OPPORTUNITY ZONES IN MACOMB COUNTY, MI

INVESTMENT PROSPECTUS

PREPARED BY MACOMB COUNTY PLANNING AND ECONOMIC DEVELOPMENT | 2019
# TABLE OF CONTENTS

## MACOMB COUNTY
- Background ................................................................. 1
- Fast Facts ................................................................. 3
- Opportunity Zone Demographics .............................. 4
- Traffic Counts ........................................................... 5
- Drive Times ............................................................... 6

## STERLING HEIGHTS
- Background ................................................................. 7
- Top Investments .......................................................... 9
- Featured Property ....................................................... 10

## CLINTON TOWNSHIP
- Background ................................................................. 11
- Top Investments .......................................................... 13
- Featured Property ....................................................... 14

## MOUNT CLEMENS
- Background ................................................................. 15
- Top Investments .......................................................... 17
- Featured Property ....................................................... 18

## ROSEVILLE
- Background ................................................................. 19
- Top Investments .......................................................... 21
- Featured Property ....................................................... 22

## EASTPOINTE
- Background ................................................................. 23
- Top Investments .......................................................... 25
- Featured Property ....................................................... 26

## WARREN
- Background ................................................................. 27
- Top Investments .......................................................... 29
- Featured Property ....................................................... 30

## INCENTIVES AND RESOURCES .................................. 31

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**About this Prospectus**

Thank you for taking time to review the Opportunity Zone Prospectus prepared by Macomb County Planning and Economic Development. As you will see, our region is ripe for investment – with 17 Opportunity Zones in six unique communities. If you are interested in learning more about any of these areas, please get in touch. Our department is here to be a partner in success and can customize solutions to meet your needs.

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Macomb County Planning & Economic Development
Vicky.Rad@MacombGov.org

For more information or information about any of the properties listed in the prospectus, please contact:

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Macomb County Department of Planning & Economic Development

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 Positioned amidst the greater metro Detroit area is Macomb County, the state’s third most populated county and a thriving collective of communities with unique offerings that make it a desirable place to buy a home, work, start a business, raise a family, enjoy premier leisure activities and much more.

Its exceptional attributes include:

• A strong housing market with more than 371,000 units in 2018 and an average home value of $184,000.

• Access to 21 excellent public school districts, two international academies, the largest ISD in Michigan, a premier community college and six university satellite campuses.

• Extensive natural resources with 215 public parks, 32 miles of lakefront shoreline, 155 miles of bike paths and over 2,000 new tree plantings.

• A world-class recreational boating and fishing industry with more than 70 active marinas, 53,000 registered boats and 16,000 launches.

Macomb County by the Numbers (in 2018)

- Population: 880,400
- 479 square miles across 27 cities, villages & townships
- #1 in nation for manufacturing job growth
- Workforce of 446,246
- Average earnings of $71,696
- Gross Regional Product (GRP): $43.6 billion
Macomb County’s fruitful agricultural land, mature suburbs, an expansive network of industry and dynamic urban clusters offer something for everyone which has led to incredible growth, both with residents and businesses in the area.

In fact, an average of 12 people move into Macomb County each day and the population is expected to grow by more than 20,636 residents over the next five years. This follows an almost 70 year population growth trend in the county.

In 2018, there were 25,618 businesses in Macomb County that brought in a regional workforce of more than 4 million people. Since 2009, Macomb County has added 59,846 jobs demonstrating sustainable business growth. The top industries that fuel the county are automotive, advanced manufacturing, defense, IT/cybersecurity, health care, retail, professional services and food/agriculture.

The county’s expanding population and strong business network continues to have a positive impact on the local economy. Last year total sales across Macomb County companies totaled $109 billion and its consumer spending power was $15 billion.

Newly built in 2016, Jimmy John’s Field entertains an average of 4,300 people per game at the state-of-the-art $15 million facility.

