridor. The \$4.54 billion Gordie Howe International Bridge opened to traffic in July 2026, the first new Detroit to Windsor crossing in nearly a century.



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