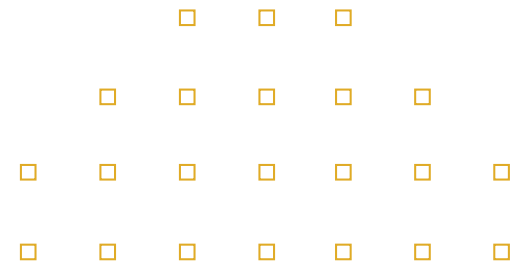




Parmenter Road Industrial Property
City of Corunna, Shiawassee County, MI

Property Report
December 2024



Parmenter Road Industrial Property



MI SITES PROGRAM OVERVIEW

The Michigan Economic Development Corporation (MEDC) created the MI Sites program in 2024, in collaboration with Quest Site Solutions (Quest) and multiple state agencies and economic development stakeholders, to enhance the readiness of industrial properties in the State of Michigan. The primary objective of the MI Sites program is to develop a statewide portfolio of ready sites to address the real estate needs of companies seeking to locate or expand in Michigan. To help accomplish this objective, consistent statewide criteria for site readiness have been established. Information collected during the program is utilized to determine the current readiness classification of each property – Bronze, Silver, or Gold.

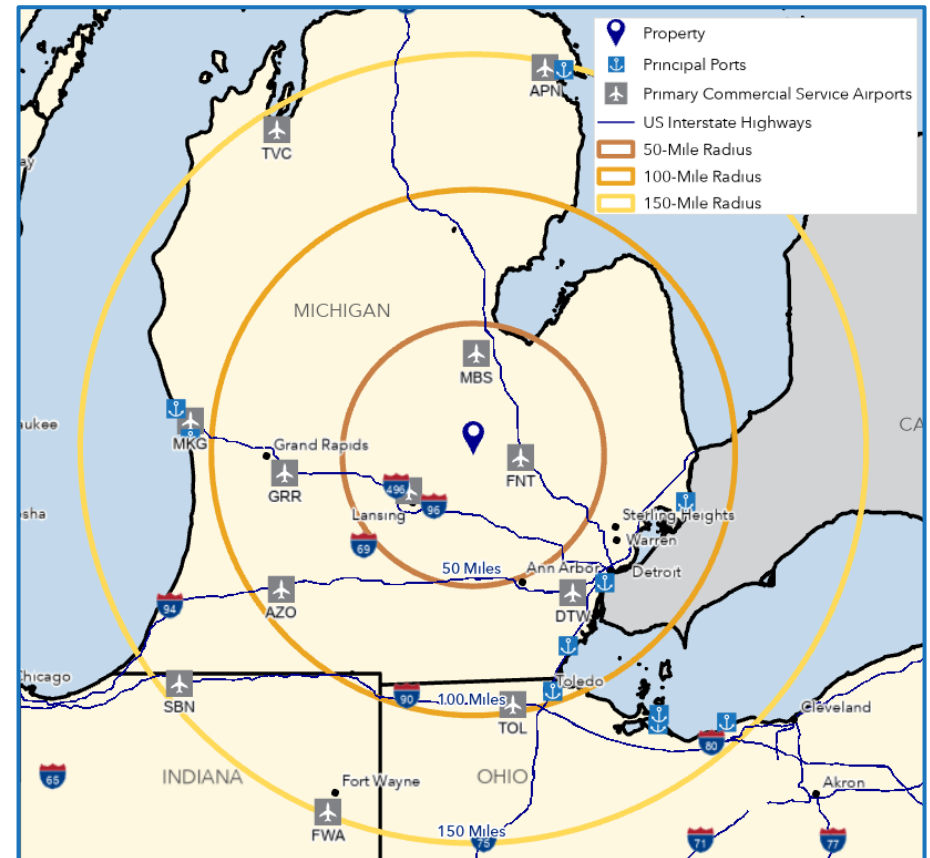
PROPERTY AND COMMUNITY OVERVIEW

The Parmenter Road Industrial Property is ±141 acres of land owned by the City of Corunna for industrial development. Most of the property is east of Parmenter Road and bisected by the McBride Branch Drain. There are a few small lots on the west side of Parmenter Road, adjacent to the area where a new water tower will be constructed.

