

DEVELOPMENT OPPORTUNITY

FULL-BLOCK JOHN R

Hazel Park, Michigan

±2.5 ACRES

Potential mixed-use assemblage with uninterrupted John R
frontage from Woodward Heights to Tucker Avenue



A continuous John R block face



CHRISTIE'S
INTERNATIONAL REAL ESTATE

WOODWARD HEIGHTS

EXISTING OFFERING
±1.21 ACRES

JOHN R ROAD

COOPERATIVE PARCEL
±1.30 ACRES

TUCKER AVENUE

FULL-BLOCK
POTENTIAL

±2.51 AC

Combined full-block
opportunity

23930, 23900 & 23830 John R

Five tax parcels | ±1.21 AC Currently
represented by @properties
Commercial

23722 John R

Available subject to a separate sale or
land-contribution agreement | ±1.30
AC

Acreages are approximate. Parcel
count, boundaries and combined area
are subject to survey, title and
definitive agreements.

REDEVELOPMENT SUPPORT



CHRISTIE'S
INTERNATIONAL REAL ESTATE

Public-sector tools close support market feasibility

1 | CITY TIF SUPPORT

TIF incentives have been secured for 23930, 23900 & 23830 John R existing site at \$6m. Additional TIF support is available for the adjacent parcel.

2 | BROWNFIELD TIF

Subject to eligibility and approvals, tax increment may reimburse approved environmental response, demolition, abatement, infrastructure and site-preparation costs.

3 | JOHN R MAIN STREET / DDA

Hazel Park identifies John R as its designated Main Street and primary commercial corridor, supported by DDA placemaking, lighting and façade-investment programs.

4 | COUNTY ASSESSMENT ASSISTANCE

Qualifying Oakland County sites may access EPA-funded environmental assessment assistance, subject to program review and available funds.



Signalized Woodward Heights corner and full John R frontage

MARKETING POSITION Incentives subject to documentation, eligibility and final governmental approvals.

CONCEPTUAL DEVELOPMENT

A four-story mixed-use vision

1 | JOHN R STREET FACING DEVELOPMENT

Four-story massing frames the corridor with commercial space at grade and housing above. Rendering shows residential acquisitions incorporated

2 | RETAIL AT THE CORNER

A stronger storefront presence is shown near Woodward Heights; final retail area remains subject to market demand.

3 | PARKING TO THE REAR

The concept locates parking and service behind the building to preserve an active John R frontage.

4 | RESIDENTIAL BUFFER

Landscaping and separation are intended to soften the edge adjoining nearby homes.



Conceptual aerial development view

Important: it represents a conceptual marketing vision, not a technical elevation, approved design, or confirmed building footprint.

CONCEPTUAL DEVELOPMENT

A street-level view of the John R frontage

1 | FOUR STORIES

Ground-floor commercial space is shown with three residential levels above.

2 | ARTICULATED FACADE

Brick, light masonry and subtle setbacks break the long frontage into smaller visual sections.

3 | FLEXIBLE STOREFRONTS

Multiple bays could accommodate a right-sized mix of retail, service or project amenity uses.

4 | NOT A FINAL DESIGN

Architecture, parking, access, yield and approvals require full development diligence.



Conceptual front-elevation view

Important: it represents a conceptual marketing vision, not a technical elevation, approved design, or confirmed building footprint.

DEVELOPMENT THESIS

A focused mixed-use program

1 | FOUR-STORY PRECEDENT

A 2019 variance contemplated four-story mixed use at 23722, including about 30 apartments above retail.

2 | RETAIL WHERE IT MATTERS

Concentrate visible commercial space near Woodward Heights instead of underwriting 40,000 square feet of speculative retail across the frontage.

3 | RESIDENTIAL ABOVE

The upper three floors represent a market-tested unit mix. Unit count, rents and efficiency require a preliminary yield study and local comps.

4 | PARKING + NEIGHBOR BUFFER

Keep parking, service and landscaping behind the John R street wall; develop for screening, circulation, loading and fire access.



Full-block frontage can separate retail, housing and parking

DILIGENCE GATE Complete zoning and yield study before publishing unit or retail counts.

TRANSACTION FLEXIBILITY



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Two paths can unlock full-block outcome

1 | EXISTING OFFERING

The listing includes five tax parcels totaling approximately 1.21 acres at 23930, 23900 and 23830 John R. Additional residential acquisitions remain an open question.

2 | COOPERATIVE 23722 PARCEL

The adjoining 1.30-acre owner is open to a sale or potential land contribution, subject to final written terms.

3 | PATH A: FULL ACQUISITION

A developer acquires both ownership groups and controls the approximately 2.51-acre assemblage at closing.

4 | PATH B: LAND FOR EQUITY

23722 may be contributed to a qualified partnership for negotiated equity, governance and protections.



23722 extends the opportunity south toward Tucker Avenue

INQUIRY NOTE No 23722 price guidance is provided. Owner is open to proposals.