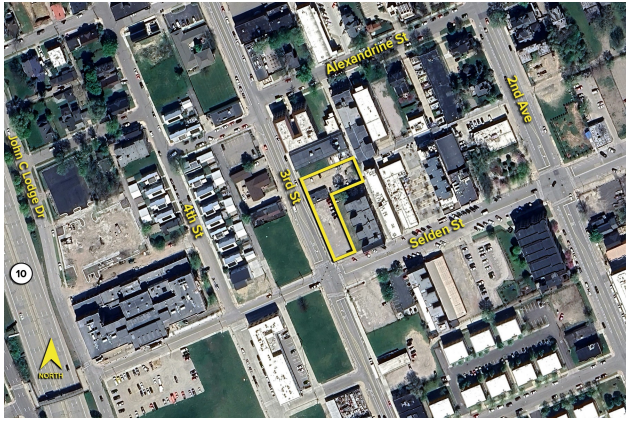




LAND For Sale

Location: 3912 Selden & 3940 3rd Street
Side of Street: East
City: Detroit, MI
Cross Streets: Martin Luther King Jr. Boulevard
County: Wayne

Acreage: 0.40

Improvements: N/A

Zoning: B-2

Dimensions:

UTILITIES

Sanitary Sewer: Yes

Gas: Yes

Storm Sewer: Yes

Outside Storage: No

Water: Yes

Rail Siding: No

ADJACENT LAND

North: Commercial

East: Residential

South: Residential

West: Residential

PRICING INFORMATION

Asking Price: \$1,220,000.00

Per Acre:

Parcel #: 04003400

Per SqFt :

Assessor Number: N/A

Terms: Cash

Taxes: \$18,392.11 (2024)

TRAFFIC INFORMATION

Yr: 2025 Count: 12,171 MLK Jr. Blvd. E. of 3rd St.
Yr: 2025 Count: 12,205 MLK Jr. Blvd. W. of 3rd St.
Yr: 2025 Count: 2,273 3rd St. N. of MLK Jr. Blvd.
Yr: 2025 Count: 1,228 3rd St. S. of MLK Jr. Blvd.

DEMOGRAPHICS

	Population	Median HH Income
1 Mile Radius	23,344	\$39,063
3 Mile Radius	107,414	\$46,956
5 Mile Radius	277,473	\$43,464

Comments: Prime corner in Midtown with adjacent newly redeveloped properties. Several other developments in the area. Many possible opportunities. Please call brokers for details.



Broker: SIGNATURE ASSOCIATES

Agent(s):

Peter Vanderkaay, (248) 359-3837, pvanderkaay@signatureassociates.com

Marvin Petrous, (248) 359-0647, mpetrous@signatureassociates.com

Charley Henneghan, (248) 359-3838, chenneghan@signatureassociates.com

Information is subject to verification and no liability for errors or omissions is assumed. Price and terms are subject to modification.