

Brownfield Transaction Forum

Site Information

Former Plastigage facility

Site Description

Site Name: Former Plastigage site.

Narrative: The site is a former industrial property consisting of three parcels of land occupying approximately 14.16 acres. The site is located within an area of commercial development within Blackman Charter Township.

Address: 2917 Wildwood Avenue, Jackson, Michigan 49202

Size, description, square footage: 157,800 square foot vacant building on 14.16 acres (three parcels). Building equipped with sprinklers, 5 loading docks and substantial power available. Owner will consider demolition to clear site for new construction.

Price/Appraised value: Price is negotiable.

Former/Current use: Since roughly 1930, the property appears to have an industrial use including: manufacturing grinding wheels, manufacturing brake pads, manufacturing fiberglass pultrusions for draperies, blinds and underground utilities, as well as plastic injection molding for custom plastic fabrications, gas pipeline weathercaps, and electric substations.

Ownership Status: Privately owned. Even Stevens Investments, LLC acquired the property in January 2007 and plans to demolish the buildings on-site and redevelop the property for commercial (office or retail) purposes.

Zoning/Entitlements: Zoned General Industrial (I-2). Industrial and Commercial zoning available.

Absorption rates for anticipated/zoned reuse: No known restrictions/easements.

Site access and ingress/egress: One mile south of Interstate I-94 and two miles east of M-60. Access gained by Lawrence Avenue, Wildwood Avenue and Michigan Avenue (each truck accessible). Less than ¼ mile from municipal airport. Strong traffic counts. Ample ingress and egress for commercial traffic from all directions.

Existing utilities: Municipal sewer and water provided by Blackman Charter Township with mains located on site. Consumers Energy provides natural gas and electric with 110 and 440 volt and 3 Phase connections in the building. Fiber optic is not connected at this time. SBC/Ameritech will connect upon company request.

Surrounding land uses: The subject property is located within an area of several commercial properties. A baseball/softball field lies to the west of the property and to the south of the subject property is a railroad track owned by Michigan Central Railroad Company. A small engineering/manufacturing building is located to the northwest.

Property tax rate: Current Total Non-Homestead Millage Rate per \$1,000 is 45.2220.

School District: Jackson Public Schools

Web URL: www.enterprisegroup.org

Site Characterization Status

Status: Environmental Assessments complete, Brownfield Plan for tax increment financing underway.

Regulatory status: Unknown

Estimated remaining cleanup costs: Unknown at this time.

Community Description

Population: 163,851 (*July 2006 U.S. Census Report*)

Median Income: \$47,053 (*2005, Michigan Bureau of Economic Analysis*)

Daily Traffic Count: 7,318 cars per day (*Wildwood Ave. - Airport and Laurence*)

Labor Force: 76,100 (*Jan. 2008 Michigan Dept. of Labor & Economic Growth*)

Unemployment Rate: 8.0 (*Jan. 2008 Michigan Dept. of Labor & Economic Growth*)

Major Employers: Michigan Automotive Compressor, TAC Manufacturing, Foote Health System, Consumers Energy, and the Michigan Department of Corrections.

Community Web site: www.enterprisegroup.org

Potential incentives: P.A. 198, with 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 are available through the County's Economic Development Corporation. The site is a brownfield and an eligible company could qualify for Michigan Business Tax Credits through The Brownfield Redevelopment Authority of Jackson County.

Transportation: I-94 is approximately one mile north of the site, with US-127 about two miles from the site.

Additional Information

Adjacent properties: Adjoining 3-acre parcel possibly available.