



PROPERTY INFORMATION PACKET



CORNER OF GENESEE AND WASHINGTON AVENUE

About the City of Saginaw

The City of Saginaw was a thriving lumber town in the 19th century and an important industrial city and manufacturing center throughout much of the 20th century. With approximately 48,677 residents in 17.34 square miles, the city has made great strides in recent years. Economic development has been focused on comparative advantages in innovation, clean energy, and continued manufacturing exports. The past five years, however, have proven to be a different story as the medical industry has taken major leaps, new housing has been developed downtown, entertainment venues have been improved and large developers are investing in Saginaw.

With its current progressive and proactive City administration, opportunities abound in the City of Saginaw. City administration is continuing to take a proactive approach to financial planning, organizational development, and citizen engagement initiatives. The City of Saginaw is on the precipice of great renewal. It is strategically located along the I-75 corridor and there are large traffic volumes along its main streets. Visitor numbers are continuously growing. The suburban culture is changing bringing people back to the City. The medical industry is booming bringing in high paying jobs. Several multi-million dollar projects have been successful and more are impending. The City, Downtown Development Authority, Saginaw Future, Neighborhood Organizations and other stakeholders are working to continue the momentum and won't stop until Downtown Saginaw is once again a place everyone wants to go.



Vision

Saginaw, through collaboration and public/private ventures, will be a welcoming community that promotes neighborhood growth; stimulates business development and innovations; and fosters entertainment, and educational opportunities for all.

Mission

The City of Saginaw is committed to providing high quality services to ensure an inclusive, safe, and vibrant community in which to live, work, learn and play.

Values

- Diversity and inclusiveness
- Service accountability and responsiveness
- Collaboration and teamwork

Site Information



County:	Saginaw
Address:	Corner of Genesee and Washington Avenue (200 E. Genesee Avenue and 106 S. Washington Avenue)
City Land Area:	17.34 square miles
City Population:	48,677 (US Census, 2017)
City Population Density:	2,971.2 per square mile

Type:	Retail (Commercial)
RBA:	16,496 square feet
Stories:	3 (106 S. Washington) and 4 (200 E. Genesee)
Class:	C
Year built:	1869 (200 E. Genesee Avenue), 1884 (106 S. Washington Avenue)
Owner:	Saginaw County Land Bank
Heat:	Steam radiator with boiler (200 E. Genesee) and space heaters and gas with fan (106 S. Washington)
Floor Area:	9,200 sq feet (200 E. Genesee) & 3,036 sq feet (106 S. Washington)
Average story height:	14 feet (200 E. Genesee) & 12 feet (106 S. Washington)



True Cash Value: \$141,722

Site Location

Benefits

The corner of Genesee and Washington Avenue is the only lasting historically preserved corner in Downtown Saginaw. This location is across the street from the Bancroft and Eddy Buildings, which contain fully occupied market rate apartments. Central to the downtown restaurant and retail establishments, near large employers such as AT&T and Spicer Engineering, one block from the new indoor marketplace opening in June 2018 and across the street from Huntington and Isabella Banks.



Currently this location houses Huntington Bank who occupies both the ground floor and the 2nd floor.



Demographics

** Information gathered from DemographicsNow*

Population*	1 Mile Radius	3 Mile Radius	5 Mile Radius
2018 Population	5,783	61,519	103,241
Average Age	34.8	35.5	37.7

Households*	1 Mile Radius	3 Mile Radius	5 Mile Radius
2018 Total Households	2,092	23,719	41,396
Average Household Income	\$35,723	\$44,057	\$54,433
2018 Average Household Vehicles	2	2	2

