



City of Dearborn

194/US12 Redevelopment Site

Property Information Packet

The site is about 30 acres of land located near the intersection of Wyoming Street, Michigan Avenue (U.S.-12) & I-94 at the eastern edge of the Dearborn community. It is a residential area that has become obsolete as the modern model for urban development has relocated single-family detached housing away from industrial development, and in this case, the area around this neighborhood has become dominated by trucks, trains, logistics operations and other heavy industry.

Since the late 1990's, the City of Dearborn has been purchasing homes in this neighborhood from willing sellers and land banking the lots for future redevelopment. At this point, the City has accumulated approximately 90% of the land in the neighborhood, and is offering a first phase assembly of contiguous parcels that represents approximately 17 acres for redevelopment purposes. A few homes remain scattered over the remaining 13 acres (to the north) that comprises the rest of the former neighborhood which will be offered later as a second phase. It is the City's intention now, though to offer the 20 acre site to parties interested in redeveloping this property consistent with the City's Master Plan and goals for this area.



City of Dearborn
Economic & Community Development
Contact: Jeffrey Watson, Director
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Address: Multiple parcels south of Michigan Avenue, between Wyoming & I-94
Owner: City of Dearborn (small number of private homes remain in the area)
Zoning: Mix of industrial, commercial & residential zoning, intended for rezoning to I-C, Intensive Industrial
Master Planned: Industrial - Logistics
Lot Size: 17 Acres (available southern 2/3 of the site)



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I94/US12 Redevelopment Site

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Vision: Industrial - Logistics

Transportation Access: Wyoming (Wayne County Roads truck route), US-12 (Michigan Avenue), M-153 (Ford Road), I-94

Utilities: water, sewer, natural gas, electricity, cable/DSL

Financial Incentives: Tax Increment Financing (brownfield), Industrial Property Tax Abatement, Commercial Redevelopment District *(Each project is unique and may not qualify for all available incentives)*

Previous Uses: Park, residential neighborhood, parking lots, commercial buildings (along Michigan & Wyoming)

Existing Conditions: Vacant land (former park area on west side of site is a brownfield containing fill from I-94 cut, it has environmental clearance but has some limitations for building foundations)

Opportunity: Price is not the only consideration in selecting a developer for this project. The City wishes to achieve redevelopment on this prime site that will significantly contribute to advancing the Dearborn community and cementing its place in the logistics and advanced manufacturing arena, which is already well-represented in this part of the City.

