# COLLEGE ROAD DELHI CHARTER TOWNSHIP SITE

## DELHI CHARTER TOWNSHIP
## INGHAM COUNTY

MICHIGAN ECONOMIC DEVELOPMENT CORPORATION




## PROPERTY OVERVIEW

- Located within the Lansing metro area
- Land option by regional economic development entity
- Future land use is "Economic Opportunity Property"
- Rail service can be provided by Adrian and Blissfield
- Utility lines at site or can be extended within 12 months
- Customer choice of electric distribution provider

## UTILITIES

Consumers Energy: up to 3 MW in 8-10 months
BWL: infrastructure is ~3 miles from the property

Consumers Energy has a 6", 200 psig steel natural gas line 0.5 miles from the property; 857,000 mcf/year of available capacity

Lansing BWL has 12" water mains at the property with 0.3 mgd of excess capacity; WTPs have 10 mgd of excess capacity

Delhi Charter Twp has an 18" sewer main at the site with 0.5 mgd of excess capacity; treatment plant has 1.4 mgd of excess capacity

Comcast telecommunications infrastructure is 1 mile from the property

## PROPERTY HIGHLIGHTS

Sale Price - $30,000/acre

Zoned A-1 Agricultural

A&B Rail - adjacent

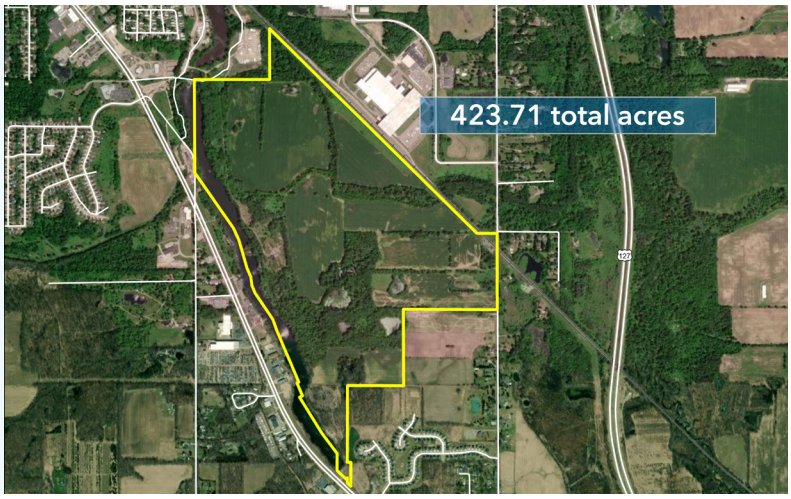
EMS - 3.2 miles
Fire (ISO 4) - 3.2 miles
Police - 2.8 miles

I-96 - 5 miles

US-36 - 1 mile
US-127 - 2.5 miles

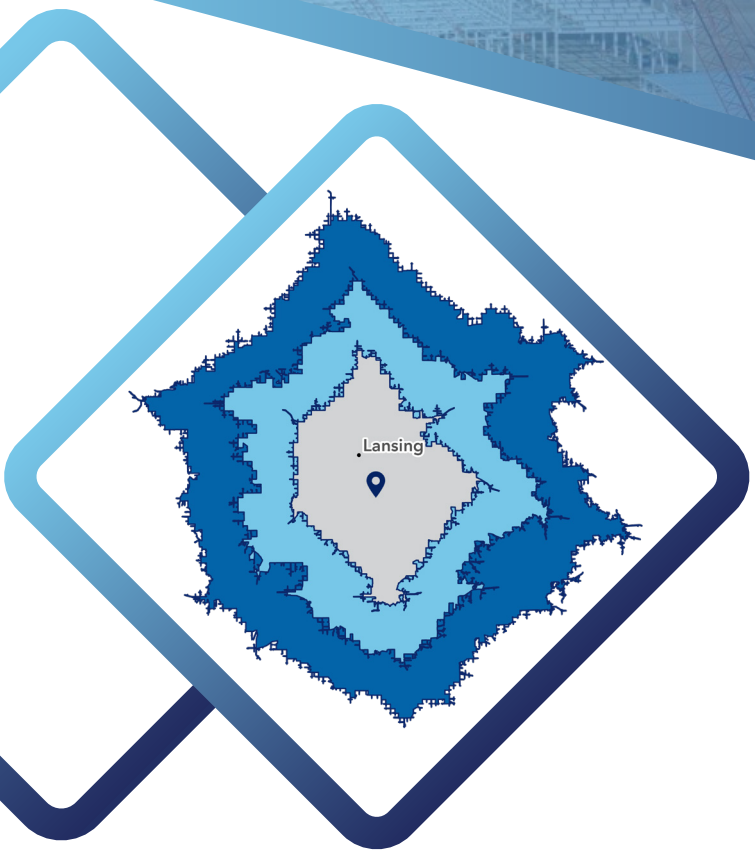
Port of Detroit - 90 miles

Capital Region Intl. Airport (LAN) - 15 miles



# COLLEGE ROAD DELHI CHARTER TOWNSHIP SITE

## DELHI CHARTER TOWNSHIP
## INGHAM COUNTY




| | | | |
|---|---|---|---|
| Total Population | 490,069 30-Min Drive | 804,831 45-Min Drive | 1,658,705 60-Min Drive |
| Labor Force | 265,957 30-Min Drive | 426,244 45-Min Drive | 860,129 60-Min Drive |
| Bachelor's Degree | 37.6% 30-Min Drive | 33.9% 45-Min Drive | 35.8% 60-Min Drive |

## COMMUNITY OVERVIEW

### Ingham County

- Location of Michigan's State Capital and a blend of urban amenities and natural beauty
- Best transit system of its size in North America
- Part of the Lansing Economic Area Partnership, a tri-county regional organization

### Michigan

- Located within 500 miles of half the U.S. and Canadian populations
- Cost of living ranks as the 4th most affordable state in the country and is 10% below the national average
- Low risk of natural disasters

## DUE DILIGENCE

- ALTA Survey - 10/10/2024
- Phase I ESA - 11/23/2022 - REC identified
- Wetlands Delineation - 11/17/2022
- Threatened & Endangered Species Desktop Evaluation - 11/10/2022
- Cultural Resource Desktop Evaluation - 11/10/2022
- Geotechnical Investigation - 12/2/2022 - 37 borings
- Vibration Study - 12/2/2022

## CONTACT

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MI Sites