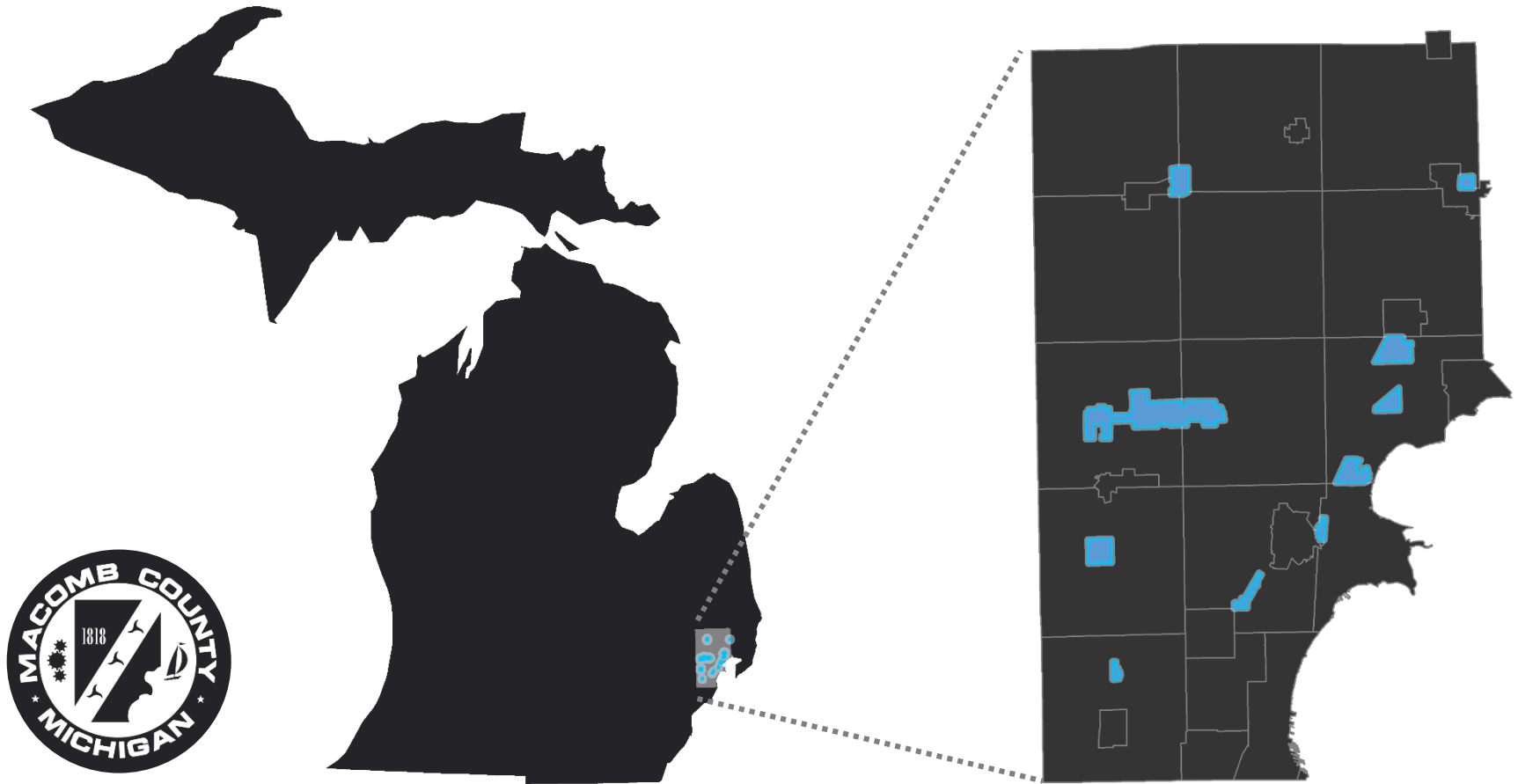


# STRATEGIC DEVELOPMENT DISTRICTS



Macomb County Planning & Economic Development

# MACOMB COUNTY

Michigan's 3<sup>rd</sup> Most  
Populous County



**867,740** People

in 2017 & growing everyday

**421,891** Workers

in 2017 & expanding rapidly



**Robust Network**

of transportation infrastructure

