



City-Owned Properties Workshop

January 18, 2023

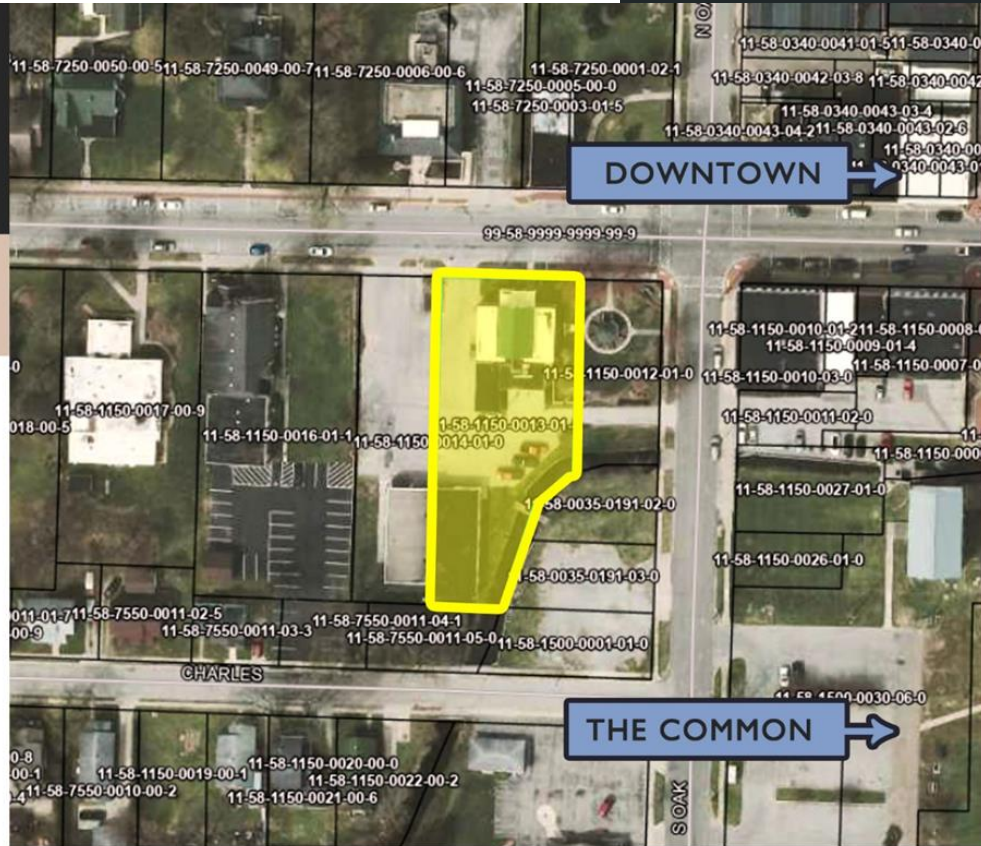
Commercial Redevelopment Opportunities



NEW LISTING

Historic Ross Sanders House
107 W Front St

BUCHANAN MICHIGAN



Recommended Action

Create RFP for purchase and commercial redevelopment that preserves the historic character of this iconic property with a use consistent with *A Vision for Buchanan* principles.

- Downtown Retail
- Arts and Culture
- Restaurant
- Small business/job creator
- Michigan Gateway Foundation

COMMERCIAL DEVELOPMENT OPPORTUNITY

Historic Property for sale in Downtown Buchanan, Michigan

| | | |
|---------------------------|-------------------------------------|-------------------|
| Zoning: | Built 1856, | Prominent |
| Central Business District | has been City Hall & Police Station | Downtown Building |



NEW LISTING

102 Front St

**BUCHANAN
MICHIGAN**



Recommended Action

Create RFP for purchase and commercial development/new construction that is in harmony with prime Front St. retail with a use consistent with *A Vision for Buchanan* principles.