Far Left: Amazon recently invested $40 million in a new, 1 million-square-foot distribution center in Shelby Township. This investment created an estimated 1,000 jobs.

Left: With 32 miles of beautiful Lake St. Clair coastline and more than 430 square miles of freshwater, Macomb County offers ample opportunities to enjoy a variety of water activities.

Property values have increased more than 17 percent in the past two years

$31.7 billion Total assessed taxable property value

Two international border crossings Nearby in Detroit and Port Huron

163 million people or half of the U.S. population live within 500 miles of the county
Macomb County’s top industries are advanced manufacturing, automotive, defense, food and agriculture, health care, IT/cybersecurity, logistics, professional services and retail.

**$3.38 Billion**

**FIAT CHRYSLER AUTOMOBILES**
$3.38 billion invested to build the Ram 1500, Jeep Wagoneer and Grand Wagoneer as well as enhance two of its plants.

**$1.23 Billion**

**GENERAL MOTORS**
$1.23 billion invested in enhancements to its Warren Technical Center as well as a new project at its battery labs.

**$22 Million**

**PASLIN**
$22 million invested by the robotics assembly line designer, assembler and integrator.

**$18 Million**

**ART VAN**
$18 million invested by the Michigan-based, family-owned retailer to enhance its headquarters.

**$10 Million**

**KUKA**
$10 million invested by Kuka Systems, a manufacturer of automated systems and assemblies for the automotive, aerospace and alternative energies industries.

**63% OF ALL DEFENSE CONTRACTS IN MICHIGAN are awarded to Macomb County companies**

**EXPANSION IN THE HEALTH CARE INDUSTRY**
13 percent growth in health care, outpacing the statewide average (Since 2010)

**AGRICULTURE PRODUCES $78 MILLION IN GOODS**
More than 400 active farms covering 73,000 acres

**THE IT AND CYBER SECURITY INDUSTRIES HAVE DOUBLED IN THE COUNTY SINCE 2009**
which is triple the rate of growth in Michigan and 10 times the national average

**PROFESSIONAL SERVICE JOBS NEARLY DOUBLED**
Triple the state average and more than 6 times the national average
Opportunity Zone
DEMOGRAPHICS

17 Opportunity Zones in six communities

- **50,536** population
- **$26,843,473** consumer spending
- **$949,005,388** investments*
- **6,883** jobs created/retained*
- **2,791** businesses
- **41,662** employees

* These figures are since 2014
AVERAGE TRAFFIC COUNTS
In Macomb County Opportunity Zones

Annual average daily traffic counts of major roadways in Macomb County

- M-3: 1,389,881
- M-53: 1,154,659
- M-59: 2,220,375
- M-696: 182,560
- M-94: 1,033,944
- 16 Mile: 1,151,243

Source: SEMCOG
AVERAGE DRIVE TIMES
From Macomb County Opportunity Zones

[Map showing drive times from Macomb County Opportunity Zones to various cities and locations, with color coding for different drive time categories.]
Sterling Heights is a lively and inclusive destination community for residents and businesses alike. Home to nearly 130,000 residents and more than 3,600 businesses, Sterling Heights is the second largest suburb in Metro Detroit and fourth largest city in Michigan.

Consistently named one of the safest and most affordable cities in the nation, its residents can often be found out and about taking advantage of its many assets. Its features include a library, nature center, senior living center, community center, an indoor water park, an amphitheater, regional shopping and several golf courses. It also boasts 20 parks, consisting of walking trails, bike paths, basketball and tennis courts, play sets and picnic areas with pavilions available for residents to enjoy.

The community is near the state’s defense corridor and home to four major automotive production facilities: FCA Assembly, FCA Stamping, Ford Transmission and Ford Axle plants.

Far Left: The Upton House is a treasured historic property in Sterling Heights. Built in 1867, it has served its community members in various capacities over the last 150 years.