Ideally located near

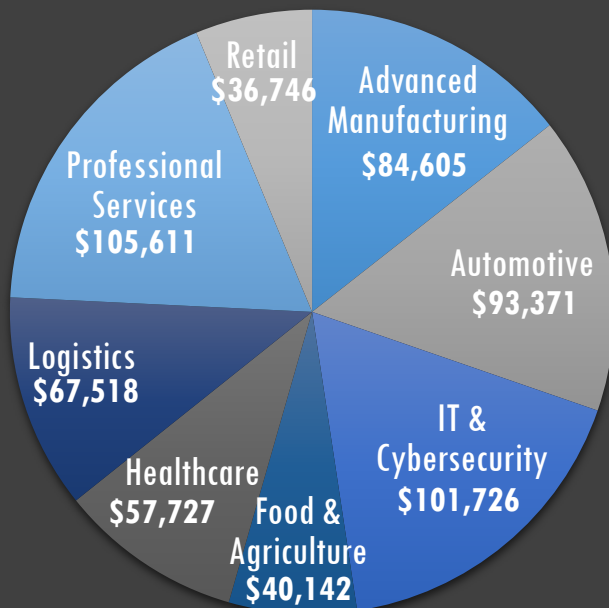


**2** International  
Border Crossings  
with the country of Canada

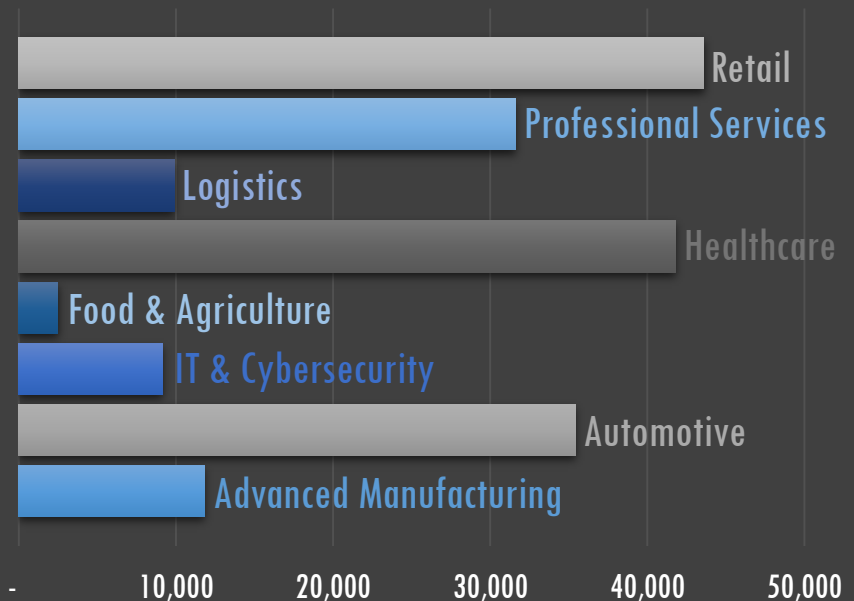
# TARGETED INDUSTRIES



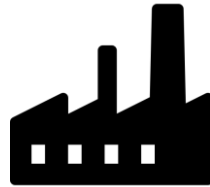
## AVERAGE EARNINGS IN 2017



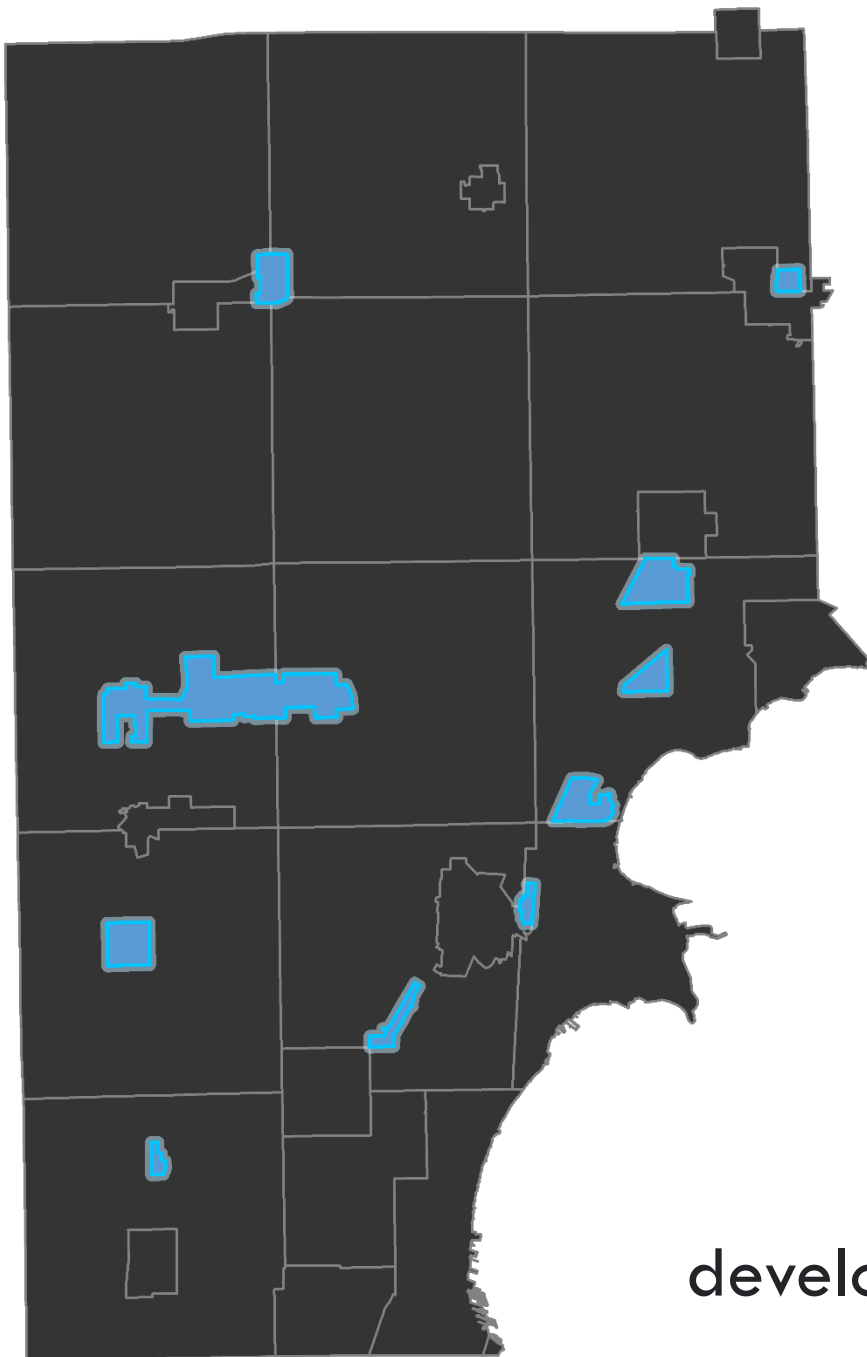
## TOTAL JOBS IN 2017



# REAL ESTATE SNAP SHOT



Macomb County	Industrial	Retail	Office
Vacancy Rate	2.3%	7.2%	10.1%
Available SQ FT	2,745,984	3,786,926	1,771,472
\$ Per SQ Foot	\$4.75	\$11.49	\$16.09



# DISTRICTS OVERVIEW

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**10** Strategically hand crafted districts