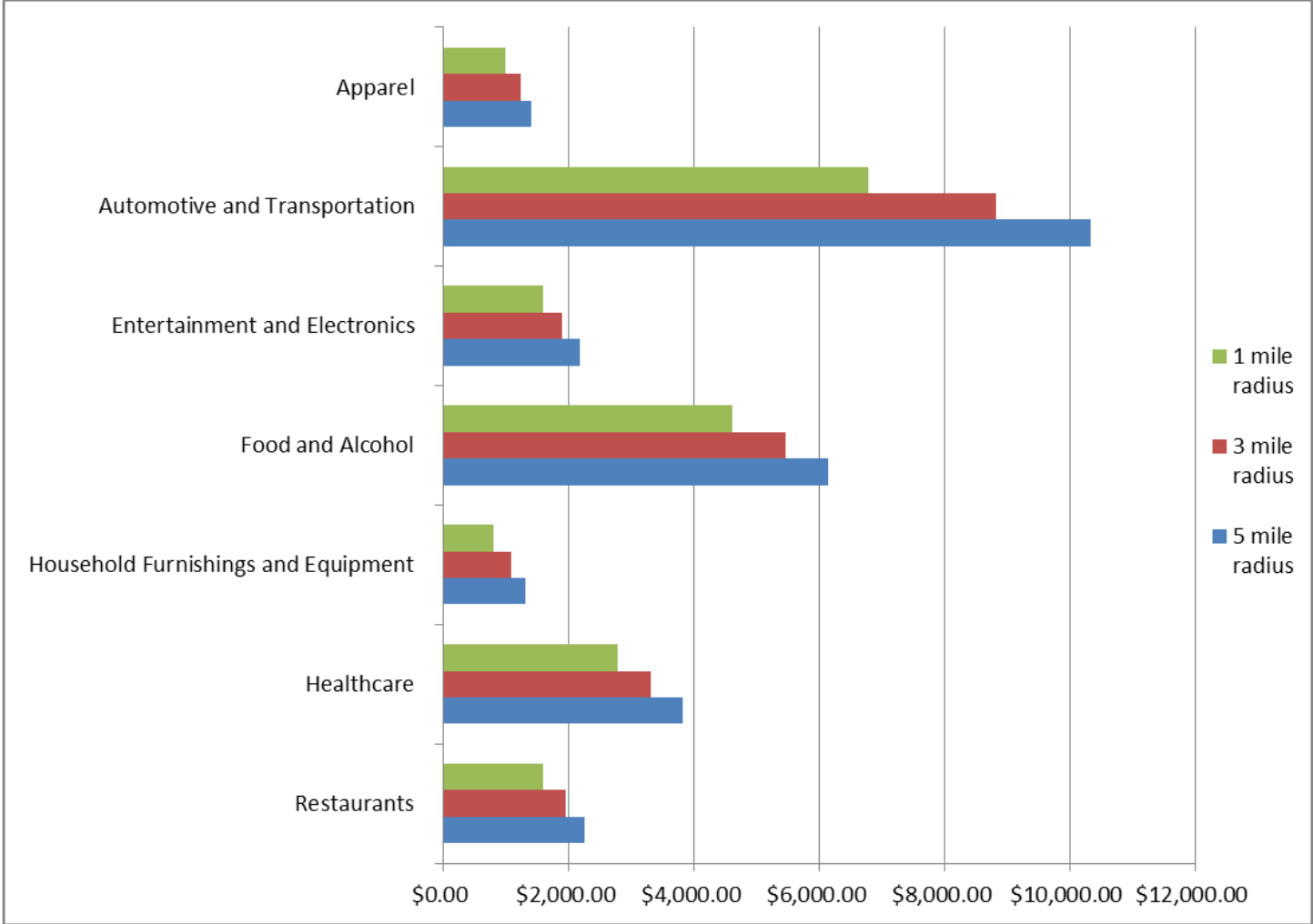
Housing*	1 Mile Radius	3 Mile Radius	5 Mile Radius
Median Home Value	\$54,837	\$73,504	\$85,821

Race*	1 Mile Radius	3 Mile Radius	5 Mile Radius
Total	5,783	61,519	103,241
White	32.5%	48%	57.1%
African American	56.6%	41%	32.7%
Multi Race	4.4%	4.7%	4.1%
Other	5.2%	5%	4.1%
American Indian, Eskimo, Aleut	0.7%	0.6%	0.5%
Asian	0.4%	0.8%	1.5%
Hawaiian/Pacific Islander	0.1%	0.1%	0.1%

Age*	1 Mile Radius	3 Mile Radius	5 Mile Radius
Total	5,783	61,519	103,241
Age 0 - 14	22.7%	21.6%	20%
Age 15 - 24	15%	14.2%	13.6%
Age 25 - 34	12.5%	13.6%	13.3%
Age 35 - 44	11.7%	11.4%	11.0%
Age 45 - 54	12.7%	12.3%	12.1%
Age 55 - 64	12.8%	12.7%	13.5%
Age 65 and over	12.6%	14.2%	16.5%