- Downtown Retail
- Arts and Culture
- Restaurant
- Small business/job creator
- Valuable prime retail space

COMMERCIAL DEVELOPMENT OPPORTUNITY

Landscaped empty lot in historic downtown Buchanan, Michigan

| | | |
|-------------------------------|------------|------------------|
| Zoning: | Lot size: | Prime corner |
| C-3 Central Business District | .332 Acres | lot on Front St. |

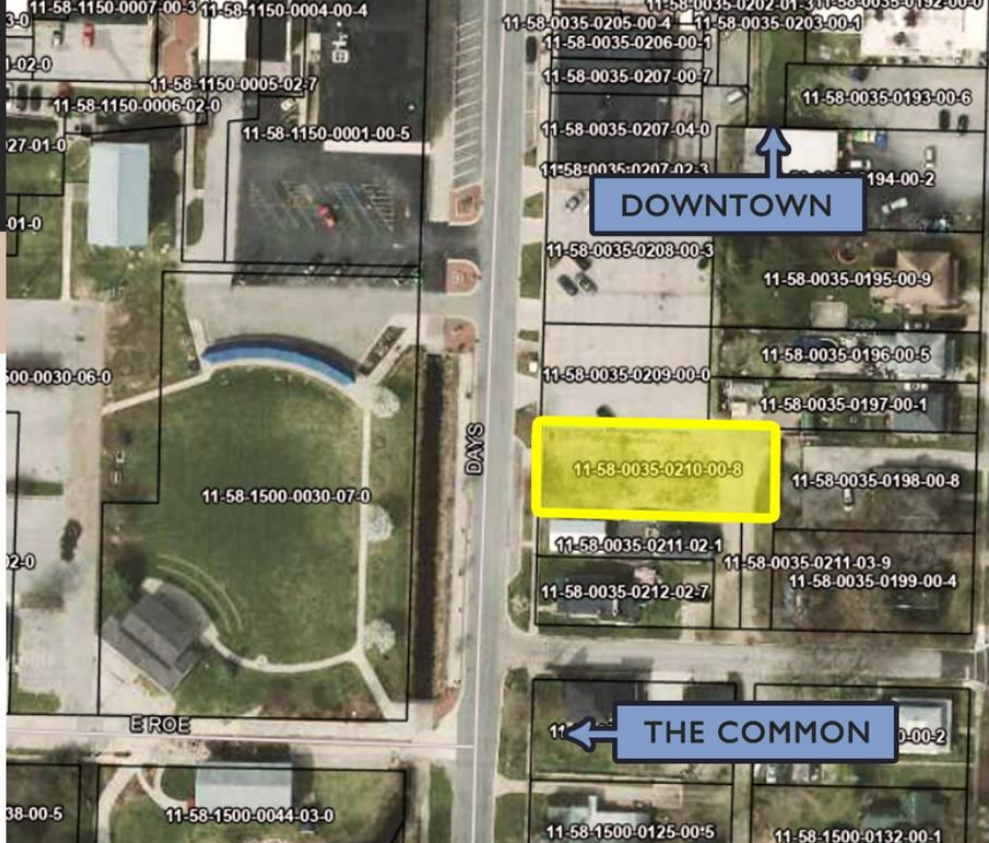




NEW LISTING

123 Days Ave

**BUCHANAN
MICHIGAN**



Recommended Action

Create RFP for purchase and commercial development/new construction that with a use consistent takes advantage of this emerging retail corridor with *A Vision for Buchanan* principles.

- Downtown Retail
- Arts and Culture
- Restaurant
- Small business/job creator
- Interaction with Common

COMMERCIAL DEVELOPMENT OPPORTUNITY

Infill opportunity in Buchanan, Michigan

Zoning:
Central
Business
District

Combined
Lot size:
.201
Acres

Cleared
Lot in
Downtown
Buchanan



NEW LISTING

708 S Redbud Trail

**BUCHANAN
MICHIGAN**



**COMMERCIAL
DEVELOPMENT OPPORTUNITY**

Lot on main road for sale
in Buchanan, Michigan

| | | |
|--------------|-----------|----------------|
| Zoning: | Lot size: | Building and |
| Neighborhood | .385 | parking lot on |
| Commercial | Acres | Redbud Trail |

Recommended Action

Create RFP for purchase and commercial redevelopment that preserves that leverages this “gateway opportunity”

- Front porch of Buchanan
- Small business/job creator
- City moving forward on environment remediation and removal of any restrictive covenants
- Goal is clean bill of health and then engage the market





NEW LISTING

111 Railroad St
BUCHANAN
MICHIGAN



Recommended Action
Create RFP for purchase and commercial redevelopment that preserves that leverages the “gateway opportunity”

- Front porch of Buchanan
- Small business/job creator
- City moving forward on environment remediation and removal of any restrictive covenants
- Goal is clean bill of health and then engage the market



COMMERCIAL DEVELOPMENT OPPORTUNITY
Large Lot on main road for sale in Buchanan, Michigan

| | | |
|------------|-----------|--------------|
| Zoning: | Lot size: | Large |
| Light | 3.192 | Neighborhood |
| Industrial | Acres | Lot on |
| | | Redbud Trail |



