



RESIDENTIAL PROPERTY PURCHASE AND DEVELOPMENT APPLICATION

City of Hamtramck
Community and Economic Development Department



City of Hamtramck

Community and Economic Development Department

Lot Sale

The City of Hamtramck is selling city-owned residential parcels for residential development. The end of this application features all available lots for sale.

In the pages that follow, you will find:

1. The Property Purchase and Development Application
2. Application Process Flow-Chart
3. Zoning Requirement Graphic for Residential Zones
4. Images and Parcel Specifications

The City of Hamtramck looks forward to reviewing your application!

To learn more about the lot you're interested in (such as tax history, size, and owner history):

Go to <https://bsaonline.com/?uid=621>

Change **By: Address** to **By: Parcel Number**

Enter the Parcel Number (listed below each address in this document, starting with #41)

Attention: All applicants must be current with any taxes, fees, or code violations to be considered. Applicants must develop the property within two years after execution of purchase agreement.

The City of Hamtramck reserves the right to approve or deny any application without cause and either remove a property from the sales list or offer it at a later date. Please note that your first-choice property might not be available. Applicants will be responsible for any and all costs associated with property title clearance and environmental due diligence.



City of Hamtramck

Community and Economic Development Department Property Purchase and Development Application

All parcels are \$10,000 or fair market value per reputable appraisal. An application is only considered when the form is completely filled out and a CED staff member has confirmed its acceptance. If multiple lots are desired, use the additional space on the back of this application to fill out site and proposed development information according to each parcel. Bids will be evaluated on the following criteria:

- Whether the proposed project meets the zoning ordinance requirements of the City of Hamtramck
- Whether the applicant can show ability to pay for or finance the development

APPLICANT INFORMATION

Name _____ Phone _____

Address _____ Fax _____

City _____ State _____ Zip _____ E-mail _____

SITE INFORMATION

Parcel Identification Number of first choice: _____

Parcel Address: _____

PROPOSED DEVELOPMENT

Type of residential development:

☐ Single family ☐ Two-family (duplex) ☐ Multi-family (triplex, quadplex, apartment building)

REQUIRED INFORMATION

- ☐ Sketch plan showing the dimensions of the lot, existing setbacks, and proposed setbacks
- ☐ Drawing of the proposed residential dwelling unit
- ☐ Demonstrated ability to self-finance or secure financing (e.g. letter of intent to finance from an approved third-party lender)
- ☐ \$100 nonrefundable application fee for single lot purchase; \$500 fee for multi-lot purchase

Signing below means that the applicant agrees to the conditions previously outlined by the City of Hamtramck:

Applicant Name (print)

Applicant Signature

Date



City of Hamtramck

Community and Economic Development Department

Property Purchase and Development Application

If more than five lots are desired, please contact CED Department staff.

SITE INFORMATION (SECOND LOT)

Address of desired lot: _____

PROPOSED DEVELOPMENT

Type of residential development:

☐ Single family ☐ Two-family (duplex) ☐ Multi-family (triplex, quadplex, apartment building)

SITE INFORMATION (THIRD LOT)

Address of desired lot: _____

PROPOSED DEVELOPMENT

Type of residential development:

☐ Single family ☐ Two-family (duplex) ☐ Multi-family (triplex, quadplex, apartment building)

SITE INFORMATION (FOURTH LOT)

Address of desired lot: _____

PROPOSED DEVELOPMENT

Type of residential development:

☐ Single family ☐ Two-family (duplex) ☐ Multi-family (triplex, quadplex, apartment building)

SITE INFORMATION (FIFTH LOT)

Address of desired lot: _____

PROPOSED DEVELOPMENT

Type of residential development:

☐ Single family ☐ Two-family (duplex) ☐ Multi-family (triplex, quadplex, apartment building)

Application Process

- 1.** Submit Application with all required materials to the Community and Economic Development staff.

Please bring the fee along with the application.

- 2.** Staff reviews application and informs applicant of preliminary approval or denial.
- 3.** If approved, staff will submit application to City Council for final approval.
- 4.** City Council reviews application & applicant attends meeting.
- 5.** If approved City and Developer sign Development Agreement.
- 6.** Developer performs due diligence.
- 7.** Within 90-days of signing the agreement, City and Developer close on the sale.

At the time of closing, the developer will be required to pay an \$5,000 for a Performance Guarantee.

- 8.** Developer has 2-years to complete residential development.

Once construction is complete, the \$5,000 Performance Guarantee will be returned to the developer.

