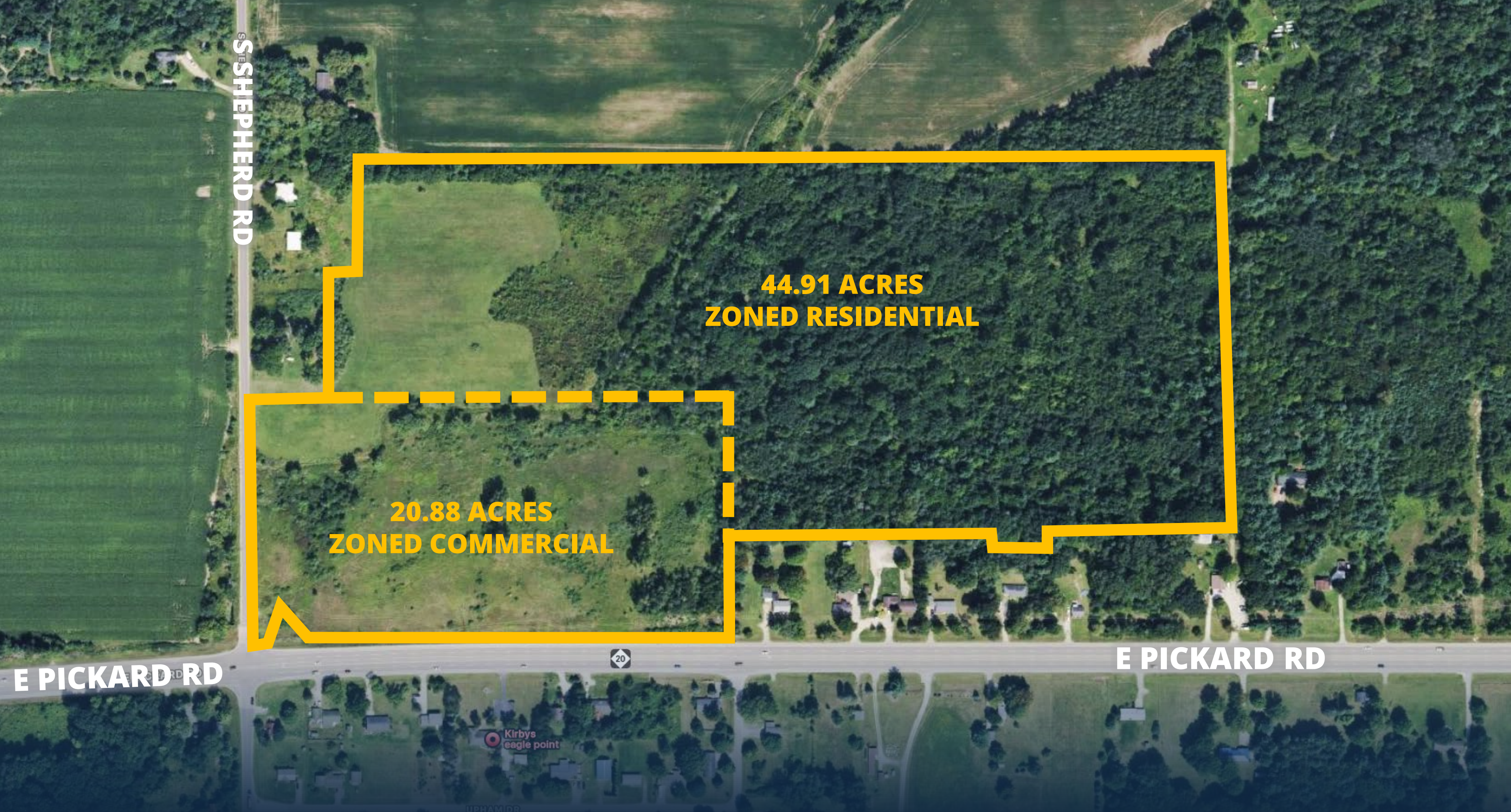


# COMMERCIAL & RESIDENTIAL DEVELOPMENT LAND

8000 EAST PICKARD ROAD | MOUNT PLEASANT, MI

65.79-ACRE COMMERCIAL & RESIDENTIAL LAND IN PROXIMITY TO SOARING EAGLE CASINO & RESORT | LOT SPLITS AVAILABLE

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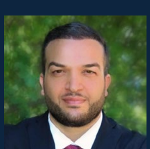

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JONNA GROUP
REAL ESTATE INVESTMENT SERVICES
Colliers