The primary development tract is adjacent to M-71, a two-lane all-season highway that provides access to I-75. The property is also adjacent to the Huron & Eastern Railway (HESR), with connections to Canadian National, Great Lakes Central, and Lake State Railway Company.

Shiawassee County is located halfway between Lansing and Flint and less than 100 miles from Detroit and Canada. There are eight public school districts and the new Shiawassee College & Career Readiness Center. The Shiawassee River Heritage Water Trail offers access for canoeing and kayaking.

The Parmenter Road Industrial Property was designated as Bronze in the MI Sites program on October 31, 2024. This designation will expire on December 31, 2026.



PROPERTY CHARACTERISTICS

Acreage:

±141 total acres

Latitude and Longitude: 42.973347°, -84.103327°

Google Maps Link: [Parmenter Road Industrial Property](#)

Location: The property lies within the City of Corunna, southeast of the City of Owosso, and is adjacent to M-71. This area of the community is 8 miles northwest of I-69.

Surrounding Land Uses: The property is primarily surrounded by agricultural/conservation areas with some residential development directly north of the property along M-71. The specific uses for the land adjacent to the property are as follows:

North – M-71, rail line, residential area

South – Undeveloped agricultural land

East – Residential and undeveloped agricultural areas

West – Parmenter Road, agricultural land currently under farm lease

Link to Local GIS: [Shiawassee GIS](#)

Contact Information:

Brent Jones

Vice President

Shiawassee Economic Development Partnership

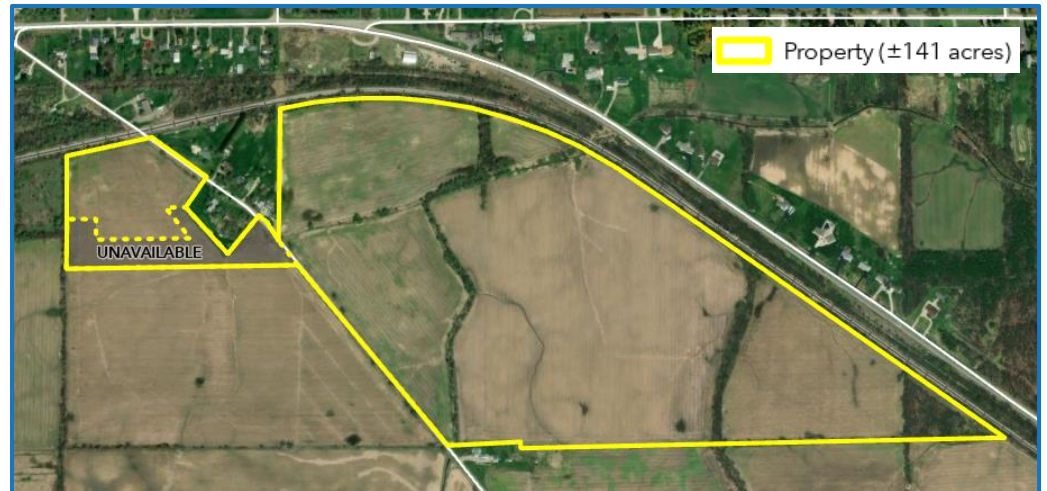
Phone: 989-725-9241 ext. 2

Email: bjones@sedpweb.org

Support Documentation:

MI Sites – Site and Community Questionnaire – submitted June 14, 2024 (revised August 21, 2024)

Parmenter Road Industrial Land Parcels – submitted August 22, 2024



OWNERSHIP & AVAILABILITY

Current Ownership: All parcels are owned by the City of Corunna.

Owner	Acres	Tax Parcels	Price
City of Corunna	15.16	026-60-080-001-02	\$25,000/acre
	122.81	026-60-081-084	
	3.50	026-60-081-086	
TOTAL	141.47		

Easements or Right of Way: The deeds for the parcels indicate the presence of right-of-way for the road, railroad, and drains. There is not an ALTA Survey or title work completed for the property; therefore, additional encumbrances may exist.

