



City of Muskegon

PROPERTY INFORMATION PACKAGE

1000 W Western Ave

Contact: Planning & Economic Development
Department
City of Muskegon
933 Terrace St. Muskegon, MI 49443-0536
231-724-6702



Muskegon

DEMOGRAPHICS

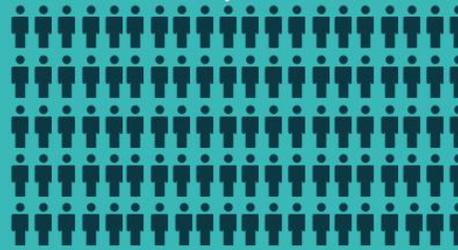


Median Age of Residents:
37

Average Income
\$49,801

Household Budget Expenditures
\$820+ Million

Population*:
103,666



1 icon = 10,000

* Within 5 mile radius of Downtown Muskegon



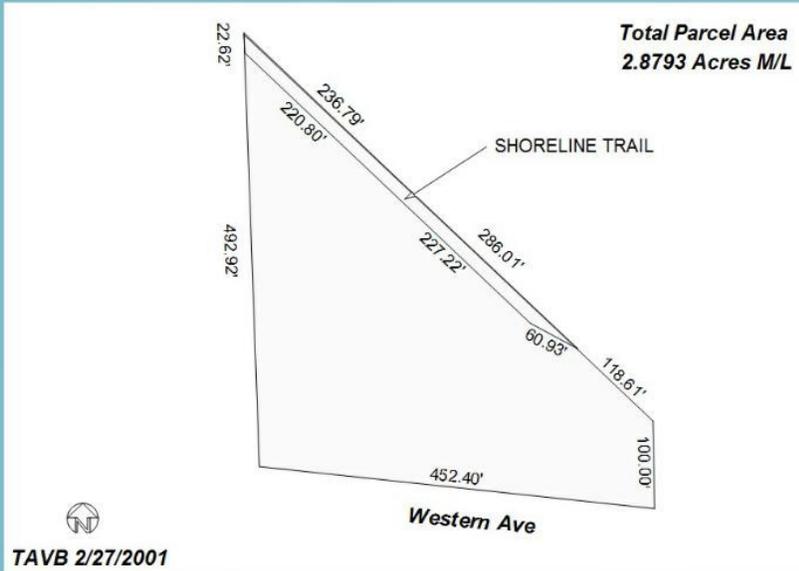
Desired Developments:

- Market Rate Housing
- Mixed-Use Developments with ground floor retail options
- White boxed Retail Space (800-1200sf)
- Pharmacy
- Casual Dining
- Family Dining
- Children's Activities
- Neighborhood Grocery

With 2 local colleges 4 miles to the east and one located downtown with a second moving into downtown, there is a large presence of young adults in the central business district. With \$205+ Million dollars of recent investments into the downtown, Muskegon is quickly becoming an even larger destination city than it has been in the past.

Muskegon

SITE INFORMATION

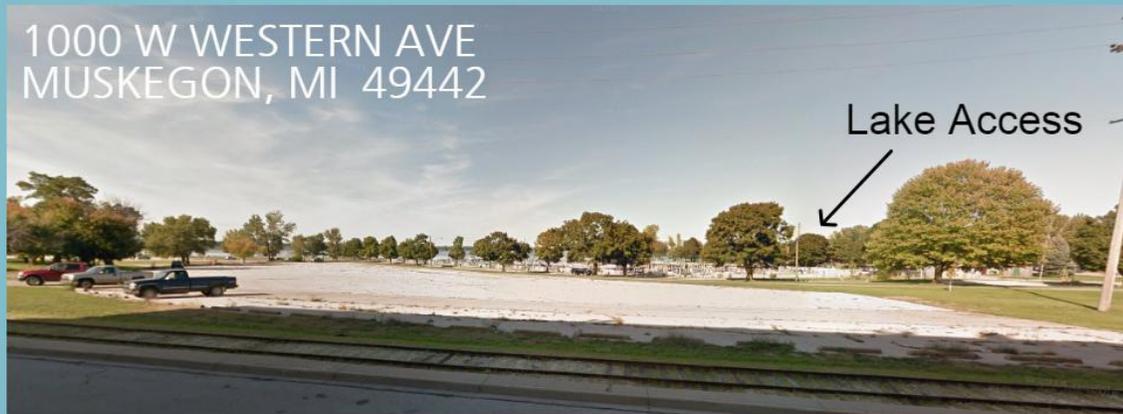


INCENTIVES

The City of Muskegon and State of Michigan will work with you to develop an incentive package geared toward your project. The package can include tax abatements through the Commercial Redevelopment Certification, Brownfield Redevelopment grant-funding, Revolving Fund Program and Tax Increment Financing.