Industrial/Commercial Redevelopment Opportunities

NEW LISTING

401 River St

**BUCHANAN
MICHIGAN**



**COMMERCIAL
DEVELOPMENT OPPORTUNITY**

Large Paved Lot for sale
in Buchanan, Michigan

| | | |
|--------------------------------|---------------------------|--|
| Zoning: Light Industrial | Lot size: 9.6 Acres | Paved Lot near St. Joseph River |
|--------------------------------|---------------------------|--|



Recommended Action
Create RFP for purchase and
industrial or commercial
redevelopment project

- City's largest redevelopment parcel
- Small business/job creator
- City moving forward on environment remediation and removal of any restrictive covenants
- Goal is clean bill of health and then engage the market
- Work with Mark Seaman/Point Blu and Attorney Jim McGrath on next action steps



NEW LISTING

**401 River St &
400 Michigan**

**BUCHANAN
MICHIGAN**



Recommended Action

- Lots currently zoned residential
- Can be added to 401 River St. opportunity

DEVELOPMENT OPPORTUNITY

Infill Opportunity on two lots
in Buchanan, Michigan

| | | |
|--|---|---|
| Zoning: Single Family Residential | Combined Lot size: 9191 Square Feet | Cleared & Paved Lot near St. Joseph River |
|--|---|---|



Residential Infill Opportunities

Single Family homes built on clean, shovel ready city owned lots.



NEW LISTING

404 & 405 Elizabeth St

BUCHANAN MICHIGAN



Recommended Action

- RFP lots to transfer ownership of lots to development/building contractor in exchange for construction of single-family homes by an agreed deadline
- Northside neighborhood supports infill single family residential
- New homes will pull up this neighborhood economically
- Goal is more of a maintenance culture
- Engage local contractors now with presentation and tours of available lots

DEVELOPMENT OPPORTUNITY

Infill opportunities in Buchanan, Michigan

| | | |
|---------------------------|--------------------------------|---------------------------|
| Zoning: | Lot size: | Cleared lots |
| Single Family Residential | 6882.48 & 14113.44 Square Feet | near the St. Joseph River |





NEW LISTING

404 Elizabeth St

**BUCHANAN
MICHIGAN**



Recommended Action

- Peaceful, affordable neighborhood near the river and with new park amenities
- Victory Park construction RFP

DEVELOPMENT OPPORTUNITY

Infill opportunity in Buchanan, Michigan

| | | |
|--|--|--|
| Zoning: Single Family Residential | Lot size: 6882.48 Square Feet | Cleared lot near the St. Joseph River |
|--|--|--|



NEW LISTING

405 Elizabeth St

**BUCHANAN
MICHIGAN**



Recommended Action

- Consider other development incentives
- Small grants to fill the financing gap
- Waive building permit fees

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DEVELOPMENT OPPORTUNITY

Infill opportunity in Buchanan, Michigan

| | | |
|---------------------------|------------|---------------------------|
| Zoning: | Lot size: | Cleared lot |
| Single Family Residential | .324 Acres | near the St. Joseph River |





NEW LISTING

411 Elizabeth St

**BUCHANAN
MICHIGAN**



**Recommended
Action**

**Larger lots to be split
for RFP/sale**

DEVELOPMENT OPPORTUNITY

Infill opportunity in Buchanan, Michigan

Zoning:
Single
Family
Residential

Lot size:
.322
Acres

Wooded
Lot near
St. Joseph
River





NEW LISTING

416 & 418 Bluff St

**BUCHANAN
MICHIGAN**



Recommended
Action

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DEVELOPMENT OPPORTUNITY

Infill opportunity in Buchanan, Michigan

| | | |
|--|--|--|
| Zoning: Single Family Residential | Combined Lot size: .313 Acres | Wooded Lots near St. Joseph River |
|--|--|--|



