



Redevelopment Opportunity

412 N. James St, Grayling MI 49738



The Frontier building is the central hub for a large portion of infrastructure in Northern Michigan. The building was originally built for large switch boards and as necessary mechanical hardware has shrunk in current years less of the building is needed. This parcel is a great redevelopment site with public parking abutting the east property line.

PROPERTY/SITE DETAILS

Site/Building Name	Frontier Building
Street Address	412 N. James St
City	Grayling
County	Crawford
Zip Code	49738
Zoning	C-1, Local Service District
Size	120 x 120
Total Acres	0.33
Divisible	Yes

AVAILABILITY

For Sale	No
Current Use	Infrastructure hub
Date Available	Unknow
Sale Terms	Would need to retain space



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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	8"
Water Service	Yes
Water Provider	City of Grayling
Water Line Size	8"

INCENTIVE PROGRAMS:

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

Possible incentives could consist:

- 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
Average Daily Traffic	13,000
Distance to Nearest Highway	.5 Mile M-72
Distance to Interstate	1.5 Miles to I-75 and 4 Miles to US-127

CONTACT INFORMATION:

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