

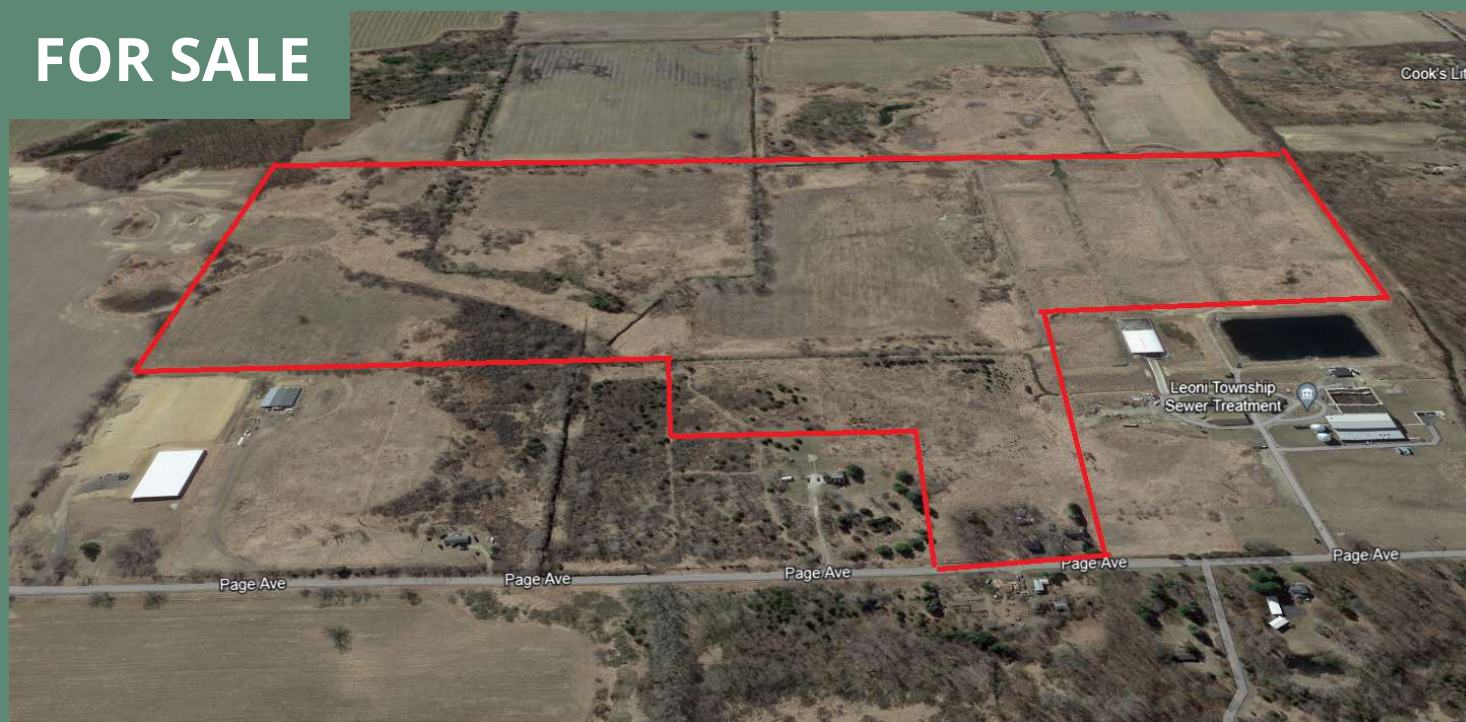
Heavy Industrial Vacant Land for Sale

8521 PAGE AVENUE, JACKSON, MI 49201



Swisher
COMMERCIAL

FOR SALE



SUMMARY

Sale Price: \$2,500,000
Price / Acre: \$16,403
Lot Size: 152.41 Acres
Zoning: M-Heavy Industrial

PROPERTY HIGHLIGHTS

- 152.41 Acres of Industrial Vacant Land
- East of Jackson near I-94 & US-127
- Municipal sewer and natural gas available
- Two (2) 138,000 volts electric transmission lines run through the property
- Municipal owned- tax exempt- TV= \$0
- Non-occupied structures being sold "AS IS"
- Also available for lease: \$1,000/per acre/per year