Community and Economic Development Office is open

Monday - Thursday from 8am-4pm

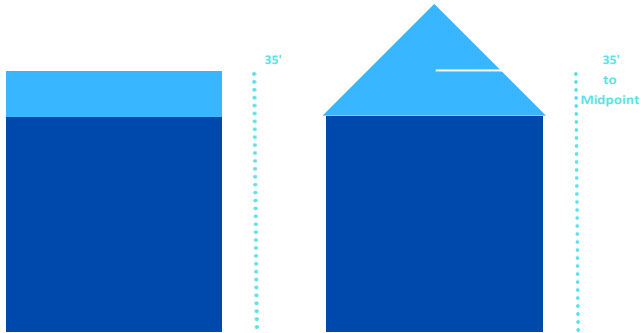
City retains the right to remove or add parcels to the lot sale

Go to <https://hamtramck.us/property-for-sale/> for updates or call

313-800-5233 ext. 818

Residential Zoning Requirements

Maximum Height



The measurement of height from the ground floor to the roof depends on the type of roof. For more info, see zoningcode.

Lot Coverage Ratio

Building and Structure
Footprint

Total Lot Size

= 67%

Floor Area

Minimum floor area per
single-family unit:

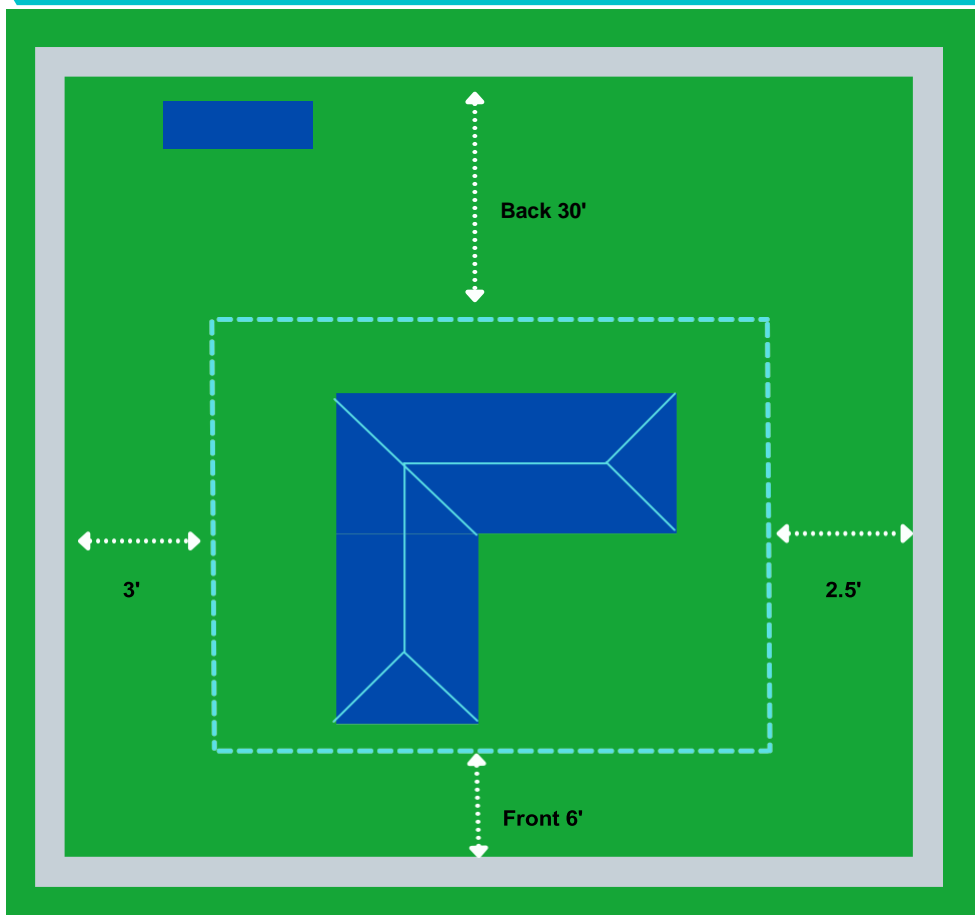
800 sq ft

Minimum floor area per
multi-family unit:

700 sq ft

Example Setback and Buildable Lot Area

Please see Hamtramck Zoning Ordinance for exact requirements.



