



DEVELOPMENT OPPORTUNITY DURAND INDUSTRIAL LOTS – FOR SALE

Property Details

Description: City of Durand Industrial Park parcels including properties owned and optioned by the City of Durand and Sheridan Realty. Approximately 210 acres owned by the City of Durand with 48.5 acres zoned and serviced for immediate industrial use. Smallest division site is roughly 8 acres. Nearly 2,000 acres in total under control with 1,600 acres east of I-69.

Current Use: Vacant or Agriculture

Zoning: Agricultural or Industrial

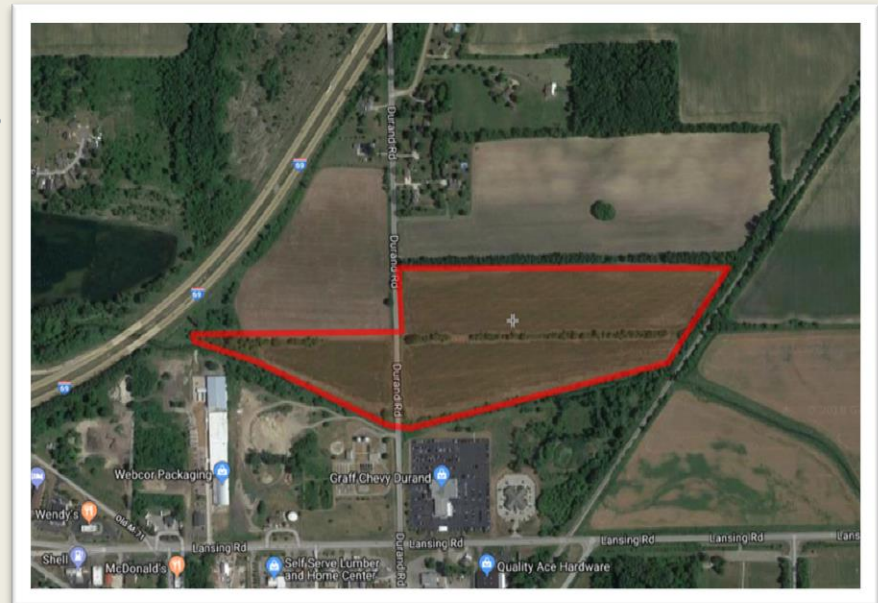


Property Highlights

- Sites adjacent to I-69 and within 15 miles driving to I-75.
- Rail access through Huron & Eastern Railway with interconnections to Great Lakes Central, Canadian Nation, CSK, and Norfolk Southern.
- Deep water port access via rail to Sargent Dock in Zilwaukee.
- Bishop International Airport located 15 miles east; Detroit Metro Airport located 82 miles southeast.
- Gas and electric service by Consumer's Energy.
- Existing greenfields with mostly large farms and limited housing.
- No known environmental issues or wetlands.
- Water and sewer service by the City of Durand.

Area Demographics

- City of Durand population: 3,400
- Shiawassee County population: 70,000
- Within 30 miles of site: 890,000
- Within 60 miles of site: 5.2 million



Immediately available lots

DEVELOPMENT OPPORTUNITY – INDUSTRIAL PARK – DURAND, MI 48429