



RESIDENTIAL DEVELOPMENT LAND FOR SALE



Southeast Quadrant of Park Place & Washington Street Romulus, Michigan

Gerdom Realty & Investment

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www.gerdomrealty.com

Focus. Strategy. Results.

Romulus, Michigan

Location:	Southeast Quadrant of Park Place & Washington Street Romulus, MI 48174
Total Lot Size:	8.80 Acres
Parcel ID:	80-015-01-0057-300
Asking Price:	\$69,000
Zoning:	R1B - Single Family Residential
Annual Taxes:	\$1,811(2014)
Comments:	Perfect investment opportunity; A prime residential development site available at the Southeast Quadrant of Park Place & Washington Street in Romulus. Subject is 2.2 miles north of I-94 and 3 miles east of I-275. The property is just over 3 miles north of the Detroit Metropolitan Wayne County Airport.

2012 Demographics

	1 Mile	3 Mile	5 Mile
Population	5,784	47,595	146,768
Households	2,091	18,874	57,665
Median HH Income	\$43,911	\$40,578	\$45,386

Traffic Count: Wayne Road – 15,930 v.p.d.
Ecorse Road – 25,490 v.p.d.

For more details contact

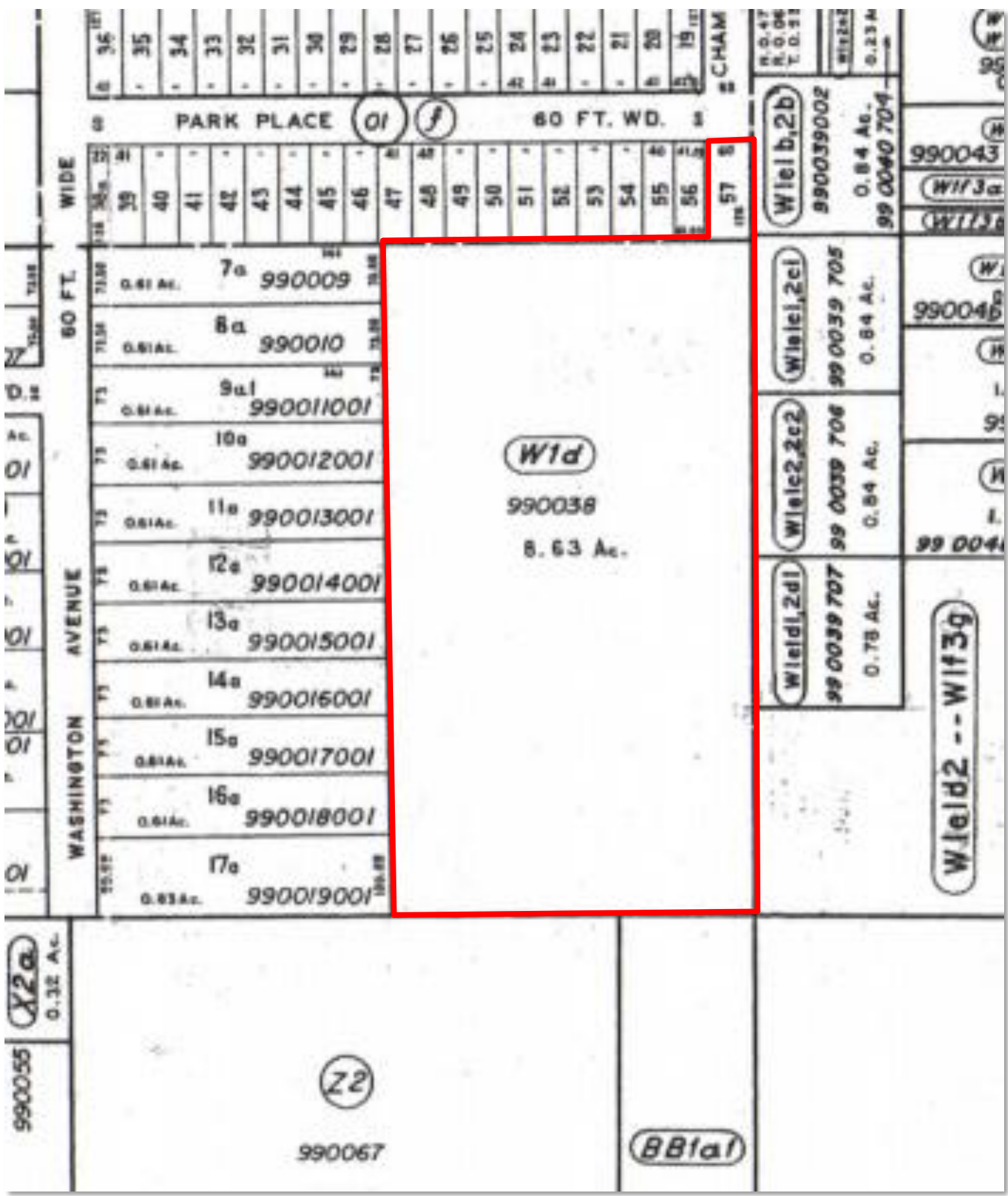
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The information contained herein was obtained from sources deemed reliable. While we trust these sources we cannot warrant or guarantee their accuracy.



