RESIDENTIAL DEVELOPMENT SITE OPPORTUNITIES

sustained local impact

RES. DEVELOPMENT

SPRING/SUMMER 2017

PROVIDED BY
MASON COUNTY GROWTH ALLIANCE

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Ludington, MI 49431
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www.MasonCountyGrowth.com
Why Mason County?
Mason County is growing. Our industry is thriving, our downtowns are bustling, and we are fast becoming a hub of activity on the lakeshore of northern West Michigan. As a byproduct of this growth, there is a great deal of opportunity to be captured in our housing market as people are increasingly looking to our area as a relocation destination. Consequently, we need our housing market to keep pace with the growing economy in order to support and sustain the expansion of our business community.

The Mason County Growth Alliance is committed to the sustained growth of opportunity for the businesses and residents of our community, and we are dedicated to helping you and your team to succeed in your development or redevelopment projects in Mason County.

Local Support
The Growth Alliance is your local connection to help guide you through the development process. Whether you’re seeking additional information for your due diligence process, exploring available incentives, or simply attempting to better understand the local context, the MCGA is your one-stop shop for local development assistance. We work collaboratively with an extensive network of public, private, and non-profit entities in Mason County and across West Michigan to ensure your team has the support it needs to make your project a success in our community.

Meeting Demand
As the demand for “Missing Middle” multi-family housing has become increasingly apparent, a number of developers have stepped in to meet the demand. Pineview Apartments is in the process of constructing 80 new units of market rate housing, while Ann Arbor’s LC Consulting is slated to break ground on a 66-unit mixed-use affordable housing development in downtown Ludington later in 2017.

However, with a conservative projected demand of 500+ units per year over the next 5 years (and as many as 1,500 units per year), there is still plenty of opportunity remaining to be filled in our market. Check out the following development, redevelopment, and infill site that our community has to offer, and picture your team’s next success in Mason County.
AMBER ROAD AND US-10

“Amber Road Parcel”

SITE / VISION FOR THE FUTURE
Located between Ludington & Scottville on Amber Road, this sizeable parcel is an ideal candidate for a multi-family or mixed-use development. Current zoning of this property offers a variety of multi-family development options. This site has two points of access along Amber Road, with access to US-10 connecting this parcel to the county’s downtown centers of Ludington & Scottville.
MUNICIPALITY
Mason County - Amber Township

BUILDING SQUARE FOOTAGE AVAILABLE
Vacant Parcel: 27+ Acres

ZONING DISTRICT
C-1, Highway Commercial
(Special Land Uses: Multi-Family dwellings)

ASKING PRICE
N/A

“AJ’s Site”

Located in the heart of the county’s major commercial corridor, this redevelopment site offers a great opportunity for a multi-family or mixed-use project. This site offers easy access both on US-10 and Meyers Road, with the safety of a lighted intersection. Located across the street from Walmart and Aldi shopping centers and a mile away from the Pere Marquette Industrial Park, this site offers easy access to shopping, employment, and more.
SITE / VISION FOR THE FUTURE
At the halfway point between Ludington and Scottville on the US-10 commercial corridor, this development site offers the accessibility of urban living with the tranquility of the country. The site is located a short distance from the lighted intersection of Brye Road and US-10, and only 4 miles from downtown Ludington and the lakeshore. This site is also just across the street from Meijer and Home Depot shopping centers.
**CITY OF SCOTTVILLE**

**INTERSECTION OF E BROADWAY ST & TAYLORS COURT**

“Sweetwater Meadows Subdivision”

**SITE / VISION FOR THE FUTURE**

This truly a shovel ready site! Located on the outskirts of Scottville, this site offers an escape from the city while still being just a short drive from the lakeshore. With one duplex already built, this development opportunity is ideal for the development of low-density attached multi-family housing options. While the site is currently zoned for single- and two-family dwellings, the city has voiced receptiveness to allow higher density developments, such as tris and quads.
SITE / VISION FOR THE FUTURE
This site is located at the intersection of Pere Marquette Highway and US-10, the gateway to the Ludington Area. With access points on Pere Marquette Highway and Jebavy Drive, this redevelopment site is extremely accessible while still being set back enough to be insulated from high traffic US-10.