***Building
relationships.***

208 East Washington Street Ann Arbor, MI 48104

734.663.0501

Charlie Koenn

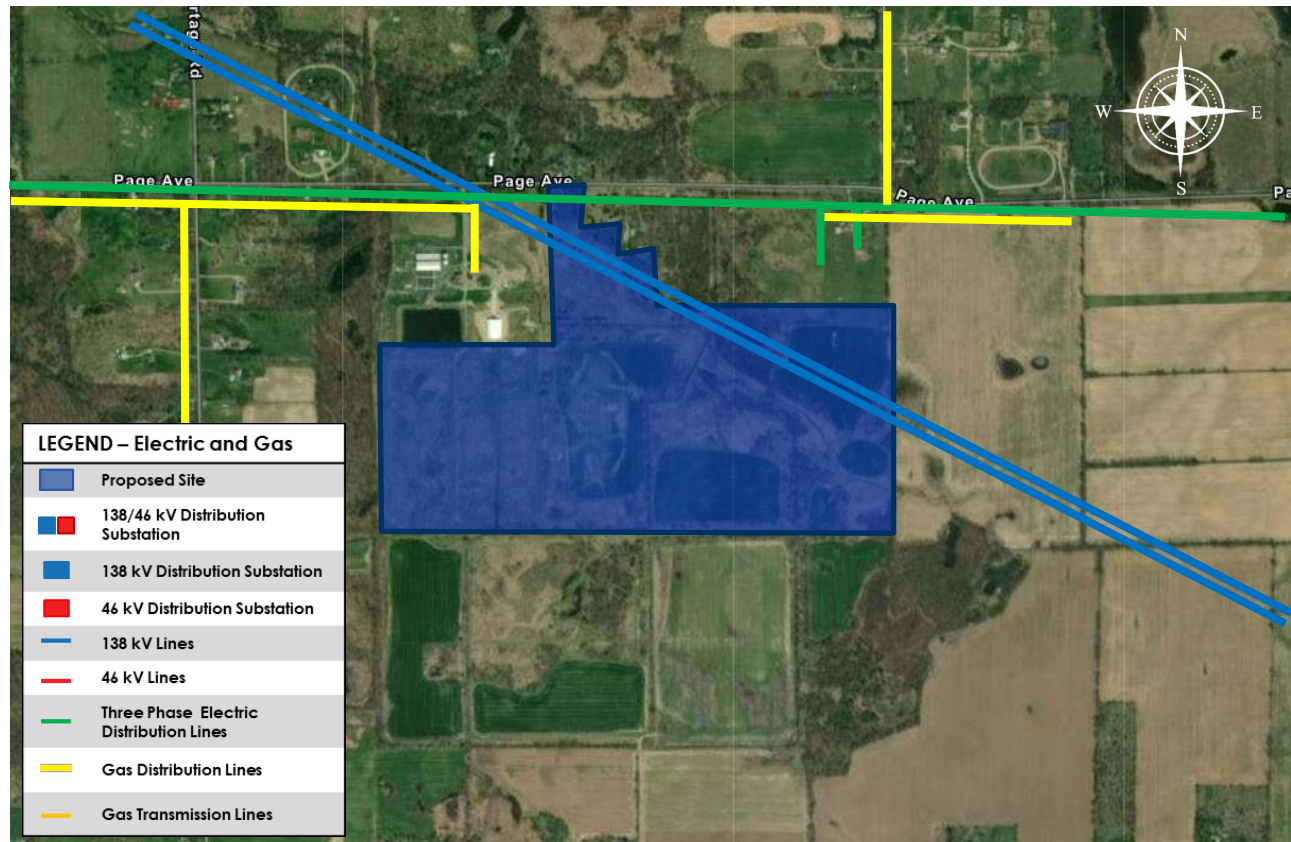
734.926.0230

CKOENN@SWISHERCOMMERCIAL.COM

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Jackson County/Leoni Twp

8521 Page Avenue



All existing facility locations are approximate and are not to be used for construction purposes.
Always contact MISS DIG 811 before you dig.

Electric Site Benefits

- **Distribution System**
 - Predicted reliability of up to 99.99% for 4.8/8.32 kV system.
 - The distribution system is located onsite.
 - Current available capacity is 500 KVA. Additional capacity may be available with system upgrades.
- **46 kV System**
 - Predicted reliability of up to 99.961%. The predicted reliability percentage represents the estimated amount of time the facility is in service.
 - The 46 kV system is located approximately 1.0 miles away.
 - Facilities will be sized to meet the energy needs of the customer and available system capacity determined at the time of a specific request.
- **138 kV System**
 - Predicted reliability of up to 99.993%. The predicted reliability percentage represents the estimated amount of time the facility is in service.
 - The 138 kV system is located onsite.
 - Facilities will be sized to meet the energy needs of the customer and available system capacity determined at the time of a specific request.

