



Redevelopment Opportunity

5671 M-72 West, Grayling MI 49738



The Fred Bear Property is 14 acres of pure potential! Once the manufacturing plant for Fred Bear Archery with more than 200+ employees. This property has seen a couple businesses since the plant closed in 1978, but has primarily been empty. There is approximately 350' of river frontage and 600' of commercial road frontage with approximately 13'000 cars a day driving by. It has long been the vision to make this property an extension of downtown with retail, office space and housing. New Zoning regulations allow for mixed use projects with a building height of five stories. A recent Retail Market Profile shows a large need for General Merchandise stores in Grayling with an excess of \$12 million leaking out of the community.

PROPERTY/SITE DETAILS	
Site/Building Name	Fred Bear Property
Street Address	5671 M-72 West
City	Grayling
County	Crawford
Zip Code	49738
Zoning	C-3A, General Commercial District
Total Acres	14 Acres
Divisible	Yes

AVAILABILITY	
For Sale	Yes
Current Use	Storage
Date Available	Immediately
Sale Terms	Negotiable

For more information, visit us online: https://www.cityofgrayling.org/zoning_economic.asp



Redevelopment Opportunity

5671 M-72 West, Grayling MI 49738



SITE INFRASTRUCTURE

Gas Service	Yes
Gas Provider	DTE
Electric Service	Yes
Electric Provider	Consumers
Voltage and Phase	Unkown
Sewer Service	Yes
Sewer Provider	City of Grayling
Sewer Line Size	10 inch
Water Service	Yes
Water Provider	City of Grayling
Water Line Size	8 inch

INCENTIVE PROGRAMS:

The City will work with interested developers to pursue appropriate incentives related to the proposed development.

Possible incentives could consist of:

- Tax Abatements
- Facade Grants
- Brown-field Remediation
- Reduced Parking Requirements
- Community Revitalization Program (CRP)
- Community Development Block Grants (CDBG)
- Infrastructure costs

PROPERTY/SITE DETAILS

Distance to Nearest Airport	Traverse City, 43 Miles
Distance to Nearest Highway	Fronts M-72 Wes
Average Daily Traffic	13,000
Distance to Interstate	1.5 Miles to I-75 and 4 Miles to US-127
Rail Access	Rail runs next to property
Rail Spur on Site	N/A
Rail Line	Lake State Railway Company
Brownfield Site	Yes

CONTACT INFORMATION:

Erich Podjaske
City Manager

City of Grayling
1020 City Boulevard
Grayling, MI 49738

(989) 348-2131
manager@cityofgrayling.org