On-Site Structures: There are no existing structures on the property.

Lease: The City of Corunna leases a portion of the property to Robert Liebengood, a local farmer, through December 15, 2024.

Sale Price and Terms: The City of Corunna has listed the price of the property at \$25,000/acre for three years (2024 - 2026).

Support Documentation:

Warranty Deed – Richard C. Wright and Charlene H. Wright to the City of Corunna – November 7, 2003

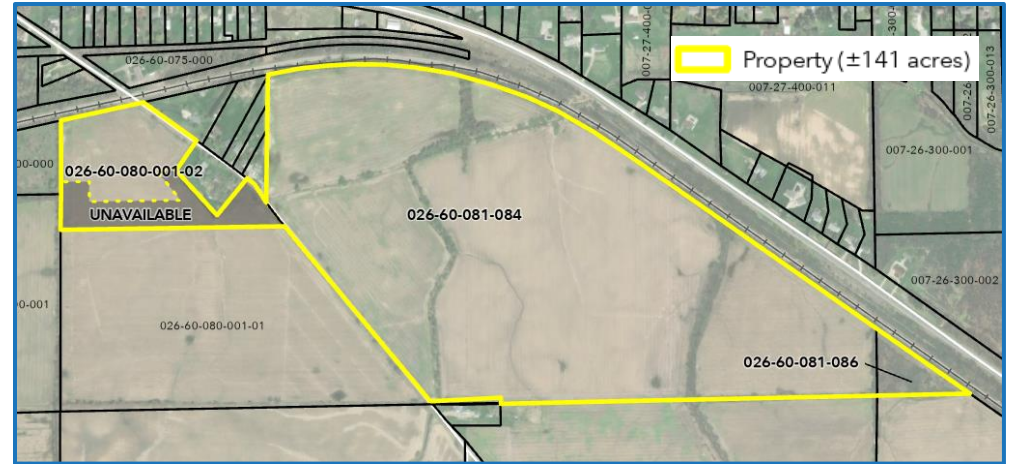
Warranty Deed – Edward Johnson and Linda L. Johnson to the City of Corunna – December 31, 2007

Warranty Deed – Corunna Enterprises, LLC to the City of Corunna – November 21, 2017

Exclusive Right to Sell Contract – Lucy Ham Group, Inc. and the City of Corunna – April 4, 2023

Letter from Merilee Lawson, Planner/Assessor for the City of Corunna – August 15, 2024

City of Corunna Cash Lease of Farm Land – executed September 1, 2024



ZONING

Current Zoning: Industrial (I)

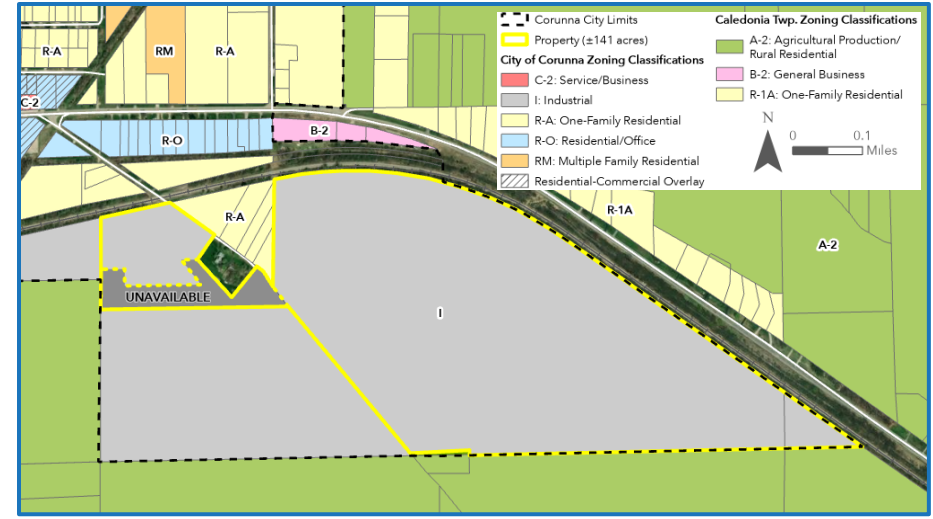
Covenants and Restrictions: The City of Corunna Zoning Ordinance sets a height restriction of 65 feet. Air contaminants such as fly ash, dust, vapor, and other pollutants must not be emitted. No activity shall emit more noise than the standards set by the maximum sound pressure levels outlined in the zoning ordinance (dependent on octave band and time of day).

