



Redevelopment Opportunity

206 N. James St, Grayling MI 49738



Valero is a closed gas station with lots of potential. Situated across from the City Park and the Au Sable River with a new restaurant to the east. This property would qualify for brownfield with 100% of the tank removal cost covered through DEQ's, Underground Storage Tank program. Redeveloping this property into commercial retail and housing would set a nice tone before you hit the heart of downtown.

PROPERTY/SITE DETAILS

Site/Building Name	Valero Gas Station
Street Address	206 N. James St
City	Grayling
County	Crawford
Zip Code	49738
Type of Space	C-1, Local Service District
Size	120 x 120
Total Acres	0.33
Divisible	Yes

AVAILABILITY

For Sale	Yes
Current Use	Vacant/Former Gas Station
Date Available	Immediate
Sale Terms	Negotiable



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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	12 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	1/2 Mile to M-72
Average Daily Traffic	15,000
Distance to Interstate	1.5 Miles to I-75 and 4 Miles to US-127

CONTACT INFORMATION:

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City Manager

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