FERRY PARK ROW
DEVELOPMENT

THE FERRY PARK REPORT
ISSUE 01 · DEC 2026

DETROIT · 48208 · 48206 · 48202

CHANGE IN AND NEAR NORTHWEST GOLDBERG.

What's happening, what property is worth and what it means for Northwest Goldberg and its neighbors. Every month.



ILLUSTRATIVE STREETSCAPE

Welcome to the first issue of The Ferry Park Report. Each month it covers development activity, property values and key dates within two miles of 16th Street for property owners, developers and city partners.

BRINDA DEVINE · FOUNDER, FERRY PARK ROW DEVELOPMENT

AVERAGE HOME VALUES NEARBY

$167K	$182K	$219K
AVG. HOME VALUE LASALLE GARDENS	AVG. HOME VALUE VIRGINIA PARK	AVG. HOME VALUE HENRY FORD AREA

Source: Zillow average home values, November 2026.

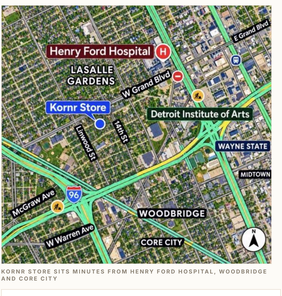
RECENT SALES WITHIN TWO MILES

6224 Hecla St Two-family flat, 2,200 sq ft · Sold Aug 28	**$317,000**
5220 Avery St #7, Woodbridge 3 bed, 1,592 sq ft · Sold Aug 13	**$520,000**
1734 W. Willis St, Woodbridge 2 bed, 1,382 sq ft · Sold Aug 14	**$269,999**
5962 Stanton St 3 bed, 1,344 sq ft · Sold May 8	**$55,000**
5815 Loraine St 4 bed, 2,103 sq ft · Sold Aug 28	**$42,000**

Prices vary widely. The Hecla two-family sold above its $305,000 asking price and Woodbridge homes sold for $270,000 to $520,000, while two Northwest Goldberg homes sold for $42,000 and $55,000. That spread is why a review of your specific property matters.

Sales from public records via Redfin, Homes.com, Zillow and Estately, 2026.

DEVELOPMENT TRACKER



KORNR STORE SITS MINUTES FROM HENRY FORD HOSPITAL, WOODBRIDGE AND CORE CITY

NEXT: OPENS SPRING 2027

Motown Museum expansion

Tours resume Dec 17. The gold exterior of the $75M Motown Experience has been going up since October. The museum expects 325,000+ visitors a year.

NEXT: RESIDENTS 2027

Lee Plaza, 2240 W. Grand Blvd.

Phase one: 117 affordable apartments for seniors in the Art Deco landmark, long Detroit's last vacant high-rise.

NEXT: COMPLETE 2029

Henry Ford Hospital tower

20 stories, 432 private rooms. Topped out in May. Anchors the $3B+ Future of Health development.

NEXT: OPENS 2027

Henry Ford Health + MSU Research Center

A 335,000 sq ft research center in New Center, part of the Future of Health development.

NEXT: DELAYED

Pistons residential, Future of Health

The Detroit Pistons have delayed the residential portion of the New Center development.

NEXT: WORK SLATED INTO 2027

West Grand Blvd streetscape

City and Henry Ford improvements from Cass to Rosa Parks: protected bike lanes and safer, ADA-compliant crosswalks near the hospital.

ALONG EAST GRAND BLVD

The other half of the Boulevard, east of Woodward.

STATUS: PARTLY OPEN

Milwaukee Junction, St. Antoine & E. Grand

Method Development's $20M rehab of five buildings brings retail, offices and the 18-unit Junction Lofts at 2863 E. Grand Blvd.

STATUS: IN PROGRESS

North End streetscape

Vanguard CDC's East Grand Boulevard Transformation Project has added benches, bike racks, murals and 83 new trees, with median plantings and wayfinding signs underway.

NEIGHBORHOOD SPOTLIGHT

KORNR STORE · 6224 16TH ST

A vacant building more than 100 years old, rehabilitated into a neighborhood market and café with an apartment upstairs. Opened in 2024.

VISIT KORNR STORE

DATES TO KNOW

DEC 17	**Motown Museum tours resume.** Hitsville U.S.A. reopens on West Grand Blvd.
FEBRUARY	**Assessment notices arrive.** Check your new value; it is not a tax bill. To appeal, file with the March Board of Review by its early-March deadline (March 9 last year).
MARCH 31	**Tax foreclosure deadline.** Behind on property taxes? Get on a Wayne County payment plan before then.

WHAT IT MEANS IF YOU OWN PROPERTY HERE

Storefronts on West Grand near Motown are already asking about $18 to $28 per square foot a year. Knowing your property's current value helps you weigh any offer.

SELLING, PURCHASING OR DEVELOPING NEARBY?

For a confidential consultation on selling, purchasing or developing real estate property, please click "Discuss Your Property" below.

DISCUSS YOUR PROPERTY →

Or call 248-219-6685

About Brinda Devine. Real estate developer and licensed Michigan broker with 30+ years in commercial real estate.

FORWARDED THIS?
Get the Ferry Park Report free each month. Click Subscribe, or email bddevine@gmail.com with "Subscribe."

SUBSCRIBE →

TOWNE COMPANIES
COMMERCIAL REAL ESTATE BROKERAGE

WE KNOW DETROIT REAL ESTATE.

The Towne Companies (brokerage) · Ferry Park Row Development (development)

Brokerage services provided by The Towne Companies, 6224 16th Street, Unit 2, Detroit, MI 48208 · 248-219-6685 · bddevine@gmail.com. Brinda Devine, Licensed Real Estate Broker, State of Michigan. Broker License #6505314815 · Associate Broker License #6502139453. Equal Housing Opportunity.

Sources: Zillow; Estately; ConstructConnect; Detour Detroiter Development Tracker; Vanguard CDC; Redfin; Homes.com; City of Detroit; Wayne County Treasurer; CommercialCafe; PropertyShark; Motown Museum; The Towne Companies; Associated Press; WXYZ; Henry Ford Health; DBusiness. Information believed accurate but not guaranteed.

You are receiving The Ferry Park Report as a contact of The Towne Companies and Ferry Park Row Development. To unsubscribe, click here or reply "Unsubscribe." To subscribe, click here.