# INVESTMENT SUMMARY

**ASKING PRICE**
$3,010,000

**ZONING**
COMMERCIAL & RESIDENTIAL
(LOT SPLITS AVAILABLE)

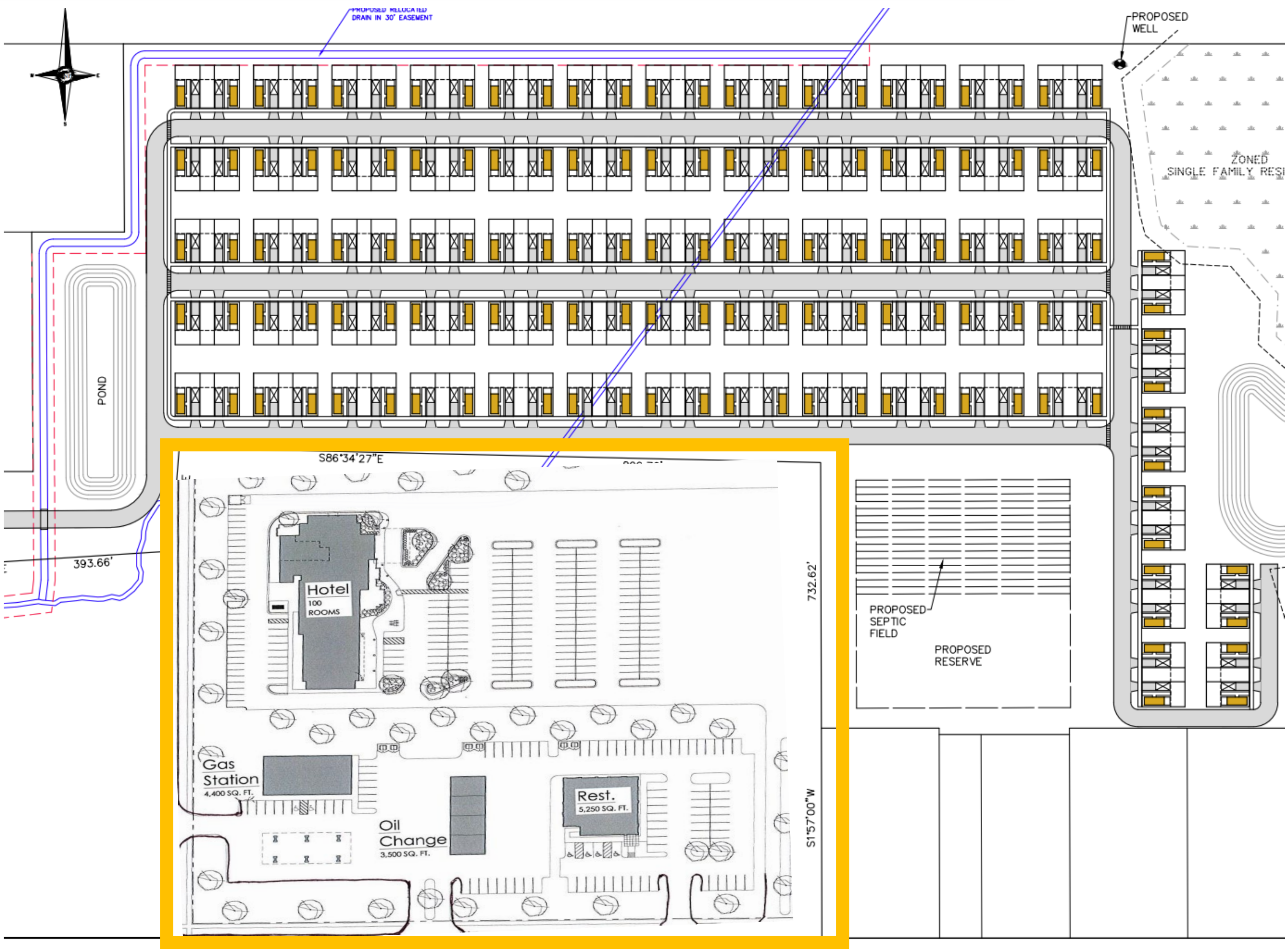
**FRONTAGE**
670'+/- S SHEPHERED RD
1,400'+/- E PICKARD RD

**TOPOGRAPHY**
FLAT (COMMERCIAL)
GENTLE ROLLING (RESIDENTIAL)

**LOT SIZE**
65.79 ACRES

**PROPERTY TYPE**
VACANT DEVELOPMENT LAND

# PROPOSED SITE PLAN



# INVESTMENT HIGHLIGHTS

***Large-Scale, Mixed-Use Development Opportunity (65.79± Acres):*** *The property comprises 20.88 acres of commercially zoned land and 44.91 acres of residentially zoned land, offering flexibility for a phased or integrated mixed-use development that can respond to market demand over time.*