NEW LISTING

416 Bluff St

**BUCHANAN
MICHIGAN**



Recommended
Action

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DEVELOPMENT OPPORTUNITY

Infill opportunity in Buchanan, Michigan

Zoning:
Single
Family
Residential

Lot size:
6751.8
Square
Feet

Wooded
Lot near
St. Joseph
River



NEW LISTING

418 Bluff St

**BUCHANAN
MICHIGAN**



Recommended
Action

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DEVELOPMENT OPPORTUNITY

Infill opportunity in Buchanan, Michigan

Zoning:
Single
Family
Residential

Lot size:
6926.04
Square
Feet

Wooded
Lot near
St. Joseph
River



NEW LISTING

314 Arctic St

BUCHANAN
MICHIGAN



Recommended
Action

DEVELOPMENT OPPORTUNITY

Infill Opportunity
in Buchanan, Michigan

| | | |
|-------------|-----------|--------------|
| Zoning: | Lot size: | Neighborhood |
| Single | 6969.6 | Lot near |
| Family | Square | St. Joseph |
| Residential | Feet | River |





NEW LISTING

418 Fulton St

**BUCHANAN
MICHIGAN**



Recommended
Action

DEVELOPMENT OPPORTUNITY

Infill opportunity in Buchanan, Michigan

| | | |
|-------------|-----------|--------------|
| Zoning: | Lot size: | Neighborhood |
| Single | 6490.44 | Lot near |
| Family | Square | St. Joseph |
| Residential | Feet | River |





NEW LISTING

724 W Roe St

**BUCHANAN
MICHIGAN**



Recommended
Action

Adjacent to cemetery
land

DEVELOPMENT OPPORTUNITY

Infill opportunity in Buchanan, Michigan

Zoning:
Single
Family
Residential

Lot size:
5749.92
Square
Feet

Cleared
lot on
quiet
cul de sac





NEW LISTING

907 Victory St

**BUCHANAN
MICHIGAN**



Recommended
Action

- Currently the location of community garden beds



DEVELOPMENT OPPORTUNITY

Infill opportunity in Buchanan, Michigan

Zoning:
Single
Family
Residential

Lot size:
.224
Acres

Cleared lot
near the
St. Joseph
River

NEW LISTING

1106 Victory St

**BUCHANAN
MICHIGAN**



**Recommended
Action**

- City acquired lot through a Michigan DNR Grant
- Likely not able to be developed
- Part of the City's St. Joseph River Public Access Project

DEVELOPMENT OPPORTUNITY
Infill opportunity in Buchanan, Michigan

| | | |
|--|----------------------------|--|
| Zoning: Single Family Residential | Lot size: .743 Acres | Cleared lot near the St. Joseph River |
|--|----------------------------|--|

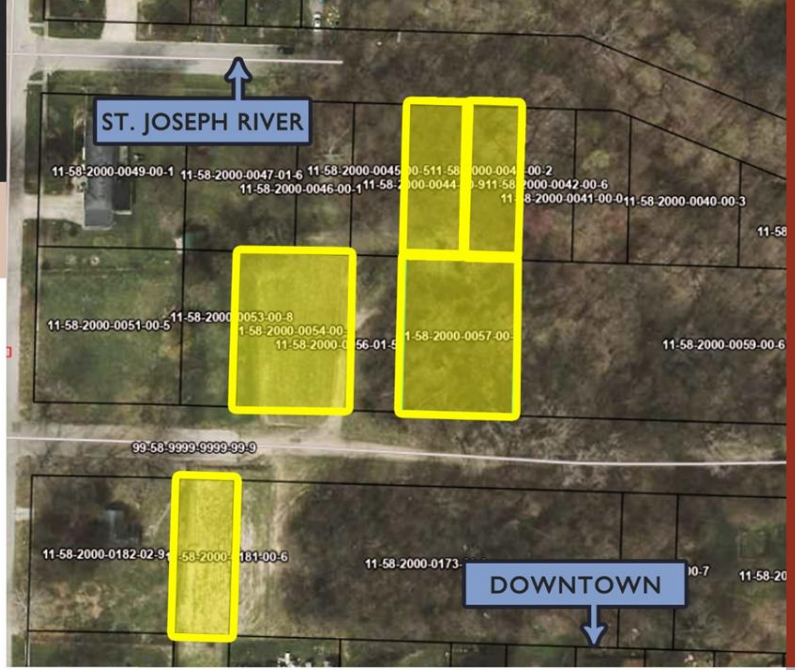




NEW LISTING

Bluff St & Elizabeth St Lots

BUCHANAN MICHIGAN



Recommended Action

Market residential lots in groups



DEVELOPMENT OPPORTUNITY

Infill opportunity in Buchanan, Michigan

| | | |
|-------------|-----------|-------------|
| Zoning: | Total | Cleared and |
| Single | Lot size: | Wooded lots |
| Family | 1.12 | near the |
| Residential | Acres | St. Joseph |
| | | River |



FOR MORE INFORMATION

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