Previous Land Use: The land has historically been used for agriculture.

Future Land Use: The City of Corunna Master Plan 2020-2040 designates this area as Heavy Industrial.

Rezoning: Rezoning will not be necessary for industrial development.

Support Documentation:
MI Sites – Site and Community Questionnaire – submitted June 14, 2024 (revised August 21, 2024)
City of Corunna Zoning Map – ROWE Professional Services Company, Inc. – January 4, 2022
Caledonia Township Zoning Map – ROWE Professional Service Company, Inc. – October 31, 2019
City of Corunna Zoning Ordinance – retrieved October 9, 2024
City of Corunna Master Plan 2020-2040 – adopted January 28, 2021



TRANSPORTATION INFRASTRUCTURE

Roads: The property is adjacent to M-71, a two-lane highway classed to all-season standards. Parmenter Road, which is adjacent to the property, is only all-season for a section of the road running northward until it intersects M-71. The property is located approximately 8 miles from I-75.

Rail: The property is adjacent to mainline rail served by Huron & Eastern Railway (HESR) along the northern/eastern boundary of the property and provides connections to Canadian National, Great Lakes Central, and Lake State Railway Company. In order to serve the property, a rail spur must be constructed off the rail line.

Air Service: The nearest commercial service airport is Bishop International Airport (FNT), approximately 20 miles from the property. The Owosso Community Airport (KRNP) is approximately 4 miles from the property and is the nearest general aviation airport.

Port Service: The closest port is Sargent Docks and Terminal on the Saginaw River, approximately 45 miles from the property. The port is served by Huron and Eastern Railway (HESR).

Support Documentation:
MI Sites – Site and Community Questionnaire – submitted June 14, 2024 (revised August 21, 2024)
Parmenter Road Industrial Land Truck Route – submitted August 21, 2024
Letter from Julianne Eddy, President of Huron and Eastern Railway Company, Inc. – submitted July 15, 2024
Huron and Eastern Railway Map – Genessee & Wyoming Railroad Services, Inc. – August 4, 2022



UTILITIES

Note: Utility information (including infrastructure locations, available capacity, cost and schedule estimates) changes over time. Information in this report reflects the utility conditions at the time of MI Sites designation. Future users considering locating on the property should confirm the utility conditions at that point in time and verify that the utilities are adequate for their specific project.

Electric: Michigan Electric Transmission Company (METC) and Consumers Energy

Existing Infrastructure: Single phase 4.8/8.32 kV wye grounded distribution lines are adjacent to the property along the west side of Parmenter Road traveling southeast. 46 kV high voltage distribution lines are located 0.5 miles south of the property, running southeast below the intersection between Escott Road and Parmenter Road. 138 kV transmission lines are located approximately 0.6 miles south of the property.

Current Capacity: The distribution circuit can serve up to 4 MW within 10-12 months depending on the location of service.

Regional Infrastructure: The Corunna Substation is approximately 0.8 miles northwest of the property.



Improvements: In order to serve a user with 5 MW, one 138 kV feed must be brought to a new customer dedicated substation and will require 0.6 miles of new ROW. The estimated cost and timeline for upgrades is \$3.78 million and 28-36 months. Estimated improvements for serving users above 5 MW are shown in the table below.