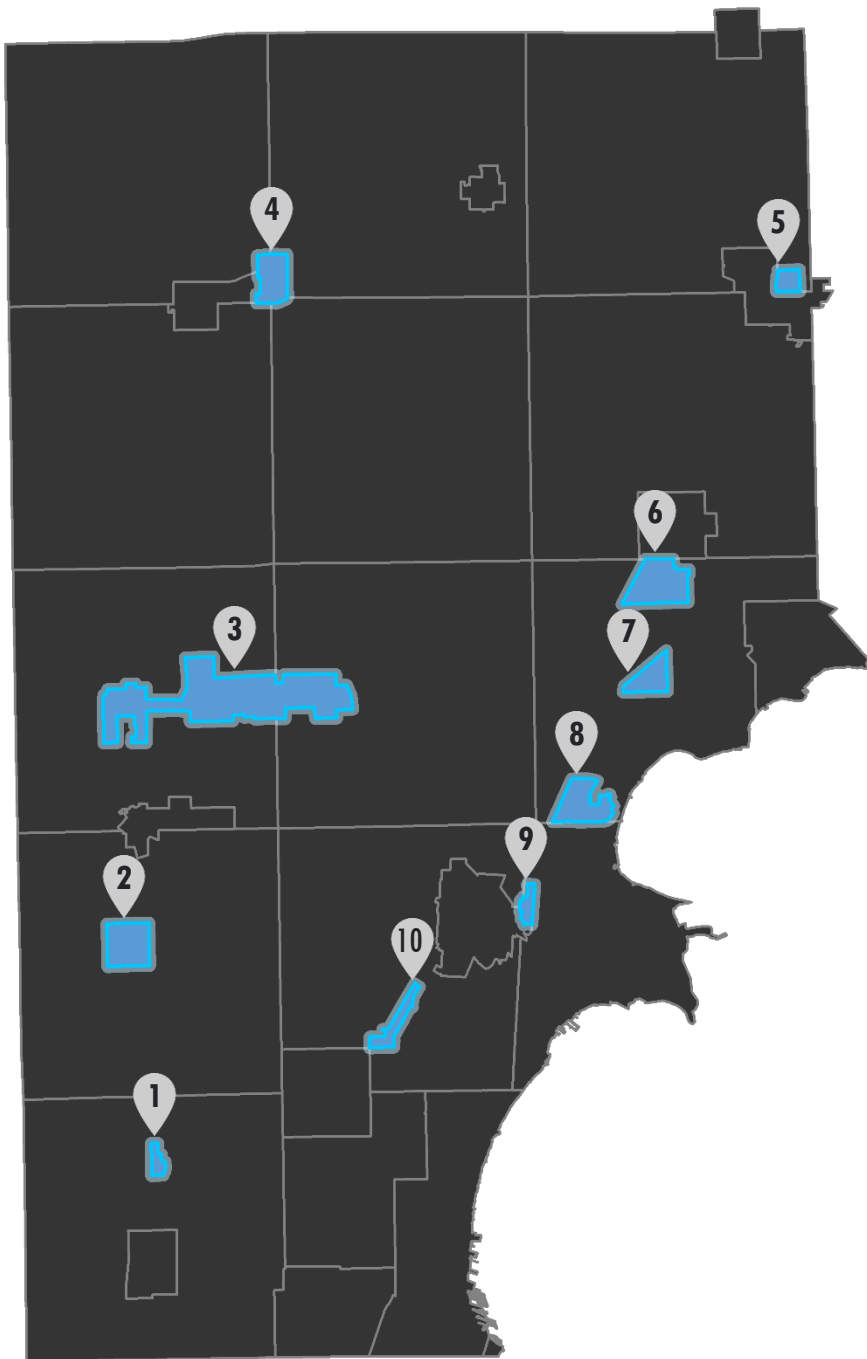
The development districts were created around areas that has experienced significant development or has potential for growth.

**\$2.4 Billion**

Investments within the districts through MCPED (since 2010)

Acres of development districts

**6,703**



- 1 Warren Downtown Development
- 2 Sterling Innovation Park
- 3 23 Mile Corridor
- 4 Powell Industrial
- 5 Skinner Industrial Park
- 6 North Bay New Haven
- 7 Four Square Industrial
- 8 Chesterfield Town Center
- 9 Gibraltar Trade Center
- 10 Groesbeck Corridor

1

# Warren Downtown Development

114  
Total Acres



Commercial  
& Mixed Use  
Development



\$1 Billion  
Investments  
(Since 2014  
through MCPED)



Centrally located in Michigan's third largest city, Downtown Warren offers prime real estate for office and retail space right across the street from the 12,000 employees of General Motors' Global Tech Center.