***Prime Frontage on M-20 (E Pickard Road):*** *The site features approximately 1,400 feet of frontage along East Pickard Road (M-20), a four-lane major arterial providing strong visibility, traffic exposure, and ease of access for commercial users and residents.*

***Development-Ready Topography and Utilities:*** *The land is level at street grade, located in Flood Zone X (minimal flood risk), and benefits from utilities available to the site, reducing upfront site-prep costs and accelerating development timelines.*

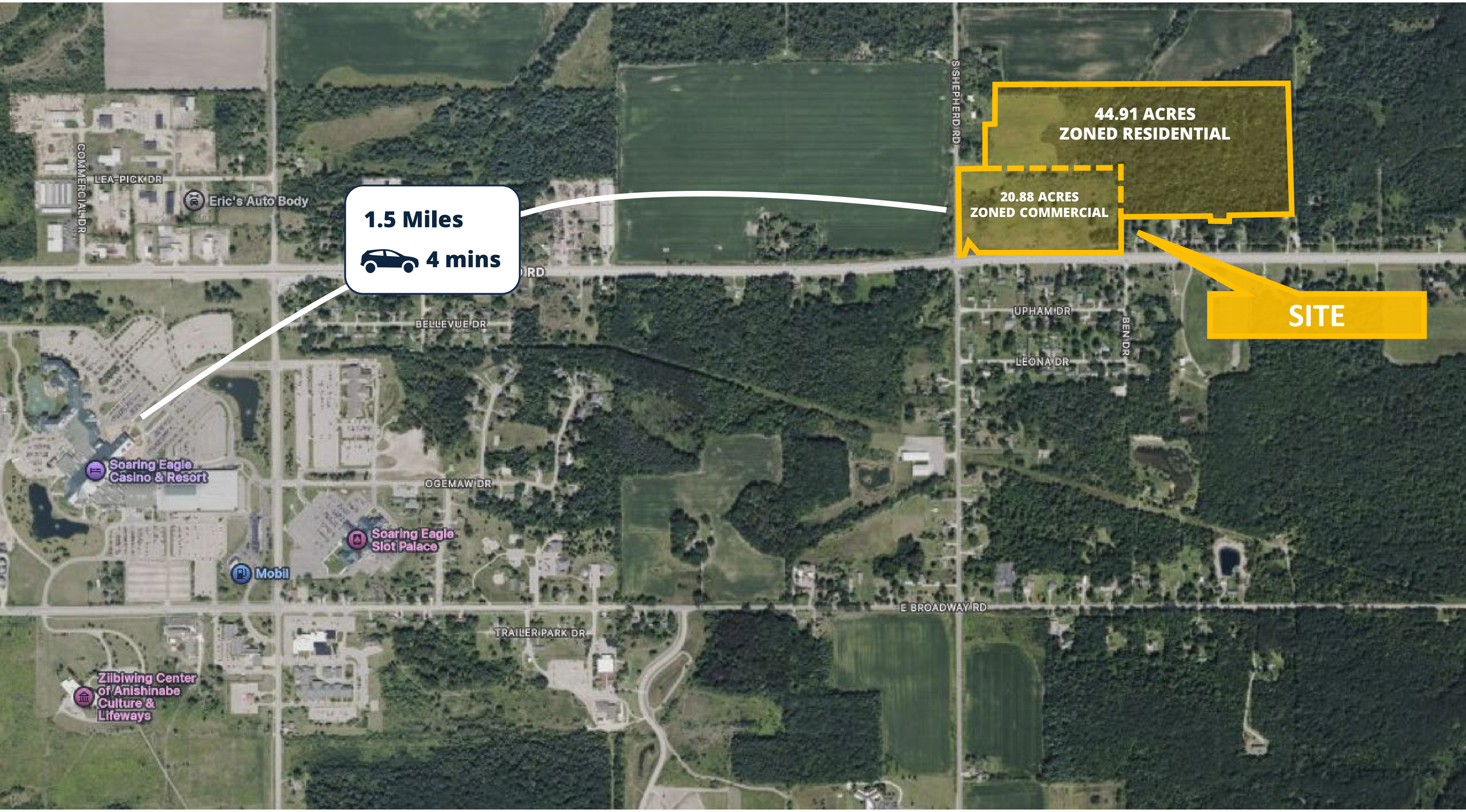
***Strategic Commercial Acreage with Conceptual Site Plans:*** *The commercial portion is ideally positioned for retail, hospitality, and service-oriented uses, with concepts shown for a hotel, restaurant, gas station, and service retail, aligning with corridor traffic and nearby demand generators.*