Left: For nearly 40 years, Sterlingfest, the city’s renowned signature summer event, has brought joy to individuals of all ages with its celebration of the performing, visual and culinary arts.
As a result there has been more than $2.85 billion in investments in the city since 2014 with $2.31 billion in automotive – including $650 million from Ford Motor Company and $1.66 billion from Fiat Chrysler Automobiles.

In Sterling Heights, a certified Redevelopment Ready Community, there are two designated Opportunity Zones that cover 2,555 acres. The two zones are ideally located along Hall Road (M-59) and adjacent to Van Dyke (M-53), which are prominent roadways in Macomb County. These zones are a mix of commercial, industrial and residential properties. One zone has railway throughout the area. Both of these locations are booming areas for economic development.

A splash pad was part of many updates to Dodge Park as part of the Recreating Recreation initiative in Sterling Heights.
TOP INVESTMENTS
In Sterling Heights

1. Acument Global Technologies
   Manufacturer
2. Art and Jakes
   Restaurant
3. Chardam Gear Co.
   Manufacturer
4. Comfort Care Senior Living
   Assisted Living
5. Curtis Metal Finishing
   Manufacturer
6. Dick's Sporting Goods
   Retail Store
7. Ford Motor Company
   Manufacturer
8. JG Kern Enterprises
   Manufacturer
9. Key Safety Systems
   Manufacturer
10. Mayco International
    Supplier and Manufacturer
11. Mitchell Plastics
    Supplier

Opportunity Zone Census Tract
Featured Property
Railway
High image facility on corner lot with tremendous exposure. Pricing based on 7.5 acre site. Up to an additional 5+ acres available for sale which allows for a building expansion to 220,000 sq. ft.

Building has 45,046 sq. ft. of two-story office space built into the shop that owner plans to remove, but if needed could remain. Keeping the two-story office increases the square footage to 129,223 sq. ft.

*20 AVAILABLE PROPERTIES IN STERLING HEIGHTS as of June 2019

Want to find more currently available properties? Visit [bit.ly/MacombCountyOZ](http://bit.ly/MacombCountyOZ).
CLINTON TOWNSHIP

Michigan’s ninth largest community

Clinton Township provides a wide variety of offerings including sprawling parks, a major shopping district and exciting community events.

With more than 100,000 residents, it is the most populous township and ninth largest community in Michigan. Over 300 acres of open space can be found in its 11 parks, such as the award-winning Tomlinson Arboretum. Along its major thoroughfares there are hundreds of businesses and retailers to shop at, including many centrally located at the Mall at Partridge Creek. Its vibrant community attractions include the annual Clinton Township Gratiot Cruise and the Festival of the Senses art fair, which typically features around 125 Michigan-based artists every year.

Charter Township of Clinton

Clinton Township, Michigan

Far Left: The Macomb Center for the Performing Arts elevates the community with its diverse entertainment offerings.

Left: Nestled within the township is George George Park - a picturesque place to enjoy all that nature has to offer.
Clinton Township businesses offer more than 40,000 jobs, a number that has grown 7.1 percent since 2013. This can be attributed to the investments since 2014. More than $59 million has been invested in the area, including $1.2 million in health care, $6.7 million in food and agriculture, $16.4 million in advanced manufacturing and $20.7 million in automotive.

Clinton Township has three Opportunity Zones that are primarily commercial and residential properties across 2,180.68 acres. The zones are near major roadways in Macomb County, including Groesbeck Highway (M-97), Gratiot Avenue (M-3) and Interstate 94 (I-94).

