



**REDEVELOPMENT OPPORTUNITY
209 S OAK STREET – FOR SALE
DURAND, MICHIGAN**

***2.25 acre former industrial site, flexible zoning, incentives
available for plans matching community redevelopment goals***

PROPERTY SNAPSHOT

Description: Centrally located brownfield site adjacent to downtown and residential districts.

Status: For Sale

Ownership: City of Durand

Sale Price: \$150,000

Total Acres: 2.25

Building Size: 57,826 sf

Year Built: 1930

Current Use: Vacant

Current Zoning: Industrial

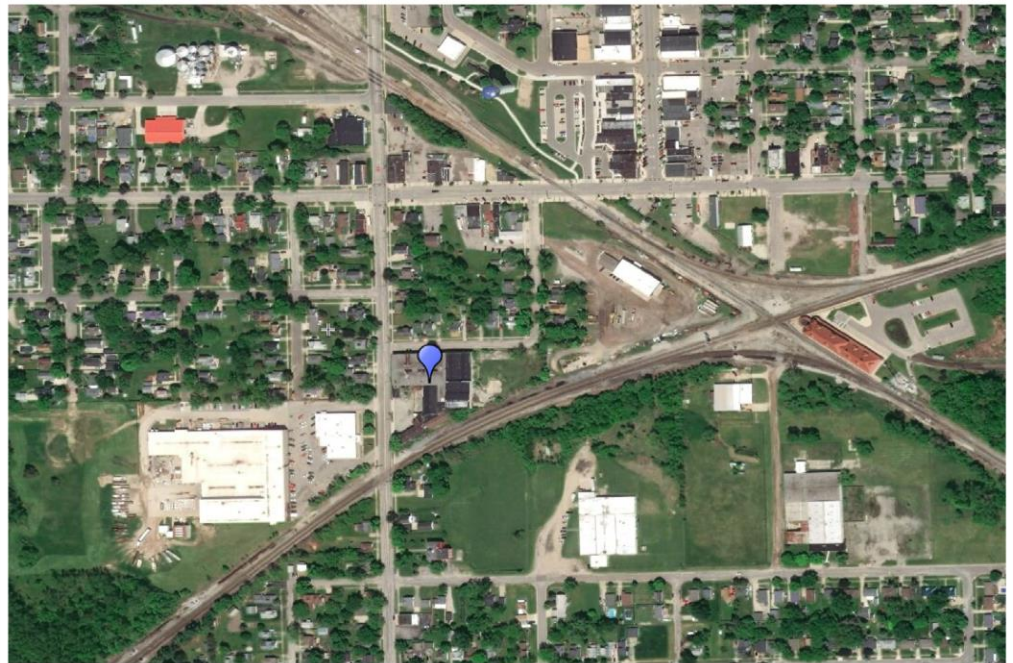
Parcel ID: 020-12-005-001-01

CONTACT

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CURRENT CONDITIONS

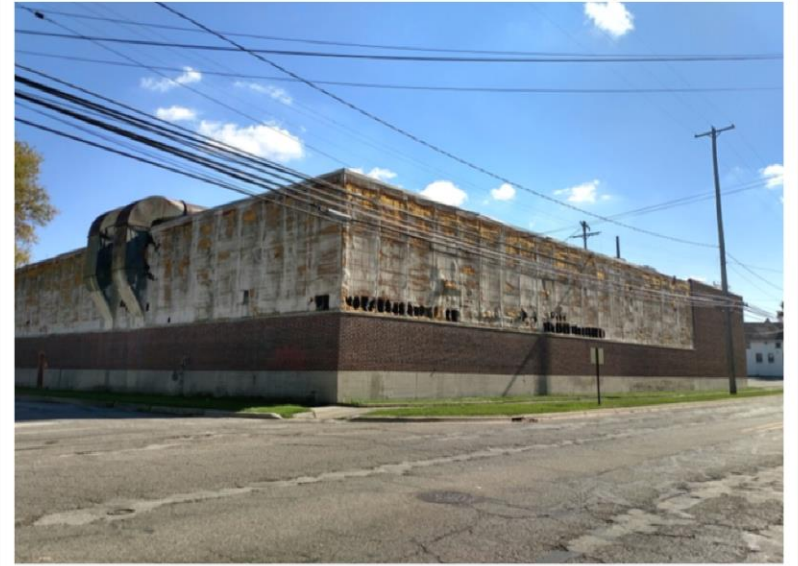
Located in an urban area of the City of Durand, the property is located near the downtown shopping district. The site is uniquely situated between residential, commercial, and industrial uses. It also sits directly adjacent to a Canadian National rail line. A Phase I Environmental Assessment was completed in October 2017 and a Phase II was completed in July 2017. Remediation assistance may be available through the U.S. EPA or Michigan Department of Environment, Great Lakes, and Energy (EGLE). Those studies are available upon request.