Southeast Quadrant of Park Place & Washington Street Romulus, Michigan



Aerial

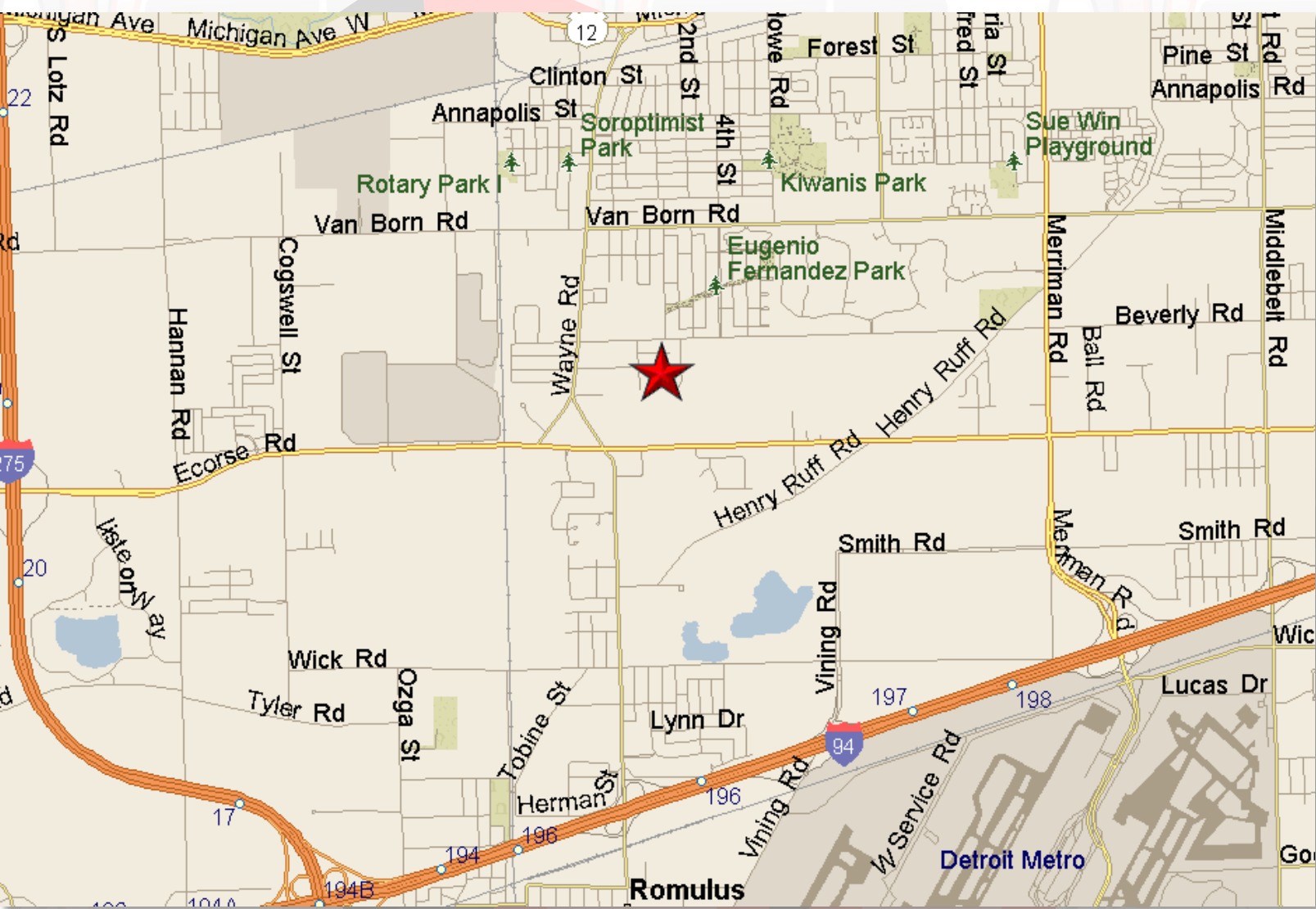
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Location Map Southeast Quadrant of Park Place & Washington Street Romulus, Michigan



