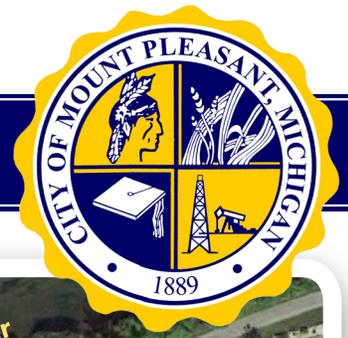


Redevelopment Opportunity



410 W. BROADWAY • MT. PLEASANT, MICH.



410 W. Broadway is a prime shovel ready development site on the west side of Mt. Pleasant's downtown with ready access to municipal utility services. The site fronts on the Chippewa River and is located between the historic Borden Building (City Hall) and an active railroad track operated by Great Lakes Central Railroad. Adjacent to the site on the west side is the Mountain Town Station restaurant and craft brewery.

Across the river and accessible by the historic Oak Street foot bridge is Island Park, one of the City's premier park destinations. The 1.4 acre parcel is zoned C-2, which allows mixed use development and up to 75 feet of height by right. The City's expectation is for a mixed use, multi-story development using durable exterior materials in keeping with its downtown location.

A first floor commercial tenant has been identified who is committed to needing at least 7,500 square feet. There are no minimum parking requirements for this site due to its downtown location and close proximity to 195 public parking spaces.

The property is located above the 100 year flood plain. A recently completed residential target market analysis is available to assist with the justification of housing type needs and potential market rates specific to the community.

Property/Site Details

Site/Building Name	410 W. Broadway Development Parcel
Street Address	410 West Broadway
City	Mt. Pleasant
County	Isabella
Zip Code	48858
Type of Space	Vacant Land, zoned C-2 Commercial
Size	Approx. 720 ft. x 250 ft.
Total Acres	1.4 acres
Divisible	No

Availability

Featured Property	Yes
For Sale	Yes
Current Use	Vacant
Date Available	Immediately
Sale Terms	Negotiable

410 W. BROADWAY • MT. PLEASANT, MICH.



View to the East

Utilities	
Gas Service	Yes
Gas Provider	DTE
Electric Provider	Consumers Energy
Electric Service	Available
Voltage and Phase	Unknown
Sewer Service	Yes
Sewer Provider	City of Mt. Pleasant
Sewer Line Size	6-8 inches
Water Service	Yes
Water Provider	City of Mt. Pleasant
Water Line Size	12-inch Main



View to the North West



View to the West

Transportation	
Distance to Nearest Airport	4 Miles to Mt. Pleasant Municipal Airport
Airport Runway Length	5,000 ft.
Distance to Nearest Highway	.5 Mile to M-20
Distance to Interstate	2.3 Miles to US-127
Rail Access	No (close proximity)
Rail Spur On Site	No
Rail Line	Great Lakes Central within 400 ft.
Type of Parking	On Site and Adjacent Surface Parking
No. of Parking Spaces	195 public (free) spaces adjacent

Contact Information:

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Find more information online at www.mt-pleasant.org.