Building



Buildable Lot Area

INVEST *in* HAMTRAMCK



Available Residential Parcels for Sale in Hamtramck

Andrus, Danforth, Gallagher, Goodson, Grayling Streets



2237 Andrus Street*
#41 002 04 0388 000
Lot Size: 30 x 100



9509 Gallagher St*
#41 006 01 0593 000
Lot Size: 30 x 102.13
SOLD



2997 Goodson Street
#41 005 09 0015 000
Lot Size: 30 x 100
SOLD



2442 Andrus Street*
#41 002 04 0435 300
Lot Size: 60 x 100
SOLD



2278 Goodson Street*
#41 002 04 0284 000
Lot Size: 30 x 100



3011 Goodson Street*
#41 005 09 0017 000
Lot Size: 30 x 100
SOLD



2261 Andrus Street
#41 002 04 0392 000
Lot Size: 30 x 100
SOLD



2284 Goodson Street
#41 002 04 0283 000
Lot Size: 30 x 100
SOLD



3105 Goodson Street*
#41 005 09 0033 000
Lot Size: 30 x 100
SOLD



2371 Danforth Street
#41 002 04 0318 000
Lot Size: 30 x 100
SOLD



2290 Goodson Street
#41 002 04 0282 000
Lot Size: 30 x 100
SOLD



2330 Grayling Street*
#41 002 05 0063 000
Lot Size: 30 x 100

Owned by Wayne County Land Bank. Please contact them for price and information.

*Applicants will be responsible to cover the title clear fee of \$500

Properties are zoned residential and are located within the Hamtramck Public School district. All parcels are \$10,000 or fair market value per reputable appraisal.

Carpenter, Dequindre, Grand Haven, Nagel Streets



2322 Carpenter Street
#41 004 01 0004 000
Lot Size: 30 x 100

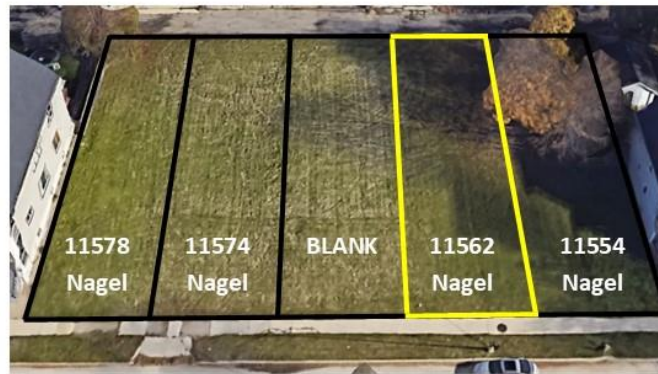
2328 Carpenter Street*
#41 004 01 0005 000
Lot Size: 30 x 100



11738 Grand Haven Street*
#41 004 05 0069 000
Lot Size: 30 x 100



11761 Dequindre Street
#41 004 05 0012 000
Lot Size: 30 x 100



11562 Nagel Street*
#41 004 03 0200 300
Lot Size: 30 x 107
SOLD



11701 Dequindre Street*
#41 004 05 0021 303
Lot Size: 43 x 100

11719 Dequindre Street*
#41 004 05 0019 301
Lot Size: 40 x 100



Parcel lines are not exact.
Developer is responsible for
a land survey.

See Page 6 for additional
parcels on Carpenter,
Dequindre, and Nagel
streets.

*Applicants will be responsible to cover the title clear fee of \$500

Properties are zoned residential and are located within the Hamtramck Public School district. All parcels are \$10,000 or fair market value per reputable appraisal.

Belmont, Doremus, Evaline, Miller, Sobieski, McDougall, Prescott, Yemans Streets



1926 Belmont Street*

#41 003 05 0018 000

Lot Size: 30 x 100



3888 Miller Street*

#41 005 14 0233 000

Lot Size: 30 x 100



5142 Yemans Street*

#41 008 01 0460 000

Lot Size: 30 x 104



2079 Belmont Street*

#41 003 05 0070 000

Lot Size: 30 x 100



9466 McDougall St*

#41 006 04 0185 000

Lot Size: 30 x 102

SOLD

Parcel lines are not exact. Developer is responsible for a land survey.



3351 Doremus Street*

#41 006 01 0438 000

Lot Size: 30 x 103



3964 Prescott Street*

#41 008 02 0166 301

Lot Size: 30 x 134.5

SOLD



5083 Evaline Street*

#41 008 01 0483 000

Lot Size: 30 x 104



11738 Sobieski Street

#41 007 14 0123 000

Lot Size: 30 x 101.15

SOLD

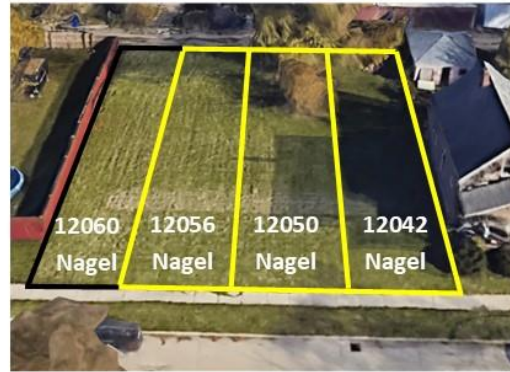
*Applicants will be responsible to cover the title clear fee of \$500

Properties are zoned residential and are located within the Hamtramck Public School district. All parcels are \$10,000 or fair market value per reputable appraisal.

Dyar & Nagel Streets



11434 Nagel Street*
#41 004 03 0188 000
Lot Size: 30 x 107



12042 Nagel Street* 12050 Nagel Street*
#41 004 03 0229 000 #41 004 03 0230 000
Lot Size: 30 x 107 Lot Size: 30 x 107

12056 Nagel Street*
#41 004 03 0231 000
Lot Size: 30 x 107



11476 Dyar Street*
#41 004 06 0026 301
Lot Size: 30 x 100



11798 Dyar Street* 11804 Dyar Street*
#41 004 05 0039 301 #41 004 05 0040 302
Lot Size: 40 x 100 Lot Size: 40 x 100

11810 Dyar Street*
#41 004 05 0041 303
Lot Size: 43 x 100



11416 Dyar Street
#41 004 06 0028 301
Lot Size: 30 x 100

11422 Dyar Street
#41 004 06 0027 305
Lot Size: 30 x 100



11799 Dyar Street* 11805 Dyar Street*
#41 004 05 0045 303 #41 004 05 0044 302
Lot Size: 40 x 100 Lot Size: 40 x 100

11811 Dyar Street*
#41 004 05 0043 301
Lot Size: 43 x 100

See pages 6 and 7
for additional
parcels on Dyar
and Nagel Streets.

*Applicants will be responsible to cover the title clear fee of \$500

Properties are zoned residential and are located within the Hamtramck Public School district. All parcels are \$10,000 or fair market value per reputable appraisal.

Carpenter, Commor, Dequindre, Dyar, Lumpkin, Nagel, Neibel, Woodland Streets



2352 Carpenter
Street*
#41 004 01 0009 000
Lot Size: 30 x 100



11720 Dyar Street*
#41 004 05 0026 000
Lot Size: 30 x 100



12086 Nagel Street*
#41 004 03 0236 000
Lot Size: 30 x 107



2412 Commor Street*
#41 004 01 0280 000
Lot Size: 30 x 100
REMOVED FROM SALE



11751 Dyar Street
#41 004 05 0054 302
Lot Size: 45 x 100



2341 Neibel Street
#41 004 01 0081 000
Lot Size: 30 x 100
REMOVED FROM SALE



11513 Dequindre
Street
#41 004 06 0037 304
Lot Size: 30 x 100



8800 Lumpkin Street*
#41 002 04 0104 000
Lot Size: 30 x 100
SOLD



1708 Woodland
Street*
#41 004 06 0011 302
Lot Size: 30 x 98



11452 Dyar Street
#41 004 06 0026 305
Lot Size: 30 x 100



11551 Lumpkin Street*
#41 004 02 0116 000
Lot Size: 30 x 111



***Applicants will be responsible to cover the title clear fee of \$500**

Properties are zoned residential and are located within the Hamtramck Public School district. All parcels are \$10,000 or fair market value per reputable appraisal.

Round 3 Lots: Danforth, Dyar, Edwin, Faber, Jacob, Oliver



2314 Carpenter
Street
#41 004 01 0003 000
Lot Size: 30 x 100



2471 Faber Street
#41 002 04 0155 000
Lot Size: 30 x 100



11332 Lumpkin Street*
#41 004 02 0244 000
Lot Size: 30 x 112



2407 Danforth*
#41 002 04 0324 000
Lot Size: 30 x 100



3269 Jacob Street*
#41 005 04 0072 000
Lot Size: 30 x 80

SOLD



3845 Oliver Street*
#41 005 14 0108 000
Lot Size: 30 x 100



11351 Dyar Street* 11375 Dyar Street
#41 004 06 0019 306 #41 004 06 0020 306
Lot Size: 50 x 100 Lot Size: 50 x 100

11363 Dyar Street
#41 004 06 0019 307
Lot Size: 50 x 100

Parcel lines are not exact.
Developer is responsible for
a land survey.



*Applicants will be responsible to cover the title clear fee of \$500
Properties are zoned residential and are located within the Hamtramck Public School district. All parcels are \$10,000 or fair market value per reputable appraisal.