Demographics

Executive Summary

35073 Park Pl, Romulus, Michigan, 48174
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 42.25749
Longitude: -83.38256

	1 mile	3 miles	5 miles
Population			
2000 Population	4,787	49,995	153,094
2010 Population	5,840	48,547	150,236
2015 Population	5,784	47,595	146,768
2020 Population	5,733	46,881	144,177
2000-2010 Annual Rate	2.01%	-0.29%	-0.19%
2010-2015 Annual Rate	-0.18%	-0.38%	-0.44%
2015-2020 Annual Rate	-0.18%	-0.30%	-0.36%
2015 Male Population	46.7%	48.2%	48.4%
2015 Female Population	53.3%	51.8%	51.6%
2015 Median Age	35.7	37.8	38.0

In the identified area, the current year population is 146,768. In 2010, the Census count in the area was 150,236. The rate of change since 2010 was -0.44% annually. The five-year projection for the population in the area is 144,177 representing a change of -0.36% annually from 2015 to 2020. Currently, the population is 48.4% male and 51.6% female.

Median Age

The median age in this area is 35.7, compared to U.S. median age of 37.9.

Race and Ethnicity

2015 White Alone	41.5%	63.0%	65.0%
2015 Black Alone	50.7%	29.1%	26.1%
2015 American Indian/Alaska Native Alone	0.6%	0.6%	0.5%
2015 Asian Alone	1.7%	2.0%	3.8%
2015 Pacific Islander Alone	0.0%	0.0%	0.0%
2015 Other Race	1.2%	1.4%	1.1%
2015 Two or More Races	4.4%	3.9%	3.5%
2015 Hispanic Origin (Any Race)	3.5%	4.1%	3.9%

Persons of Hispanic origin represent 3.9% of the population in the identified area compared to 17.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 54.5 in the identified area, compared to 63.0 for the U.S. as a whole.

Households

2000 Households	1,711	19,162	58,218
2010 Households	2,091	19,055	58,377
2015 Total Households	2,091	18,874	57,665
2020 Total Households	2,082	18,668	56,905
2000-2010 Annual Rate	2.03%	-0.06%	0.03%
2010-2015 Annual Rate	0.00%	-0.18%	-0.23%
2015-2020 Annual Rate	-0.09%	-0.22%	-0.26%
2015 Average Household Size	2.74	2.49	2.52

The household count in this area has changed from 58,377 in 2010 to 57,665 in the current year, a change of -0.23% annually. The five-year projection of households is 56,905, a change of -0.26% annually from the current year total. Average household size is currently 2.52, compared to 2.55 in the year 2010. The number of families in the current year is 36,940 in the specified area.

Demographics

Executive Summary

35073 Park Pl, Romulus, Michigan, 48174
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 42.25749
Longitude: -83.38256

	1 mile	3 miles	5 miles
Median Household Income			
2015 Median Household Income	\$43,911	\$40,578	\$45,386
2020 Median Household Income	\$50,878	\$47,383	\$52,627
2015-2020 Annual Rate	2.99%	3.15%	3.00%
Average Household Income			
2015 Average Household Income	\$52,565	\$51,574	\$56,867
2020 Average Household Income	\$59,864	\$58,512	\$64,377
2015-2020 Annual Rate	2.63%	2.56%	2.51%
Per Capita Income			
2015 Per Capita Income	\$19,586	\$20,588	\$22,566
2020 Per Capita Income	\$22,378	\$23,440	\$25,650
2015-2020 Annual Rate	2.70%	2.63%	2.60%

Households by Income

Current median household income is \$45,386 in the area, compared to \$53,217 for all U.S. households. Median household income is projected to be \$52,627 in five years, compared to \$60,683 for all U.S. households

Current average household income is \$56,867 in this area, compared to \$74,699 for all U.S. households. Average household income is projected to be \$64,377 in five years, compared to \$84,910 for all U.S. households

Current per capita income is \$22,566 in the area, compared to the U.S. per capita income of \$28,597. The per capita income is projected to be \$25,650 in five years, compared to \$32,501 for all U.S. households