Capacity	Improvements	Cost Estimate	Schedule Estimate
10 MW	On-site substation and one 138 kV feed	\$3.78 million	28-36 months
25 MW	On-site substation and one 138 kV feed <i>Redundancy may be available or required based on customer load.</i>	\$7.78 million for non-redundancy; \$14 million for redundancy	36-42 months
50 MW	On-site substation and two 138 kV feeds	\$27 million	42 months
100 MW	<i>Solution would be proposed as fully redundant.</i>	\$28.5 million	42-66 months

Additional Information: Consumers Energy offers a robust construction incentive allowance that is based on customer's rate, electric demand, usage, and contract length. Redundancy is feasible at an increased lead time and cost.



Contact: Lisa Pung, Senior Economic Development Manager at Consumers Energy
Phone: 517-582-4568
Email: lisa.pung@cmsenergy.com

Support Documentation:

*MI Sites – Electric Questionnaire – Consumers Energy – June 14, 2024 – Subject to Change
Electric and Natural Gas Infrastructure Map – Consumers Energy – submitted June 14, 2024*

Natural Gas: Consumers Energy

Existing Infrastructure: A 6” steel high pressure distribution line runs along Parmenter Road adjacent to the property. The nearest transmission line is a 26” steel, ~700 psi operating pressure line located 1.5 miles south of the property.

Current Capacity: The capacity is estimated to be 100 mcf per hour.

Improvements: To serve a user with 60 MCFH, Consumers Energy must extend a new 4” steel service line from Parmenter Road to the metering location and install metering and regulation. The estimated cost and timeline for upgrades is \$10,000 and 9-11 months. New ROW would need to be acquired from the road to the meter site. Estimated improvements for serving users above 60 MCFH are shown below.

Capacity	Improvements	Cost Estimate	Schedule Estimate
30,000 mcf/month	Extend a 4” service line from the existing 6” high pressure line along Parmenter Road and install metering and regulation.	\$10,000	9-11 months
50,000 mcf/month			

Additional Information: Consumers Energy offers a robust construction incentive allowance that is based on customer’s rate, natural gas demand, usage, and contract length. Redundancy is feasible at an increased lead time and cost.



Contact: Karli McNeill, Gas Distribution System Engineer at Consumers Energy
Phone: 989-295-4218
Email: karli.mcneill@cmsenergy.com

Support Documentation:

*MI Sites – Natural Gas Questionnaire – Consumers Energy – June 12, 2024 – Subject to Change
Electric and Natural Gas Infrastructure Map – Consumers Energy – submitted June 12, 2024*

Water: City of Corunna

Existing Infrastructure: There is a 12” main at the property line along Parmenter Road.

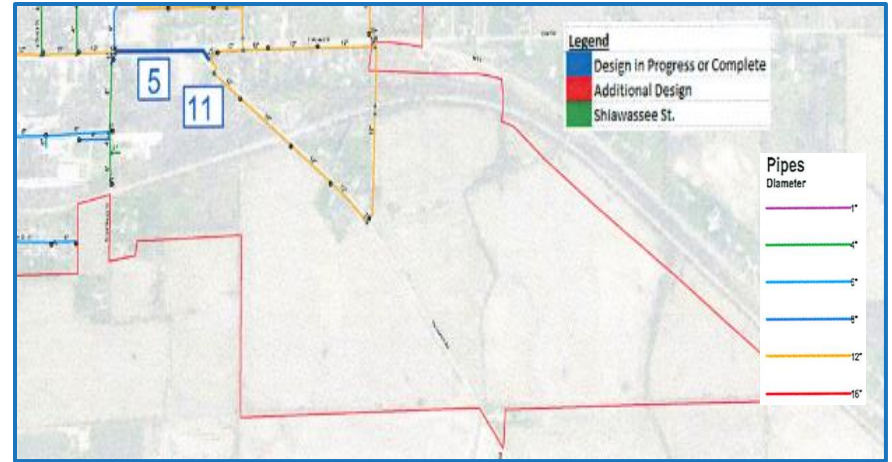
Current Capacity: There is 2.0 mgd of total capacity and 1.7 mgd of excess capacity in the nearest water line.