Data based on Annual Household expenditures

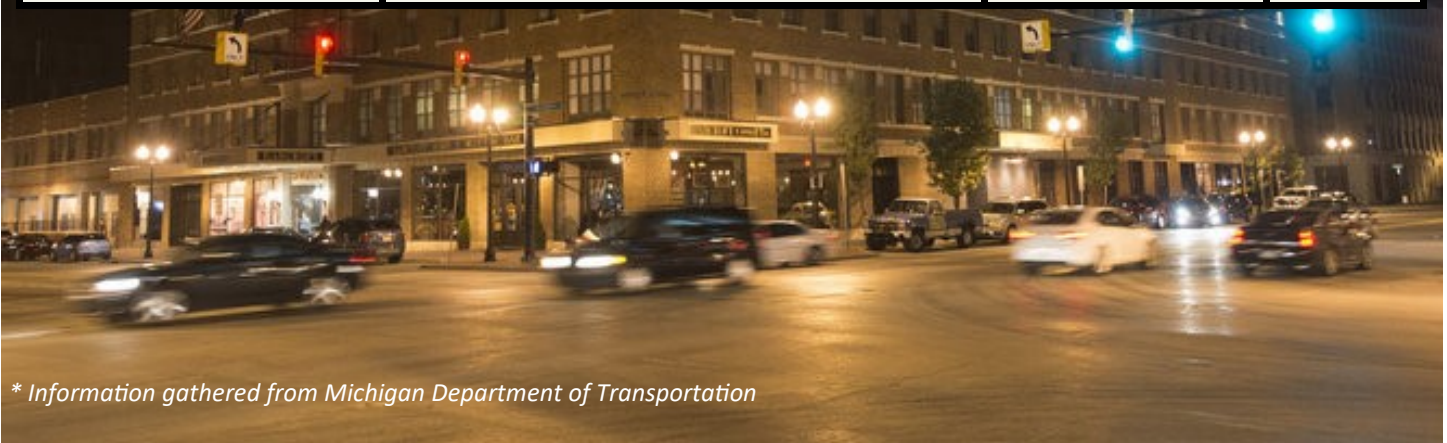


Information gathered from DemographicsNow



Traffic

Collection Street	Cross Streets	Traffic Volume per day *	Year
Washington Avenue	Genesee Avenue and I-675	10,435	2017
Washington Avenue	Genesee Avenue and Holland Avenue	12,022	2017
I-675	M-13 and 5th/6th Avenue	21,291	2017
Michigan Avenue	I-675 and State Street	10,762	2017