Housing

2000 Total Housing Units	1,798	20,263	61,198
2000 Owner Occupied Housing Units	1,039	12,071	40,577
2000 Renter Occupied Housing Units	672	7,090	17,641
2000 Vacant Housing Units	87	1,102	2,980
2010 Total Housing Units	2,313	21,285	64,866
2010 Owner Occupied Housing Units	1,239	11,502	38,829
2010 Renter Occupied Housing Units	852	7,553	19,548
2010 Vacant Housing Units	222	2,230	6,489
2015 Total Housing Units	2,289	21,278	64,603
2015 Owner Occupied Housing Units	1,201	11,029	37,256
2015 Renter Occupied Housing Units	890	7,845	20,408
2015 Vacant Housing Units	198	2,404	6,938
2020 Total Housing Units	2,239	20,985	63,687
2020 Owner Occupied Housing Units	1,200	10,871	36,605
2020 Renter Occupied Housing Units	882	7,797	20,300
2020 Vacant Housing Units	157	2,317	6,782

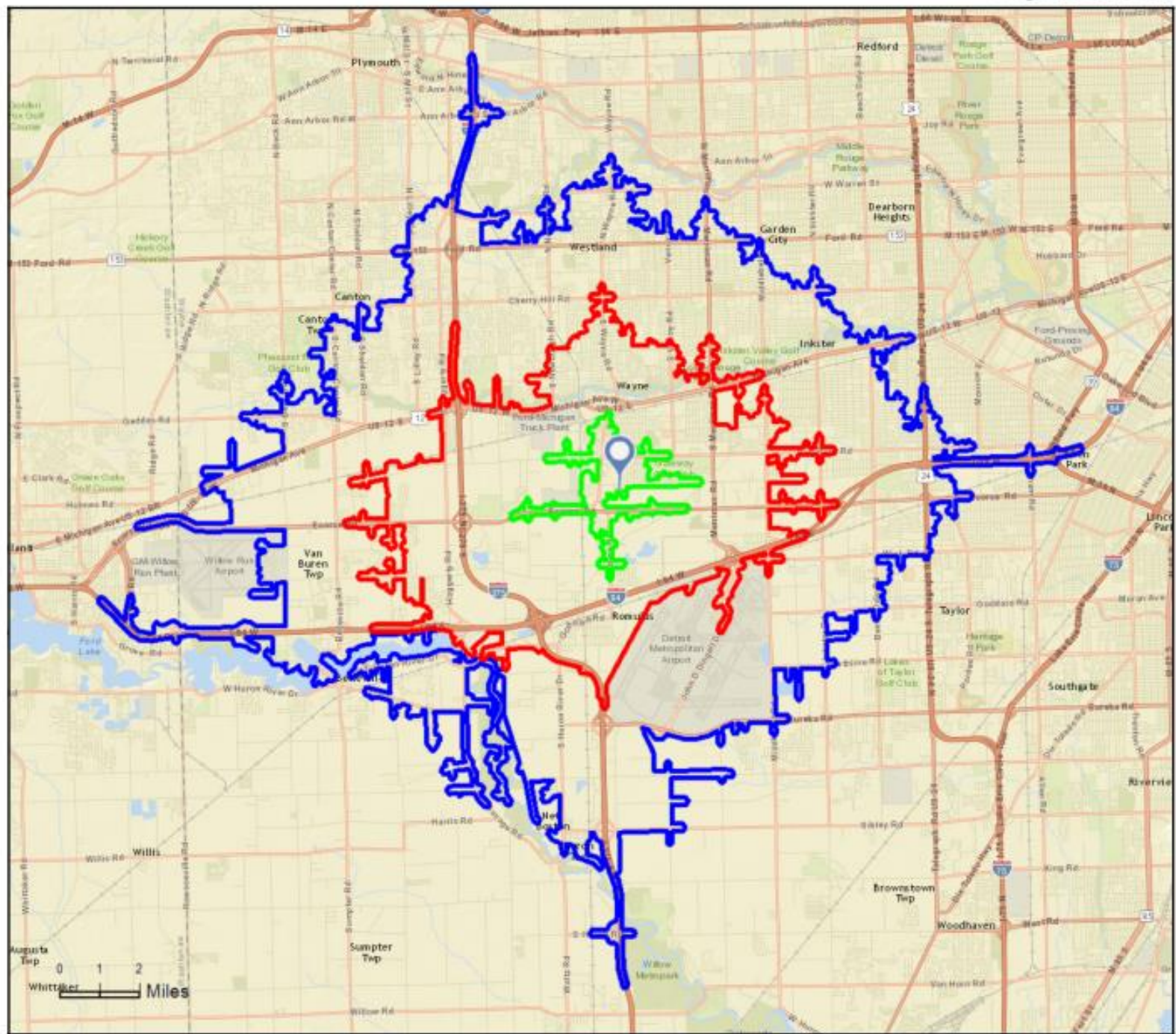
Currently, 57.7% of the 64,603 housing units in the area are owner occupied; 31.6%, renter occupied; and 10.7% are vacant. Currently, in the U.S., 55.7% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.6% are vacant. In 2010, there were 64,866 housing units in the area - 59.9% owner occupied, 30.1% renter occupied, and 10.0% vacant. The annual rate of change in housing units since 2010 is -0.18%. Median home value in the area is \$97,068, compared to a median home value of \$200,006 for the U.S. In five years, median value is projected to change by 4.87% annually to \$123,131.