Purchased Water: The City of Corunna is allocated 0.66 mgd of water capacity for purchase from the City of Owosso Water Treatment Plant. Average utilization is 0.19 mgd, peak utilization is 0.30 mgd, and excess capacity of allocated water is 0.36 mgd.

Water Treatment: Water is treated by the City of Owosso Water Treatment Plant located approximately 3 miles from the property. The total permitted capacity of the is 6 mgd of treated water and 8 mgd of raw water. Average utilization of the plant is 1.8 mgd, peak utilization is 4.0 mgd, and excess capacity is approximately 900,000 gpd. The City of Owosso Treatment Plant is undergoing a \$20 million improvement project over the next 5 years.

Raw Water: There is the potential to provide raw water to the site. A new raw water transmission main would need to be constructed from the Owosso Well Site to the property, with an estimated cost and schedule of \$4 - 5 million and 2-3 years.

Improvements: No infrastructure improvements are needed to provide 300,000 gpd of water to the property, but a request to the City of Owosso to purchase more capacity may be required. Estimated improvements for serving users above 300,000 gpd are shown below.



Capacity	Improvements	Cost Estimate	Schedule Estimate
600,000 gpd	Additional water capacity purchased from City of Owosso and Water Treatment Plant rehabilitation	\$5 million	2027
1,200,000 gpd		\$15 million	2030

Additional Information: The City of Corunna has a water system improvement project schedule to start construction in Fall 2024 that includes a new 300,000 water storage tank, multiple water booster pump stations, and upgrades to several water mains in the City to increase water flow capacities and fire flow. The project is scheduled for completion by Fall 2025.



Contact: Joseph Sawyer, City Manager for the City of Corunna
 Phone: 989-743-3650
 Email: citymanager@corunna-mi.gov

Support Documentation:

MI Sites – Water Questionnaire – City of Corunna – June 14, 2024

Water Infrastructure Map – C2AE Architecture + Engineering – June 14, 2023

Telecommunications: DayStarr Communications

Existing Infrastructure: There nearest telecommunications infrastructure is 0.5 miles away.

Current Services: Fiber optic (voice and data) is available, and dark fiber could be provided.

Improvements: Fiber can be extended to the property via an aerial or underground path. Dark fiber can be extended to the property with a backup ring to connect to the existing network 0.75 miles south of the property. The estimated timeline for extension of infrastructure to the property is 6 months or less for underground fiber and 6-12 months for aerial fiber. Right-of-way will need to be acquired to extend service to the property.



Contact: Jared Jackson, Outside Plant Manager
Phone: 989-720-6004
Email: jared.jackson@daystarrfiber.net

Support Documentation:

MI Sites – Telecommunications Questionnaire – DayStarr Communications – May 23, 2024 (revised August 20, 2024)

Telecommunications Infrastructure Map – Olsson Associates – July 2016

DEVELOPABILITY AND DUE DILIGENCE

Topographical: The topographic map for the property illustrates a gentle slope from north to south.

Minimum: 784 feet **Maximum:** 808 feet

Flood Plain: The property is not located within the 100- or 500-year flood plain. The property is divided between two FEMA FIRM Panels, 26155C0251C and 26155C0252C, both effective 9/29/2011.

Phase I ESA: A Phase I Environmental Site Assessment (ESA) was completed for the entire property by Fleis & VandenBrink (F&V) on 6/4/2024. The study used ASTM E1527-21 guidelines and did not identify any Recognized Environmental Conditions (RECs) on the property; however, the property located to the north at 4010 E M71 was formerly used for bulk fuel storage and is considered to be a REC due to the potential for impacted groundwater migration to the property. F&V recommends conducting soil and groundwater sampling along the northern boundary of the property to determine if contaminant migration to the property has occurred.

Wetlands: According to the National Wetlands Inventory, there are riverine wetlands running along the drains on the property. There are also freshwater emergent and forested/shrub wetlands in the southeastern corner of the property.

Endangered Species: The US Fish and Wildlife Information for Planning and Consultation (IPaC) report dated 10/17/2024 identified four species that may be present in the area, but no critical habitats were identified at this location.