Redevelopment will require at least partial demolition of existing wood structures, removal or encapsulation of existing windows, and removal of select asbestos containing interior features.

Available Utilities

- **Water:** Municipal
- **Sewer:** Municipal
- **Electricity:** Consumer's Energy
- **Natural Gas:** Consumer's Energy)
- **Phone/Internet:** Specrum, DayStarr, Frontier

City is amenable to zoning changes, and reduced or waived purchase price for developments that match the desired redevelopment vision identified in our community workshops.



WHY DURAND

Located at the interchange of I-69 and M-71, the City of Durand is a part of the Lansing Metropolitan Statistical Area. The City is approximately 28 miles from the MSU Campus in East Lansing and 20 miles from Downtown Flint.

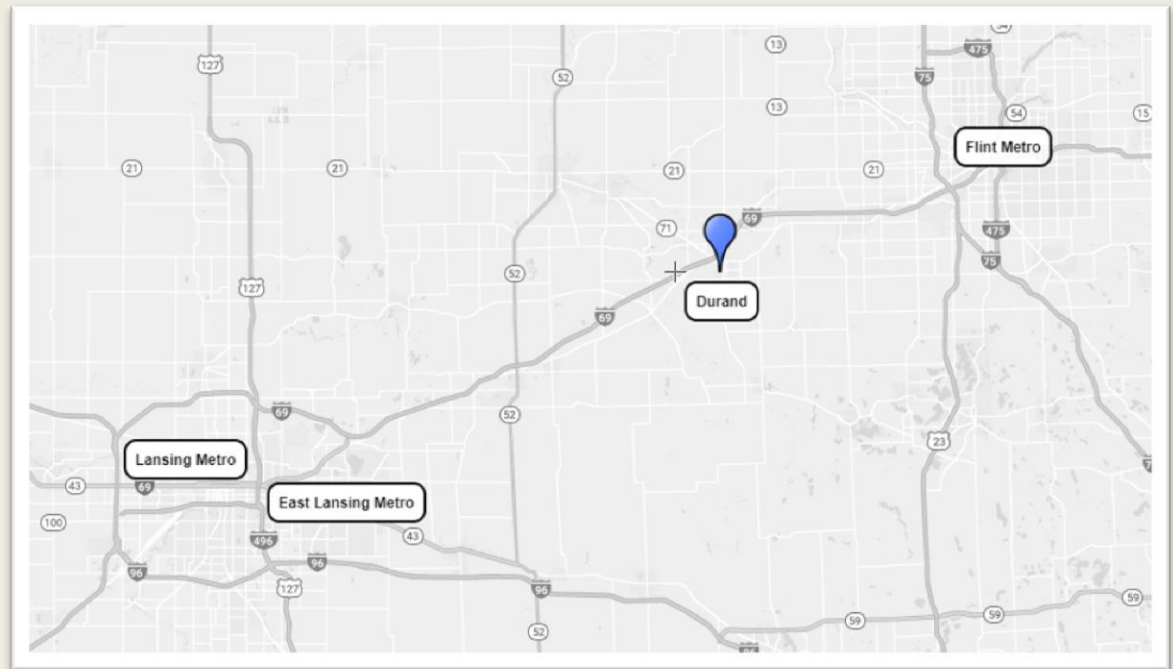
The largest employers in the city are Terex-Simplicity, a Fortune 1000 crushing and screening equipment manufacturer, and Webcor Packaging, the primary producer of U.S. Postal Service flat rate boxes. The City of Durand is a member of the I-69 Trade Corridor and the Shiawassee Economic Development Partnership. These relationships have helped the city to market itself to number of prospective industrial and commercial developers. As a result, a roughly 1,000-acre industrial site has been proposed for the north side of the city which would attract 800 new full time jobs. Planning for this project is still underway but there has been substantial political and residential support.