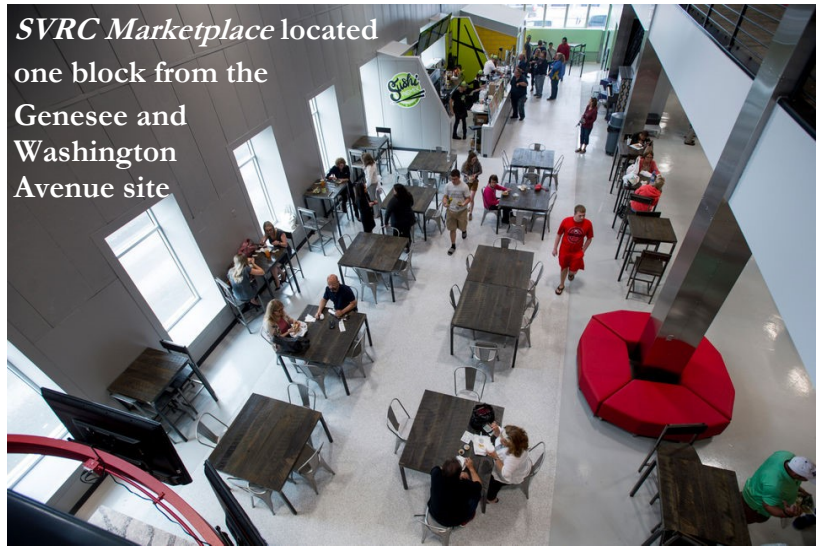


* Information gathered from Michigan Department of Transportation

Bancroft Wine & Martini Bar located on Washington Avenue

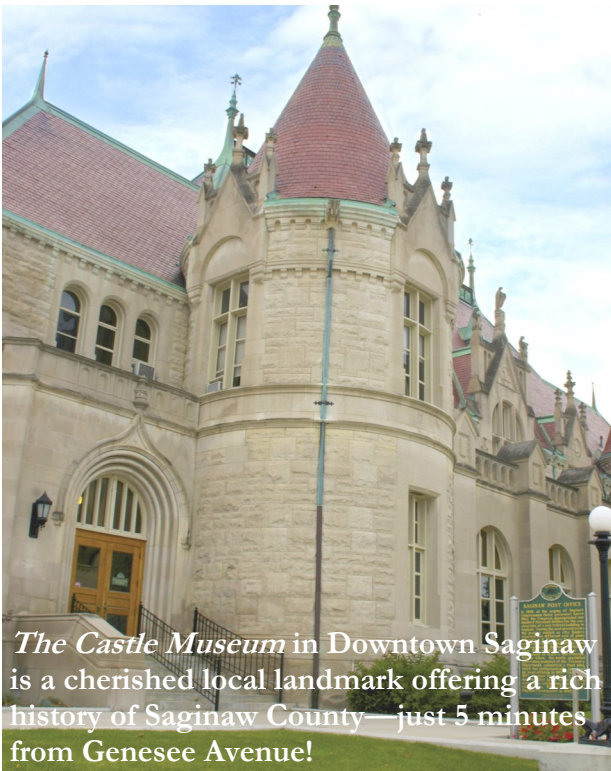


SVRC Marketplace located one block from the Genesee and Washington Avenue site

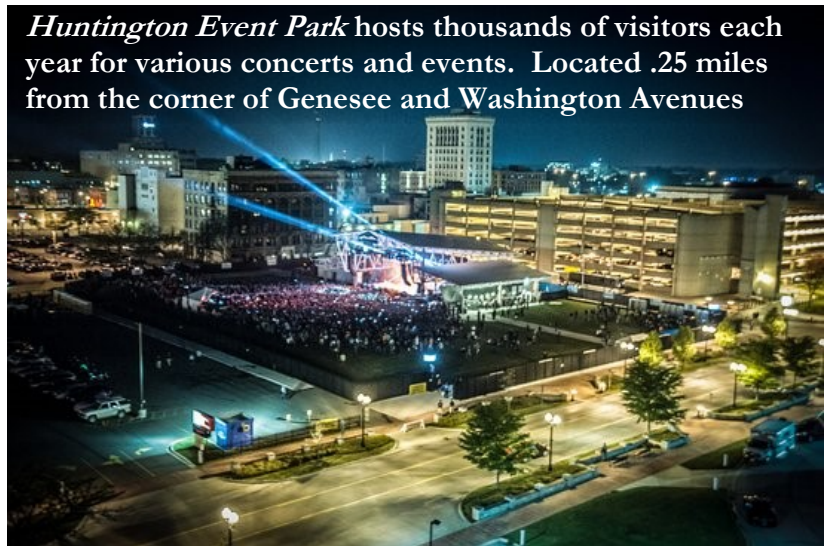


Nearby Attractions

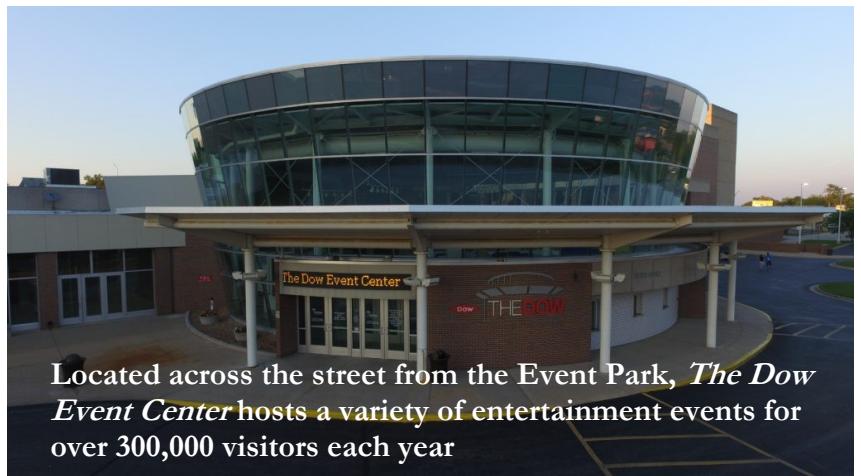
The Castle Museum in Downtown Saginaw is a cherished local landmark offering a rich history of Saginaw County—just 5 minutes from Genesee Avenue!



Huntington Event Park hosts thousands of visitors each year for various concerts and events. Located .25 miles from the corner of Genesee and Washington Avenues



Located across the street from the Event Park, *The Dow Event Center* hosts a variety of entertainment events for over 300,000 visitors each year





Property Site Information Packet

Contact Information

To learn more about this property or any of our other available properties, contact:

Tom Miller Jr.
Vice President
Saginaw Future, Inc.
1515 Washington Avenue
3rd Floor
Saginaw, MI 48607
(989) 757-2108
tmiller@saginawfuture.com

Yolanda M. Jones, Director
Office of Management and Budget
City of Saginaw
1315 S. Washington Avenue
Suite 110
Saginaw, MI 48601
(989) 759-1784
yjones@saginaw-mi.com

<http://www.saginaw-mi.com/business/sitelocation.php>