Subsurface Conditions: The property has not been mined or drilled. There is no evidence of sinkholes, caves, or natural springs, nor is the area prone to those conditions. The City of Corunna owns the mineral rights on the subject parcels.

Geotechnical: County soil survey revealed primarily sandy, loamy soils on the property.

Support Documentation:

MI Sites – Site and Community Questionnaire – submitted June 14, 2024 (revised August 21, 2024)

Topographic Map – PEA Group – February 28, 2022

FEMA National Flood Hazard Layer (NFHL) – 2023

FEMA Flood Map – Olsson Associates – July 2016

Phase I Environmental Site Assessment (ESA) – Fleis & VandenBrink – June 4, 2024

National Wetlands Inventory – U.S. Fish and Wildlife – 2023

Wetlands Map – Olsson Associates – July 2016

Information for Planning and Consultation (IPaC) Report – U.S. Fish and Wildlife – October 17, 2024

Soils Map - Olsson Associates – July 2016

EMERGENCY RESPONSE

Ambulance: The City of Corunna Fire Department provides EMS services to the property and is approximately 1 mile from the property.

Fire: The City of Corunna Fire Department (ISO 5) is approximately 1 mile from the property.

Police: The City of Corunna Police Department is approximately 1 mile from the property.

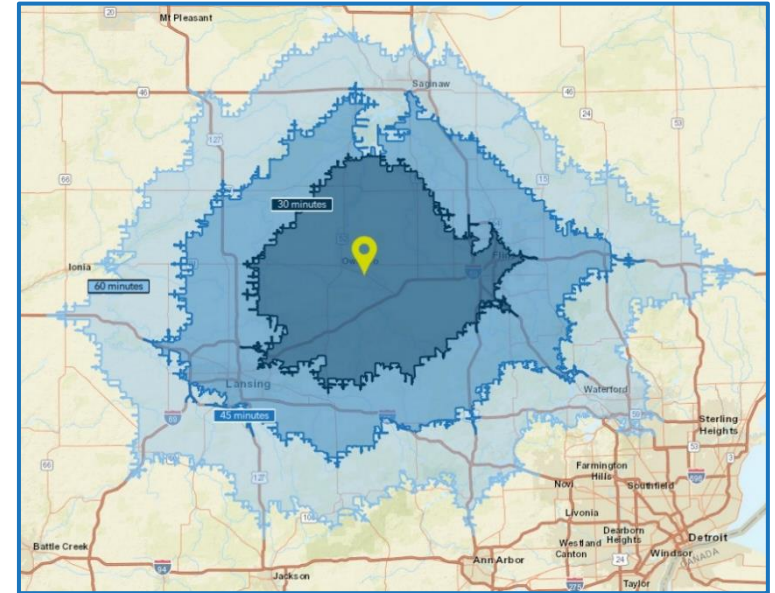
Support Documentation:

MI Sites – Site and Community Questionnaire – submitted June 14, 2024 (revised August 21, 2024)

WORKFORCE

Workforce Snapshot: A community's workforce extends beyond city and county borders into surrounding jurisdictions. To account for the mobility of workers, an evaluation of the population within the 30-, 45-, and 60-minute drive times of the property was conducted. This broadened view of the labor shed provides an indication of the workforce within commuting distance of the Parmenter Road Industrial Property.

	30-Minute Drive Time	45-Minute Drive Time	60-Minute Drive Time
Total Population	256,796	904,961	1,724,917
Labor Force	121,388	455,276	888,451
Labor Force (16 +) Participation Rate	47.3%	50.3%	51.5%
Manufacturing Employment	19,092	63,180	140,229
Percentage Employed in Manufacturing	16.6%	14.6%	16.6%
Median Age	41.7	39.3	40.4
Bachelor's Degree or Higher Attainment	14.0%	18.8%	20.5%



Support Documentation:
Drive Time Map – ESRI Business Analyst – October 2, 2024
Workforce Data – ESRI Business Analyst – October 2, 2024



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