Macomb Community College’s Center Campus offers students hands-on learning experiences to prepare them for professional success.
TOP INVESTMENTS
In Clinton Township

1. Axalta Coating Systems
   Manufacturer
2. Carmela Specialty Foods
   Distributor
3. Cougar Cutting Tools, Inc.
   Manufacturer
4. Drake Enterprises, Inc.
   Manufacturer
5. Falcon Industry, Inc
   Manufacturer
6. Freer Tool & Supply
   Manufacturer
7. Healthmark Industries
   Manufacturer
8. Kensington Church
   Church
9. PCS Company
   Manufacturer
10. Product & Tooling Technologies
    Corporate and Stamping
    Manufacturer
11. RTS Cutting Tools
    Manufacturer
12. Sanders & Morley Candy Makers, Inc.
    Distributor

Opportunity Zone Census Tract
Featured Property
Railway
**FEATURED PROPERTY**

34401 S GRATIOT AVE, CLINTON TOWNSHIP, MI

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<th>Specialty</th>
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<td>PARCEL ID:</td>
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<td>SALE PRICE</td>
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<td>BUILDING SIZE</td>
<td>16,750 square feet</td>
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<td>LOT SIZE</td>
<td>7.81 acres</td>
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<td>ZONING</td>
<td>B3</td>
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</table>

Exceptional Class A Signature office buildings. Zoned B3. Was auto show room and body shop with classrooms.

*11 AVAILABLE PROPERTIES IN CLINTON TOWNSHIP

as of June 2019

Want to find more currently available properties? Visit [bit.ly/MacombCountyOZ](http://bit.ly/MacombCountyOZ).
MOUNT CLEMENS

The city that is at the center of it all

Mount Clemens is the county seat of Macomb County and has a thriving downtown district with a variety of housing, businesses and restaurants - all immersed in the city’s rich cultural history.

Its tree-lined neighborhoods offer a wide range of homes - from historic to contemporary and from stately mansions to bungalows. Residents and visitors alike can enjoy its 120 acres of parks, including a dog park, boating or kayaking along the scenic Clinton River, and a charming downtown area. The city also offers top-notch experiences and events that include local art centers and historical museums, riverfront concerts, art fairs, parades, a 1920s theater, festivals and the area’s premier firework event.

Far Left: Located in the heart of Mount Clemens, the Anton Art Center is a community-based organization that enriches and inspires people of all ages.

Left: Art of all kinds can be found throughout the city, including “Apple of My Eye” - a heartwarming piece that often sparks fond memories for passersby.
In 2018, there was a daytime population of 26,046 people with a five percent population growth projected in the next five years. The median home value is projected to increase by $15,000 in the next five years as well.

This community offers unmatched potential and is an ideal location for economic development. Recent showcasings of that include a $1 million investment from Buffalo Wild Wings to open a location in the downtown area as well as $52 million from Axalta Coating Systems to expand its facilities within the city.

There’s one designated Opportunity Zone within Mount Clemens, a certified Redevelopment Ready Community, that covers 608 acres, which encompasses part of the downtown district, a few residential neighborhoods, commercial properties and several industrial parks. This zone is perfectly located right off Interstate 94 (I-94) and along Gratiot Avenue (M-3).

With 42 miles of clean, clear and cool water, the Clinton River is an ideal location for all ages to enjoy outdoor activities.
TOP INVESTMENTS
In Mount Clemens

1. Buffalo Wild Wings
   Restaurant

2. Liberty's High Performance Products, Inc.
   Distributor

3. Yanfeng USA Automotive Trim Systems, Inc.
   Manufacturer

- Opportunity Zone Census Tract
- Featured Property
- Railway
Located on a corner lot in downtown Mount Clemens, this space offers 5,580 sq. ft. of multi-use commercial space. Property is zoned CB-Central Business, which allows many uses including retail, office, medical and restaurant.

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<td>BUILDING SIZE:</td>
<td>7,500 square feet</td>
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<td>LOT SIZE:</td>
<td>1.14 acres</td>
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<td>ZONING:</td>
<td>CB</td>
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*8 AVAILABLE PROPERTIES IN MOUNT CLEMENS as of June 2019

Want to find more currently available properties?
ROSEVILLE

Small town charm, big time amenities

The sparkling city of Roseville is ideally located within close proximity to downtown Detroit and Lake St. Clair, making it a superior place for business and residential growth.