City Population: 3,446

MSA Population: 546,102

Median Household Income: \$43,424

Unemployment: 4.0%



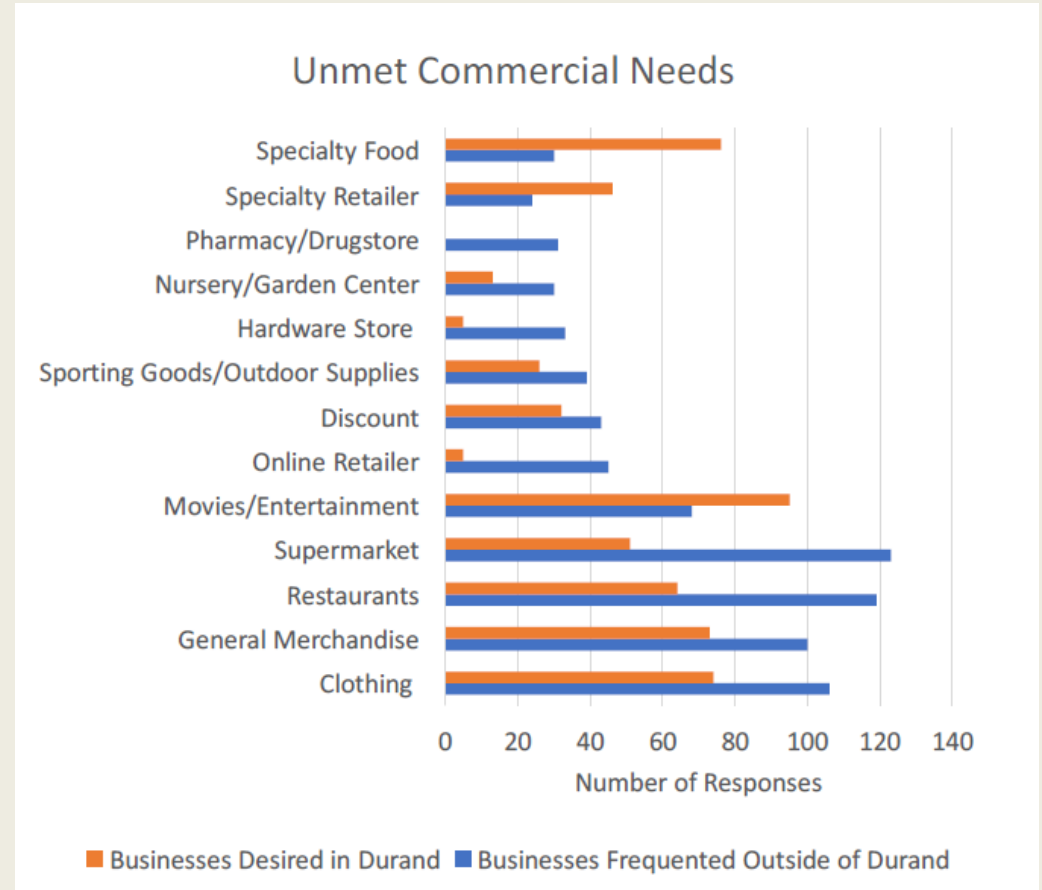
REDEVELOPMENT OPPORTUNITY - 209 S OAK STREET – DURAND, MI 48429

EXISTING COMMERCIAL DEMAND

In a 2018 Downtown Economic Development Strategy the City identified several key commercial development demands. The sectors where high consumer demand align with a high degree of consumer spending leakage are considered targeted attractions for the community.

Those specifically include:

- Entertainment venues (ex. movies, theater, music, recreational/sports complex)
- General food retailers
- Specialty food and alcohol retailers
- Restaurants
- Clothing retailers
- Home goods
- Specialty merchandise
- General merchandise



REDEVELOPMENT VISION

During the spring of 2019 the City, in collaboration with U.S. EPA Region 5, hosted a series of community engagement activities to discuss redevelopment of the site. Participants in those activities identified a mixed-use development as the most desired redevelopment scenario. Specifically, the community remains open to mix of light industrial, commercial, and multi-family housing options for the site. Example design concepts are described below. Participants did not express strong opinions for the placement and structures on the site, nor show a decisive response to reusing portions of the original structure or constructing new structures.



Image 1. Reuse existing structure.

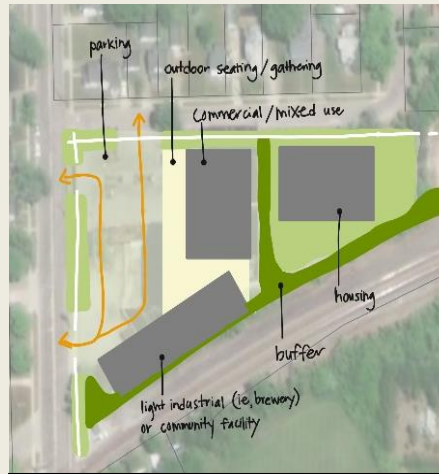


Image 2. New construction layout 1.



Image 3. New construction layout 2.

Given the proximity to residential uses and the downtown retail district the ideal development would be complimentary to those uses and feature a walkable design. The City would also support industrial uses that evidenced they would not be a nuisance to nearby neighbors.