2

# Sterling Innovation Park

619  
Total Acres



Commercial  
& Industrial  
Development



\$1 Billion  
Investments  
(Since 2014  
through MCPED)



Located in the heart of the defense corridor and near seven GM, Ford, and FCA OEM plants, this planned unit development features great space that's available to place your just-in-time production facility.





3

# 23 Mile Corridor

3,205  
Total Acres



Commercial  
& Industrial  
Development



\$164 Million  
Investments  
(Since 2014  
through MCPED)



\$1.5 million investment for Comcast Business fiber networks announced in September 2018.

One of the fastest growing manufacturing corridors in the entire state, home to an advanced manufacturing infrastructure that features a convergence of technology, skilled trades and manufacturing expertise that are innovating both products and processes.



4

# Powell Industrial

483  
Total Acres



Industrial  
Development



\$10 Million  
Investments  
(Since 2014  
through MCPED)



Located in Northwest Macomb County, with easy access to the M-53 expressway, Powell Road is experiencing growth in the defense, automotive, advanced manufacturing, and transportation/logistics industry sectors. Plenty of land is still available for your growth needs.



5

# Skinner Industrial Park

171  
Total Acres



Commercial  
& Industrial  
Development



\$2.5 Million  
Investments  
(Since 2014  
through MCPED)



Skinner Industrial Park in Richmond features industrial and heavy industrial land on rail. Located in the Northeast corner of the county, Skinner is uniquely located in a charming downtown with easy access to the state trunk line system and I-94.



6

# North Bay New Haven

773  
Total Acres



Commercial  
& Industrial  
Development



\$11.7 Million  
Investments  
(Since 2014  
through MCPED)



North Bay New Haven is one of the Macomb County's newest high tech industrial parks. At 26 Mile and Gratiot, this district is strategically located just off I-94, one of the largest international shipping corridors in world.





7

# Four Square Industrial

354  
Total Acres



Commercial  
& Industrial  
Development



\$5 Million  
Investments  
(Since 2014  
through MCPED)



Opportunities and space available for expanding and innovating industrial development that have easy access to a key transportation network Interstate-94, which connect Canada and Chicago.



8

# Chesterfield Town Center

595  
Total Acres



Commercial  
& Mixed Use  
Development



\$18 Million  
Investments  
(Since 2014  
through MCPED)



Chesterfield Town Center is a premiere mixed use development being actively developed on the well-traveled intersection of I-94 and M-59 and has over 1 mile of interstate visibility that includes two major highway exits off of I-94.



9

# Gibraltar Trade Center

140  
Total Acres



Commercial  
& Mixed Use  
Development



\$52 Million  
Investments  
(Since 2014  
through MCPED)



This district in Mt. Clemens surrounds a former 55 acre trade center, that's centrally located within a 20 min driving radius of over 20 cities and visible from a major transportation network I-94.



10

# Groesbeck (M-97) Corridor

251  
Total Acres



Commercial  
& Mixed Use  
Development



\$6.5 Million  
Investments  
(Since 2014  
through MCPED)



One of the main corridors of Macomb County's historic manufacturing might, Groesbeck Highway is primed for redevelopment. With plenty of available land and adaptive reuse opportunities, this corridor provides access to talent, transportation options and community support.





# INCENTIVES



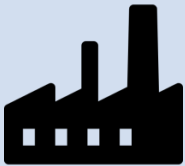
## **Speculative Building Development Program**

The Michigan Economic Development Corporation (MEDC) offers several incentives for development of new speculative building projects.



## **Business Development Program**

Available from the Michigan Strategic Fund (MSF) in cooperation with MEDC, to provide grants, loans, or other economic assistance to businesses for highly competitive projects that provide major job creation or investments.



## **Industrial Property Tax Abatement**

Provides incentives for eligible businesses to make new investments in Michigan and manufactures to existing facilities or renovate aging plants.