***Residential Expansion Potential in a Growing Market:*** *The residential acreage supports single-family or future residential development, benefiting from proximity to Central Michigan University, Soaring Eagle Casino & Resort, and Mount Pleasant's east-side growth corridor, with long-term upside as demand expands.*

***Strong Market Validation and Documented Value:*** *A third-party Colliers appraisal supports the site's viability, reinforcing the property's credibility for financing, underwriting, and joint-venture discussions.*

***Proximity to Regional Entertainment Anchor:*** *Site benefits from its proximity to Soaring Eagle Casino & Hotel, with 210,000 SF + of gaming, 514 rooms (AAA Four Diamond Hotel), and attracting over 4 million annual visitors with approximately 200 +/- Million in combined revenues*

# AERIAL VIEWS



# LOCAL OVERVIEW

# LOCATION OVERVIEW

**Mount Pleasant, Michigan**, offers a stable and attractive environment for real estate development, supported by strong institutional anchors and diversified demand drivers. At the center of the community is Central Michigan University (CMU), one of the state's largest public universities, which provides a dependable, year-round population and sustained demand for student housing, faculty and staff residences, mixed-use projects, and neighborhood retail. CMU is also a major regional employer and economic engine, generating consistent activity through academics, athletics, research, and conferences.

Complementing the university is the Soaring Eagle Casino & Resort, a nationally recognized entertainment destination that draws millions of visitors annually and serves as one of the area's largest employers. The resort strengthens demand for hospitality, short-term lodging, workforce housing, and service-oriented commercial development, while adding resilience through tourism-based revenue. Mount Pleasant further benefits from long-standing national visibility as a host community for the Special Olympics, bringing recurring visitors and continued investment in sports facilities, infrastructure, and public amenities.

Ongoing downtown revitalization, proximity to regional healthcare at Ascension Borgess Hospital, and direct access to U.S. Highway 127 enhance the city's livability and accessibility. With relatively low development costs, cooperative local governance, and multiple stable demand sources, Mount Pleasant presents a balanced, lower-risk Midwest market well-suited for long-term residential, mixed-use, and hospitality investment.

## Demographic Summary within 5-Mile Radius

| | 1-Mile | 3-Mile | 5-Mile |
|---|---|---|---|
| Total Population | 4,044 | 25,908 | 34,202 |
| Total Households | 1,232 | 10,368 | 12,864 |
| Total Family Households | 691 | 5,980 | 7,719 |
| Average Household Size | 2.50 | 2.28 | 2.37 |
| Median Age | 31.0 | 38.4 | 39.5 |
| Population Age 25+ | 2,322 | 17,275 | 23,483 |
| 2010-2020 Total Population: Annual Growth Rate (CAGR) | -0.10% | -0.09% | -0.12% |
| Average Household Income | $64,630 | $67,684 | $71,601 |
| Total Businesses | 113 | 1,122 | 1,341 |
| Total Daytime Population | 3,927 | 27,234 | 35,332 |
| Daytime Population: Workers | 1,565 | 12,171 | 16,256 |
| Daytime Population: Residents | 2,362 | 15,063 | 19,076 |
| Total Businesses | 113 | 1,122 | 1,341 |

# LOCAL ECONOMIC DRIVERS

**CENTRAL MICHIGAN UNIVERSITY**

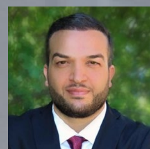
CMU is the single largest economic engine in Mount Pleasant. As one of Michigan's largest public universities, it supports thousands of jobs and generates consistent demand for housing, retail, food service, healthcare, and professional services. The university provides a stable, year-round population of students, faculty, and staff, making it a long-term anchor for residential and mixed-use real estate investment.

**Soaring Eagle CASINO & RESORT®**

Located just outside the city, Soaring Eagle Casino & Resort is a major regional tourism destination and one of the largest employers in Isabella County. It drives significant visitor spending, supports hospitality and short-term lodging demand, and contributes to workforce and mid-income housing needs, strengthening Mount Pleasant's broader service economy.

**McLaren CENTRAL MICHIGAN | DOING WHAT'S BEST.**

Healthcare, led by McLaren Central Michigan – Isabella Campus and associated medical practices, is a critical and growing sector. It provides stable employment, attracts skilled professionals, and supports demand for residential housing, medical office space, and support services, reinforcing Mount Pleasant's role as a regional service hub.



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By acknowledging your receipt of this Offering Memorandum from Colliers International, you agree:
1) The Offering Memorandum and its contents are confidential;
2) You will hold it and treat it in the strictest of confidence
3) You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller; and
4) You understand and agree that any financial analysis uses industry standard assumptions and actual financial returns may vary.

Owner and Colliers International expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Colliers International or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property. This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum