

# Michigan Industrial Holdings, Inc. Site

2300 Leroy Street, Jackson, MI 49202

### CONTACT

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### COMMUNITY SNAPSHOT

Jackson's Industrial market holds excellent potential for industries not only in the automobile industry, also in the technical and research and development industry. Major Employers include Michigan Automotive Compressor, TAC Manufacturing, Foote Health System, Consumers Energy, and the Michigan Department of Corrections.

**HIGHLIGHT AN/OTHER ASPECT OF COMMUNITY?!!??**



### SITE BASICS

**Size:** 20 acres

**Asking Price:** Price is negotiable and dependent upon the number of new, full-time equivalent jobs and amount of new investment into the community.

**Ownership Status:** Blackman Charter Township by tax reversion

**Zoning:** General Industrial (I-2)

**Characterization Status:** Environmental work completed. Site debris was cleared and the buildings were demolished utilizing Michigan DEQ and U.S. EPA grant fund monies.

**Regulatory Status:** Unknown

**Estimated Cleanup Costs: is this n/a b/c it is ready for redevelopment?**

**Utilities:** Municipal water and sewer, natural gas and electric

**Current Use:** Vacant

**Former Use:** Since about 1930, the property appears to have an industrial use. MIHI was the last owner and conducted metal stamping operations until June 2001.

**Property Liens: ANY??**

**Absorption Rates:** No known restrictions or easements.

**Site Access:** I-94 is roughly 1 mile North of the site, with US-127 about 3 miles from the site.

**Surrounding land uses:** The property is situated in an industrial and residential area.

**Adjacent Property:** The Edscha facility (with a building) is for sale and is located at 2300 E. Ganson Street with approximately 202,660 square feet.

**Property Tax Rate:** 45.22 mills (The state and local tax burden is 13th lowest in the United States.)

### ADD COMMUNITY PICTURES

### INCENTIVES

**U.S. EPA Assessment Grant Monies (\$400,000)**  
available through the County EDC

**Public Act 198**  
Allows a local tax savings of 50% in real and personal property tax, up to a maximum of 12 years, for an eligible Industrial facility

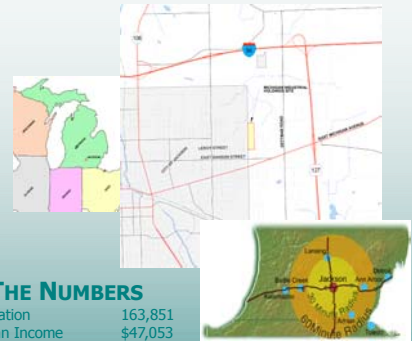
**Revolving Loan Funds and Industrial Development Revenue Bonds**  
Available through the County's Economic Development Corporation

**Michigan Business Tax Credits (MBT)**  
The site is a brownfield and an eligible company could qualify for MBT Credits through the Brownfield Redevelopment Authority of Jackson County.

**Renaissance Zone**  
Tax-free status may be available with the right project.

### SITE OVERVIEW

The site is 20 acres and ready for immediate use. Blackman Charter Township acquired the property as a gift, demolished the buildings and completed environmental work.



### BY THE NUMBERS

Population	163,851
Median Income	\$47,053
Traffic Count	?
Labor Force	76,100
Unemployment Rate	8%

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