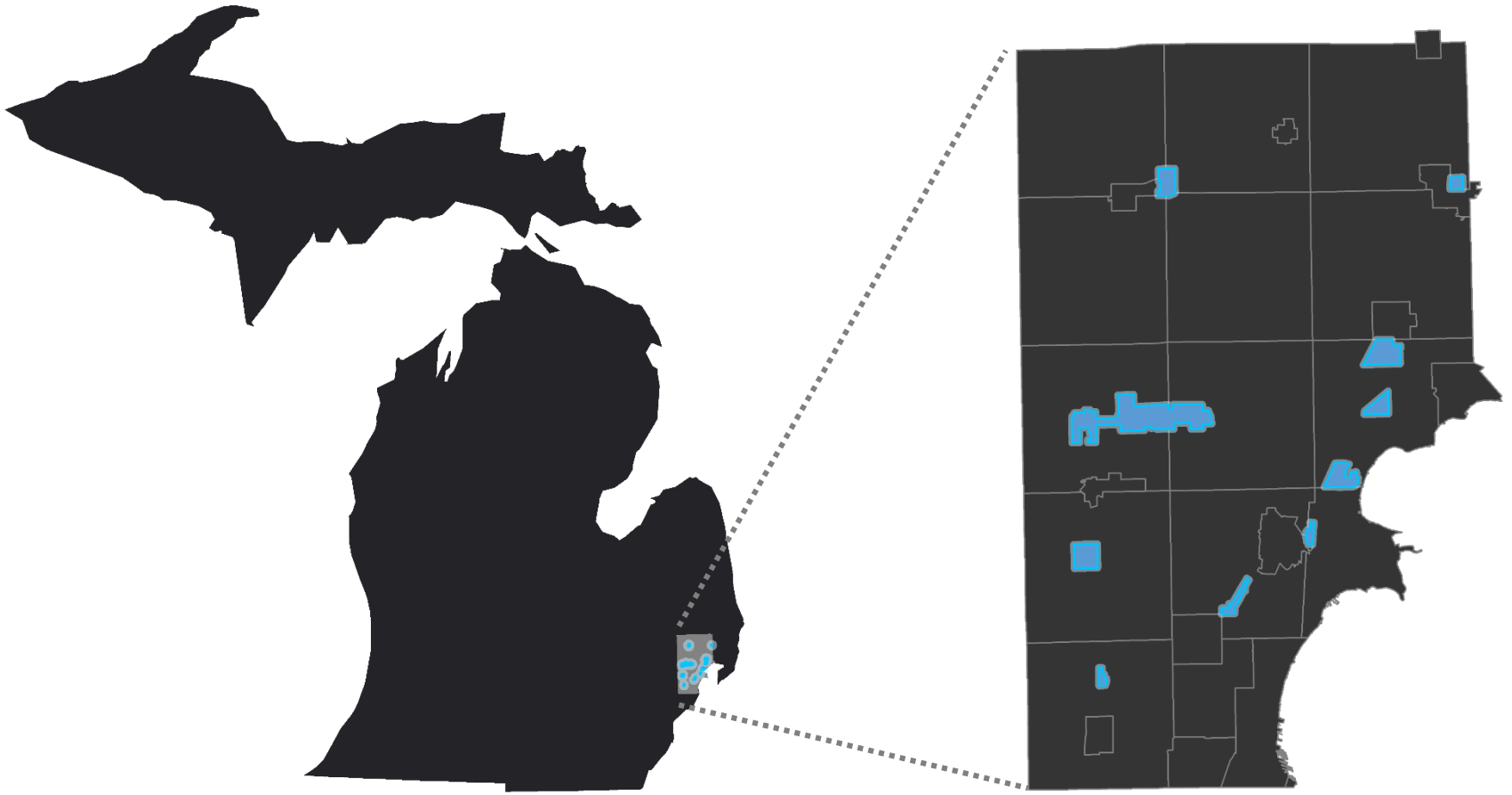
## **Commercial Redevelopment Program**

Encourages the replacement, restoration, and new construction of commercial property by abating the property taxes generated by new investment.



## **Commercial Rehabilitation Program**

Promotes the rehabilitation of commercial property by abating taxes generated from new investment.



Planning &  
Economic  
Development

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