Community and preservation are two big focuses in Roseville, in has upward of 50 churches, with some that date back to the 1800s, as well as numerous organizations and service clubs. It also offers a walkable downtown area off one its main thoroughfares that features many local shops and artisans.

The city also contains Macomb Mall, which just completed a $40 million renovation project. Another notable investment is the $1.4 million from Sigma International, a global manufacturer of automotive decorative trim.

The city features the recently revamped Macomb Mall, which now offers a number of top retailers and restaurants.
Roseville, a certified Redevelopment Ready Community, has four Opportunity Zones across 886.67 acres. These zones are located right off two major Macomb County roadways, Interstate 696 (I-696) and Gratiot Avenue (M-3). The zones have commercial properties along Gratiot Avenue and a mix of multi-family and residential neighborhoods throughout the area.

Count the next generation of talent is preparing to enter the workforce.
FEATURED PROPERTY*
25650 KELLY RD, ROSEVILLE, MI 48066

PROPERTY TYPE: Class C Office
PARCEL ID: 14-21-305-013
SALE PRICE $99,500
BUILDING SIZE 4,438 square feet
LOT SIZE 2.52 acres
ZONING D-1

10,861 sq. ft. of rentable building area available for sale, investment or owner/user on Kelly Road in Roseville. Class C office space, currently used as medical office space. Situated on 2.5 acres, and built in 1985.

*7 AVAILABLE PROPERTIES IN ROSEVILLE
as of June 2019

Want to find more currently available properties?
Visit bit.ly/MacombCountyOZ.
The city boasts a flourishing community garden, children’s flower garden, eight terrific parks that feature areas for skateboarders and dogs, the Michigan Military Technical and Historical Society Museum as well as an abundance of unique and diverse restaurants, bakeries and retail establishments. Popular Eastpointe festivities include the Cruisin’ Gratiot classic car cruise, Memorial Day Parade and Music in the Plaza summer concert series. The city also provides a fine public library, quality water system, efficient police and fire services and shares excellent recreation services with neighboring Roseville.
There are 34,132 residents with a projected seven percent population growth in the next five years. Eastpointe has a high population of millennials, more than the national average, living in the community. There’s been 11 percent job growth and $3.5 million in retail services investments since 2014. Convenient access to major thoroughfares connect businesses and residents to where they need to be with a short drive to world-class attractions in neighboring communities and downtown Detroit.

Eastpointe, a certified Redevelopment Ready Community, has two designated Opportunity Zones that are a total 537.27 acres. These zones are at the southern border of Macomb County, located along Gratiot Avenue (M-3) and across 8 Mile Road (M-102). Along Gratiot Avenue, there are many mixed use developments and commercial properties, but mainly these zones encompass residential neighborhoods of multi-family and single-family units.

Shops of all kinds can be found at retail hubs along one of Eastpointe’s major thoroughfares.
TOP INVESTMENTS
In Eastpointe

Myspace Storage
Storage Facility

Opportunity Zone Census Tract

Featured Property
Take advantage of this single tenant net lease opportunity along busy Gratiot Avenue. Two (2), five (5)-year options beyond that point until 2032. This freestanding 4,438 sq. ft. building sits on just under an acre with 86 parking spaces. Business has been there for over 20 years and pays market rents. Site remodeled in 2012.

FEATURED PROPERTY*
23333-2337 GRATIOT AVE, EASTPOINTE, MI 48021

PROPERTY TYPE: Retail
PARCEL ID: 14-30-382-020, 14-30-382-022
SALE PRICE $16,376.22
BUILDING SIZE 4,438 square feet
LOT SIZE 0.92 acre
ZONING B-3

*8 AVAILABLE PROPERTIES IN EASTPOINTE as of June 2019
Want to find more currently available properties? Visit bit.ly/MacombCountyOZ.
WARREN

Michigan’s third largest city

Warren is large but it manages to strike a delicate balance between small town charm and big city assets. Its many offerings make this community a smart place to grow a business, family or both.

