

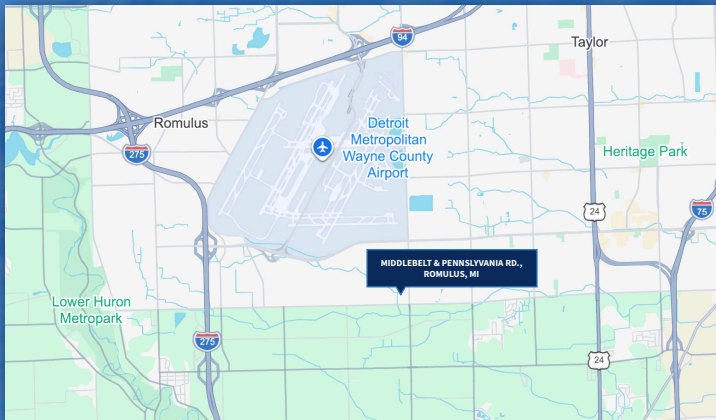


PRIME MIXED USE LAND AVAILABLE

40 ACRES | 2,600 ft MAIN ROAD FRONTAGE



**Middlebelt &
Pennsylvania Rd.,
Romulus, MI 48174**



**DTW
1 Mile Away**



**MAIN ROAD
FRONTAGE**



**Proximity to I-94,
I-275, I-75**



**Utilities Available:
Water and sewer at the
street**

PROPERTY HIGHLIGHTS



Prime Corner Location
Over 2,600 ft of road frontage - excellent
visibility for commercial or multi-family use



Zoned R1A



**Utilities Available:
Water and Sewer are at
the street**



**Mixed-use
Opportunity**



**Proximity to
major routes**



***Site Plans Available
Upon Request***

**40 ACRES
PRIME MIXED USE LAND
FOR SALE**

**FOR SALE
CALL FOR PRICING**

For more information, please contact:

BEN CRABILL

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CRABILL & COMPANY

(734) 261-8200
 33640 Schoolcraft Rd.
Livonia, MI 48150



PRIME MIXED USE LAND AVAILABLE

40 ACRES | 2,600 ft MAIN ROAD FRONTAGE

SITE PLAN

Middlebelt & Pennsylvania Rd.,
Romulus, MI 48174



PROPERTY OVERVIEW

- 40 Acres of Prime Mixed Use Land
- 2,600 ft of Frontage on Middlebelt Rd. & Pennsylvania Ave.
- Excellent Visibility and Access
- Zoned R1A - Mixed Use Opportunity
- Utilities at the Street
- Ideal for Commercial, Retail, Multi-family, or Mixed-Use Development

SITE INFORMATION

- Location: Middlebelt & Pennsylvania Rd., Romulus, MI 48174
- Zoning: R1A - Mixed Use
- Utilities: Water & Sewer at the Street
- Access: Middlebelt & Pennsylvania
- Topography: Generally level

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VISION FOR THE FUTURE



PENNSYLVANIA AVENUE

MIDDLEBELT ROAD

PROPERTY OVERVIEW

This 40-acre prime mixed-use property offers an exceptional opportunity for retail, commercial, and multi-family development in one of Romulus' most rapidly growing corridors.

The conceptual plan maximizes the site's visibility and accessibility with multiple access points, generous parking, and a harmonious blend of retail, residential, and green space.

Ideal for developers and investors seeking a high-traffic location with strong demographics and unmatched potential.

KEY FEATURES

- ✓ Prime corner location with excellent visibility and access
- ✓ Zoned R1A - Mixed Use
- ✓ Utilities available at the street (water & sewer)
- ✓ Conceptual plan includes retail, multi-family, detention, and green space
- ✓ Close proximity to I-94, I-275, and Detroit Metro Airport
- ✓ Surrounded by established residential neighborhoods and ongoing development



40
ACRES



2,600 FT
MAIN ROAD
FRONTAGE



HIGH GROWTH
CORRIDOR



STRONG
DEMOGRAPHICS

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