Demographics

Site Map

35053 Park Pl, Romulus, Michigan, 48174
Drive Times: 5, 10, 15 minute radii

Prepared by Esri
Latitude: 42.25742
Longitude: -83.38226

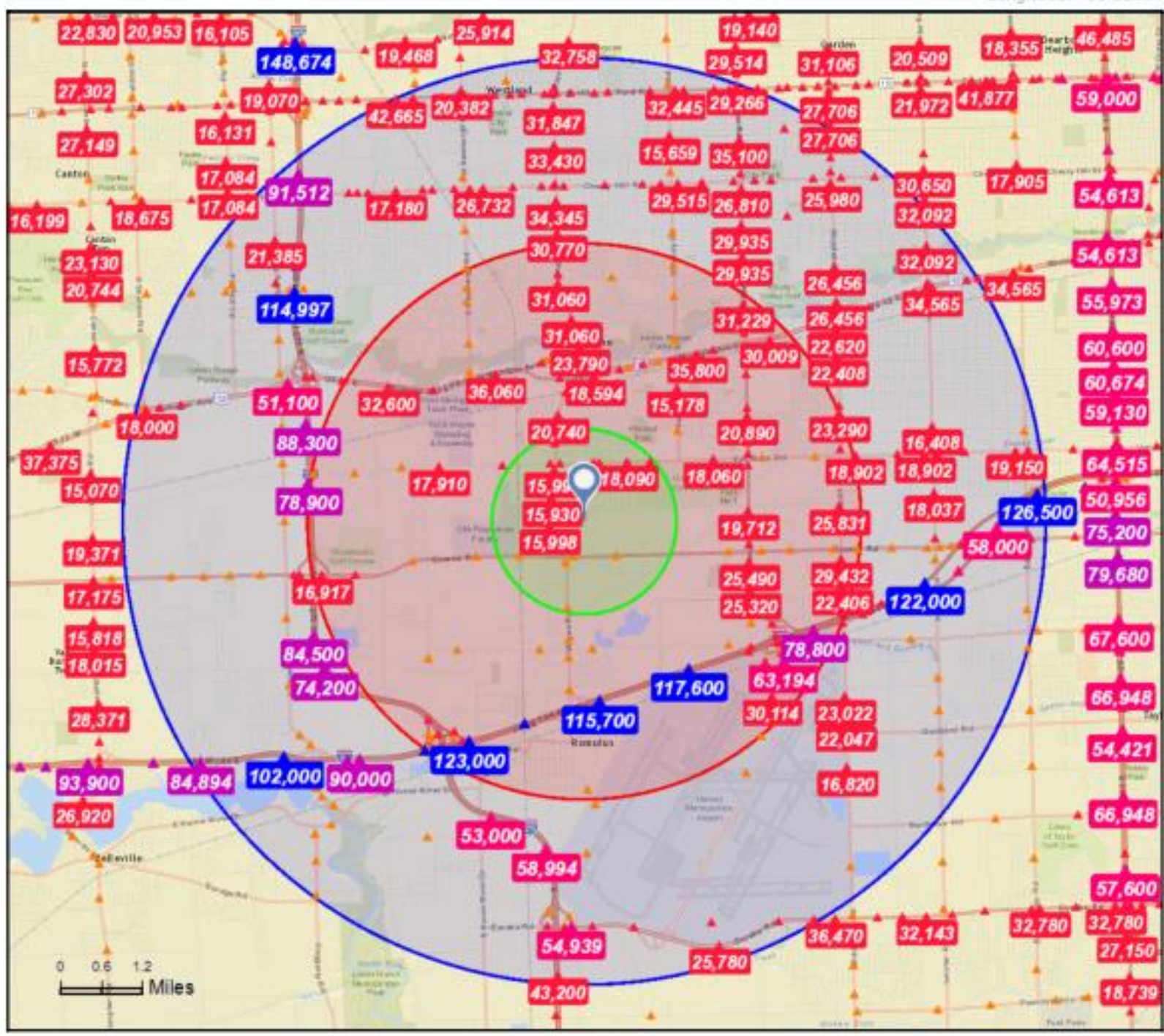


Demographics

Traffic Count Map

35073 Park Pl, Romulus, Michigan, 48174
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 42.25749
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- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day