The city contains 27 parks, four libraries, a farmers market, a civic center, an outdoor ice skating rink in the winter and a year-round community center that features an indoor water park. It was recently rated one of the most affordable places to live, with median housing costs at $118,000, and is home to more than 136,000 residents.

Warren is also home to diverse industries and businesses, including many in advanced manufacturing, automotive and logistics, transportation and
warehousing. In 2018 it had a daytime population of more than 161,000, including more than 24,000 individuals who work within the city limits. Also, more than $3 billion in investments have been made in these industries in the last five years – including $1.5 billion from Fiat Chrysler Automobiles and 1.23 billion from General Motors.

There are five Opportunity Zones in Warren that cover 3,276.13 acres. These zones are located along several of the busiest roadways in Macomb County, including, Interstate 696 (I-696), Van Dyke (M-53), Groesbeck Highway (M-97) and 8 Mile Road (M-102). The zones have railway access throughout and are in close proximity to the City of Detroit and Oakland County.

The Innovate Mound project will transform one of Warren’s major roadways into a state-of-the-art corridor that will offer smart technologies to enhance safety and improve mobility.
TOP INVESTMENTS
In Warren

1. Anji Logistics
   Logistics
   Fabricator
3. Chrysler Group, LLC
   Manufacturer
4. Futuramic
   Manufacturer
5. Lipari Foods Operating Company, LLC
   Manufacturer
6. Mitsubishi Chemical Polymers, Inc.
   Manufacturer
7. Niagara LaSalle
   Distributor
8. PGI Machining, LLC
   Retail Store
   Manufacturer
10. Sonus Engineered Solutions
    Manufacturer
11. Sodecia North America
    Metal Stamping
12. Star Truck Rentals, Inc.
    Transportation

Opportunity Zone Census Tract
Featured Property
Railway
This 52,374 square foot heavy manufacturing space on five acres in Warren includes 6,000 sq. ft. of office space. Building has 18’ - 22’ foot ceiling heights, four exterior truck wells, three grade level doors, 2, 3-ton cranes, 2, 5-ton cranes, and 2,500 amp/480 volt power.

PROPERTY TYPE: Industrial
PARCEL ID: 13-25-127-008
SALE PRICE Undisclosed
BUILDING SIZE 52,315 square feet
LOT SIZE 5.12 acre
ZONING M-2

*40 AVAILABLE PROPERTIES IN WARREN as of June 2019

Want to find more currently available properties? Visit bit.ly/MacombCountyOZ.
INCENTIVES AND RESOURCES for Macomb County Opportunity Zones

SPECULATIVE BUILDING DEVELOPMENT PROGRAM
The Michigan Economic Development Corporation (MEDC) offers several incentives for development of new speculative building projects.

BUSINESS DEVELOPMENT PROGRAM
Available from the Michigan Strategic Fund in cooperation with the MEDC to provide grants, loans or other economic assistance to businesses for highly competitive projects that provide major job creation or investments.

INDUSTRIAL PROPERTY TAX ABATEMENT
Provides incentives for eligible businesses to make new investments in Michigan and for manufacturers to invest in existing facilities or aging plants.

COMMERCIAL REDEVELOPMENT PROGRAM
Encourages the replacement, restoration and new construction of commercial property by abating the property taxes generated by new investment.

COMMERCIAL REHABILITATION PROGRAM
Promotes the rehabilitation of commercial property by abating taxes generated from new investment.
Looking to grow your business?

Our professional staff provides personalized, confidential and free services

- Matchmaking with investment incentives and financing programs
- Connections to resources for hiring, training and retaining your workforce
- Site selection assistance & mapping
- Market research
- Workshops & networking opportunities

In 2018, our business clients invested $464 million in new equipment and facilities. These expansion projects helped to retain 2,405 jobs and to create 1,627 new ones.

GET IN TOUCH, WE CAN HELP.
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