Natural Gas Site Benefits

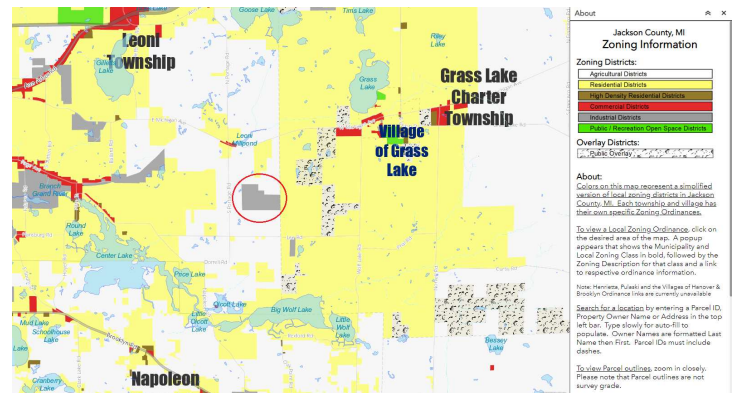
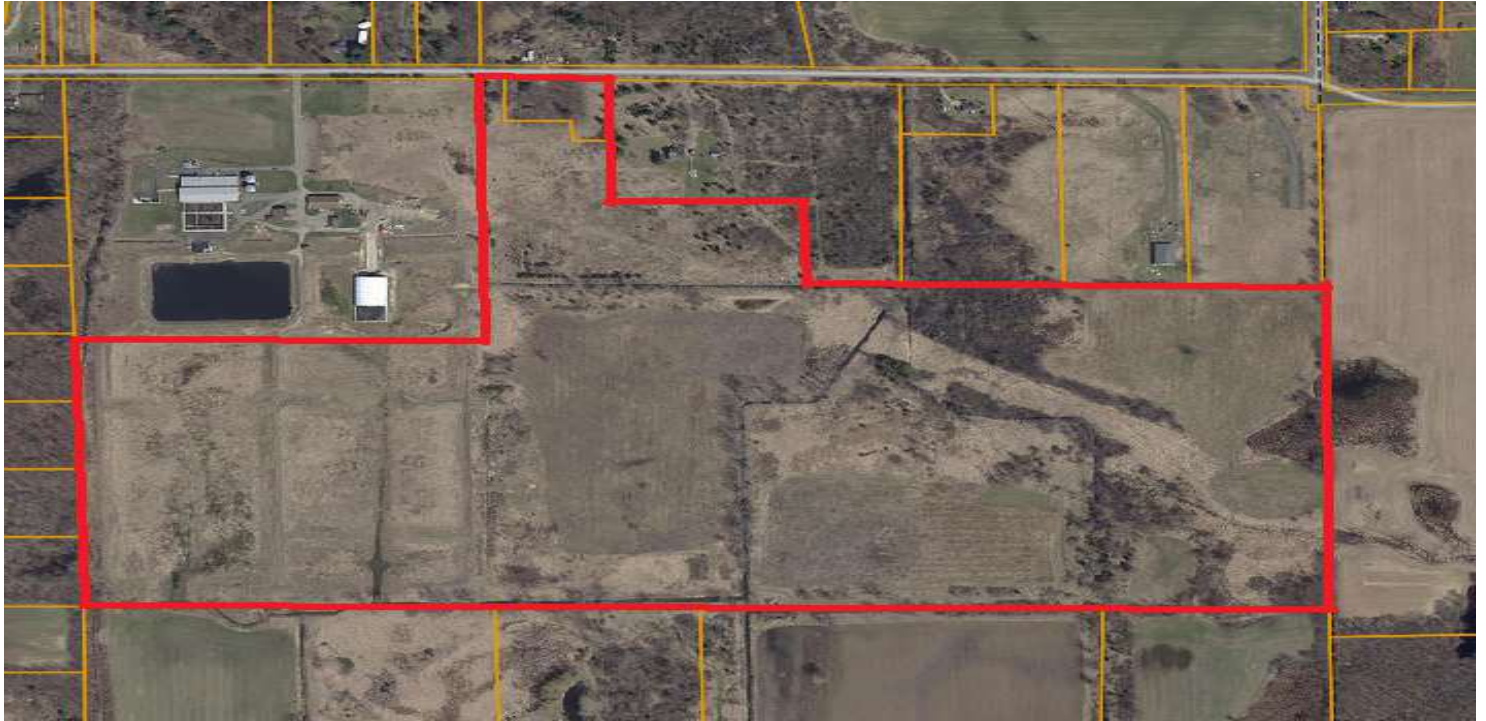
- **Distribution System**
 - 6-inch high-capacity gas main with a maximum allowable operating pressure (MAOP) of 200 psig is currently available along Page Avenue approximately 4.5 miles from the site.
 - Two-inch medium-capacity gas mains with a maximum allowable operating pressure (MAOP) of 60 psig is currently available along Page Avenue 0.1 miles from the site.
 - Delivery pressure will depend on customer needs and hourly load.
 - System improvements may be needed based on hourly load and pressure needs.