The City of Muskegon sees this location as one of its untapped, key lots for development. The site has many potential tax abatement opportunities to help fuel development, as well as accessibility to many key parts of the city (see location page for examples). Potentially its best feature is the direct access to Hartshorn Marina. Because the City wants to see this lot developed, the planning department (and related departments) will do everything it can to help facilitate development.

1000 W WESTERN AVE
MUSKEGON, MI 49442



Legal Description

CITY OF MUSKEGON REVISED PLAT OF 1903 PT OF BLKS 574 & 575 DESC AS: COM AT SE COR BLK 574 TH N 88D 43M W 270.42 FT FOR POB TH WLY ALG NLY LINE OF WESTERN AVE 457.28 FT TH N 02D 04M W 492.92 FT TH S 47D 05M E TO A PT 100 FT N & 1D 40M W OF BEG TH S 01D 40M E 100 FT TO BEG EXC THEREFROM A PARCEL TO BE USED FOR THE LAKESHORE TRAIL DESC AS: THAT PT OF BLK 574 TAKEN FOR LAKESHORE TRAIL DESC AS: COM AT SE COR SD BLK 574 TH N 88D 13M 54S W 270.33 FT TO PT ON N ROW LINE WESTERN AVE TH N 01D 09M 31S W 100.00 FT TH N 46D 31M 44S W 118.61 FT TO POB TH N 61D 45M 12S W 60.93 FT TH N 46D 31M 44S W 227.22 FT TH N 46D 32M 44S W 220.80 FT TH N 01D 31M 44S W 22.62 FT TH S 46D 32M 44S E 236.79 FT TH S 46D 31M 44S E 286.01 FT TO POB

Property Tax Assessment Information

Estimated True Cash Value: \$140,735
Currently Tax Exempt

Property Owner: City of Muskegon

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Sale Price: \$300,000

Site Zoning: Form Based Code;
MSW Main Street Waterfront
NE Neighborhood Edge

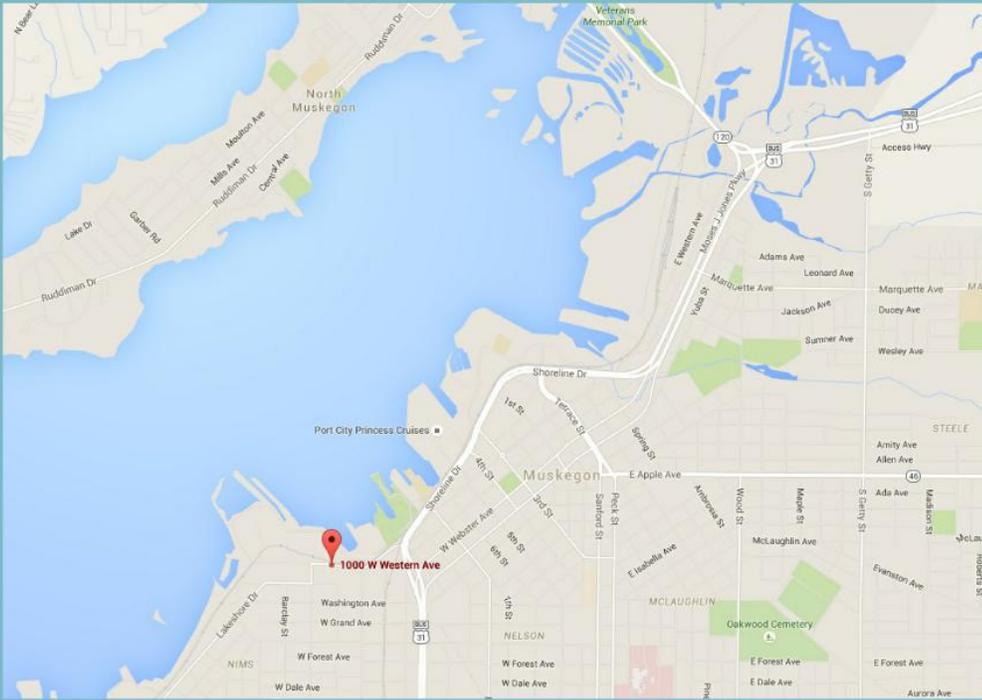
Utilities available on site.

