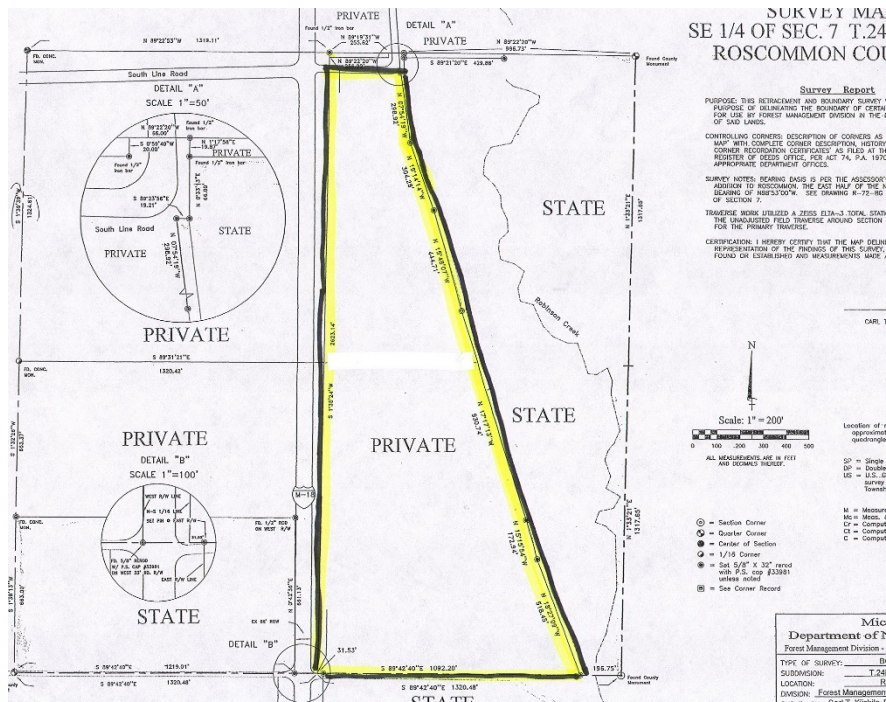


Redevelopment Opportunity

Mixed Development M-18 South, Roscommon, MI 48653



Description

*The property below is located just off of the expressway on the I-75 business loop, across the street from the Industrial Park.

39 Acres of "Mixed Development" Property

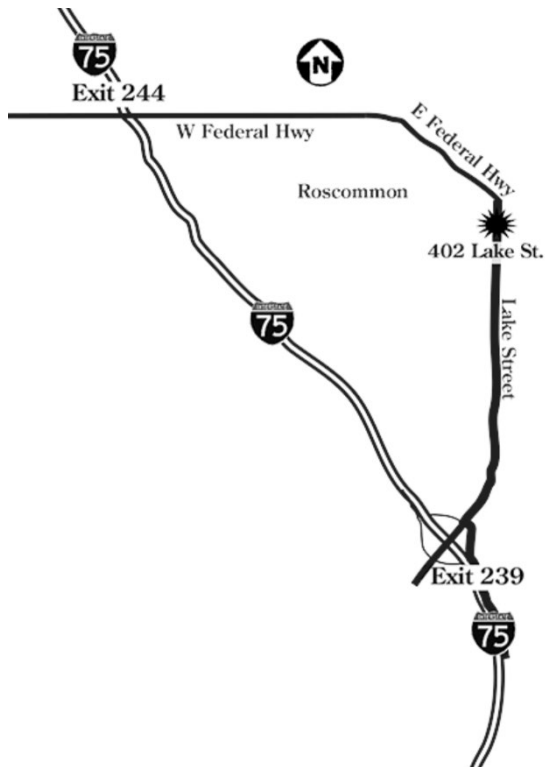
This property is located on the M-18 business loop, 1/2 mile from the expressway. The intent and purpose of this zoning district is to allow for the multiple uses. Examples of uses permitted are municipal buildings, public utility buildings, condominiums, nursing homes, professional and administrative offices, financial institutions, personal service businesses, hotels, restaurants or taverns, automobile tires and accessory dealers (no maintenance), shopping centers or shopping plazas, and other similar retail facilities. For a full description of allowed uses, please refer to the Village Zoning Ordinance.



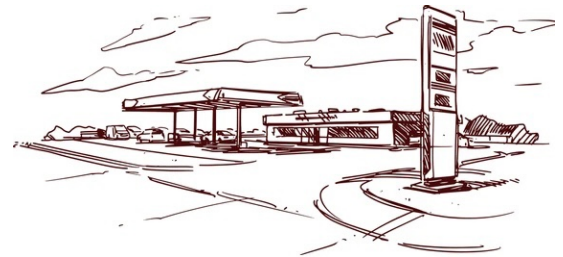
Redevelopment Opportunity

Mixed Development M-18 South, Roscommon, MI 48653

PROPERTY/SITE DETAILS		AVAILABILITY	
Site/Building Name	M-18 Property	For Sale	Yes
Street Address	South M-18	Current/Past Use	Vacant/Undeveloped
City	Roscommon	Date Available	Immediate
Zip Code	48653	Sale Terms	Cash
Zoning	Mixed Development	Tax ID	Will Split



Located on BL-75 between exits 239 and 244



Potential Developments
 Housing/PUD
 Hotel
 Gas/Convenience Store



Redevelopment Opportunity

Mixed Development M-18 South, Roscommon, MI 48653

SITE INFRASTRUCTURE	
Gas Service	DTE
Electric Service	Consumers
Voltage/Phase	Unknown
Sewer Service	None - TBD
Water Service	None - TBD
Construction	N/A
PROPERTY/SITE DETAILS	
Airport Service	Traverse City (50 Miles)
Highway Service	BL I-75 Exits 239 and 244
Average Daily Traffic	5000
Rail Access	No
DIRECTIONS TO PROPERTY	
I-75 Exit 239 to BL 75	
I-75 Exit 244 to BL 75	
EXTRAS	
N/A	

INCENTIVE PROGRAMS:

The Village of Roscommon will work with interested developers to pursue incentives related to proposed development.

Possible incentives:

- Reduced Land Acquisition Costs
- Tax Abatements
- Façade Grant
- Brownfield Remediation
- Reduced Parking Requirements
- Expedited Review Timeline
- Fee Reductions
- Other

CONTACT INFORMATION:

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