For additional information

Scott Silverthorn, Economic Development Manager | 989-860-1813 |
scott.silverthorn@cmsenergy.com

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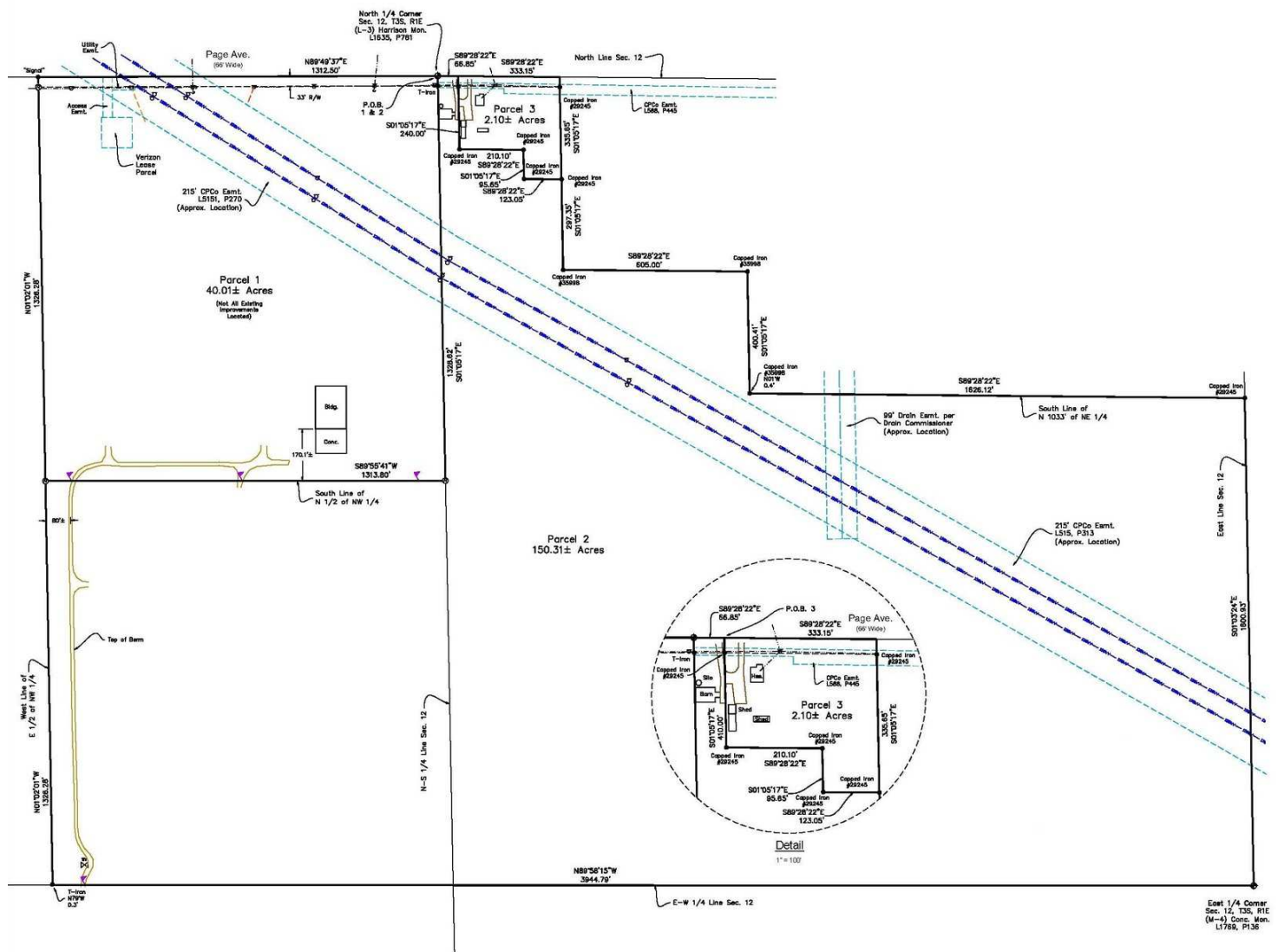
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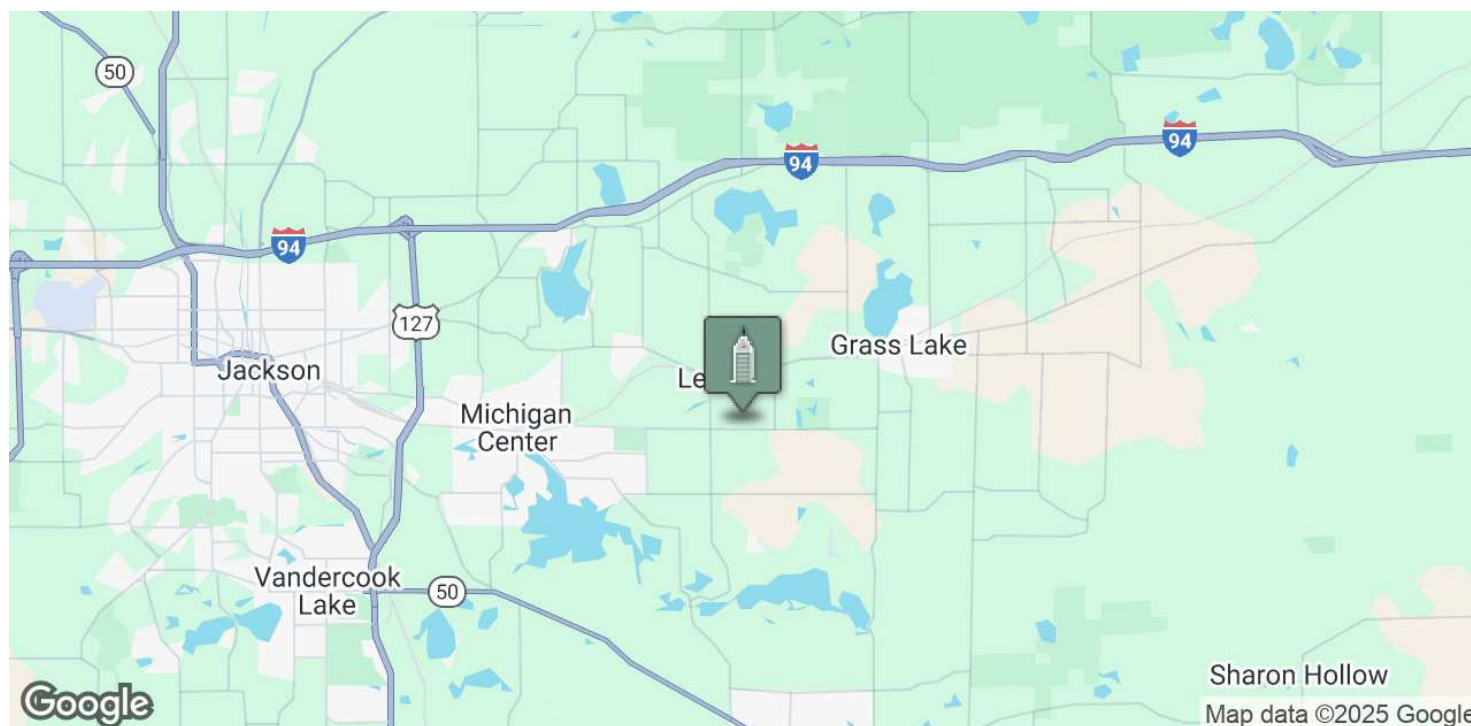
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POPULATION

	1 MILE	5 MILES	15 MILES
Total Population	513	21,441	163,653
Average Age	44	43	43
Average Age (Male)	43	42	42
Average Age (Female)	44	44	43

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	15 MILES
Total Households	206	8,798	65,249
# of Persons per HH	2.5	2.4	2.5
Average HH Income	\$92,961	\$91,123	\$85,690
Average House Value	\$276,598	\$265,379	\$250,318

Demographics data derived from AlphaMap

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