Baseline Environmental Assessment
available upon request.



Muskegon

LOCATION OF SITE



AMENITIES

Multiple Marinas and Docks

LC Walker Arena

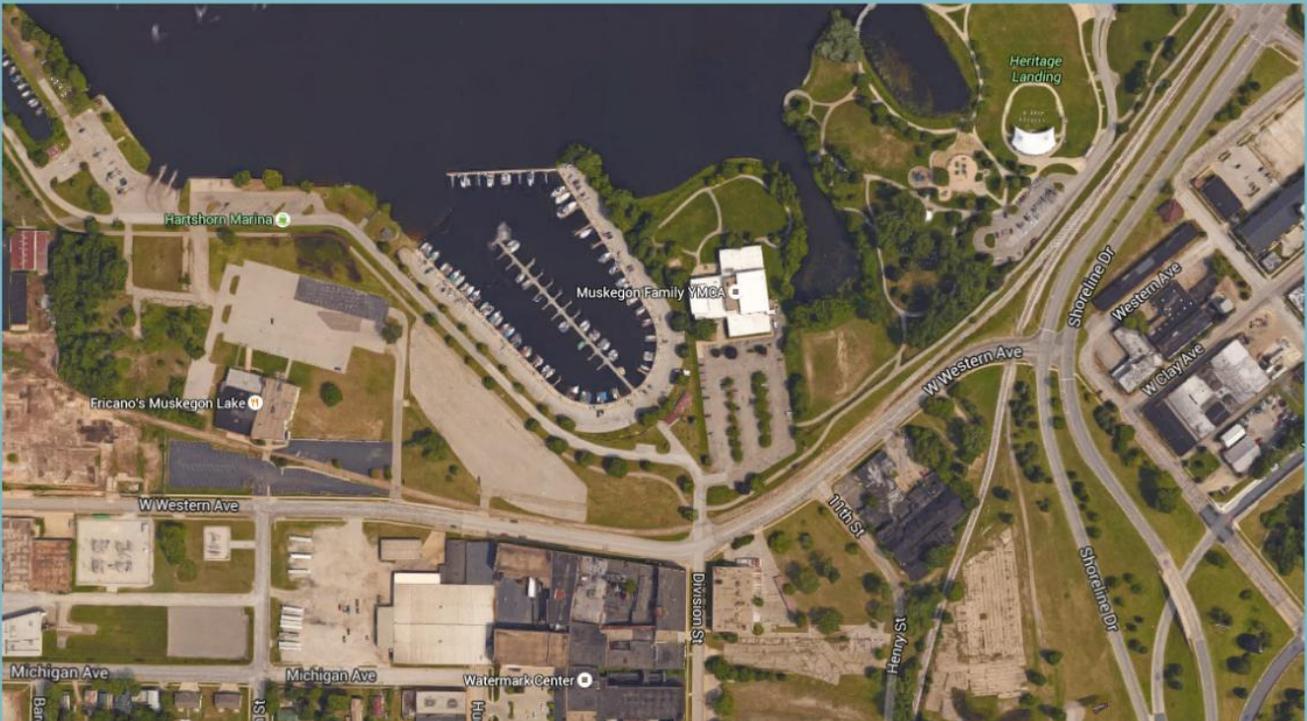
Shoreline and Holiday Inn Hotels

Heritage Landing (Fair Grounds)

Mercy Health Hackley Campus

Muskegon Community College

Baker College of Muskegon



Previously a parking lot for Shaw Walker furniture factory. Has since been owned by the City. Great waterfront location. Listed as a contaminated site, but has potential for brownfield redevelopment funds.