

1.48
Acres

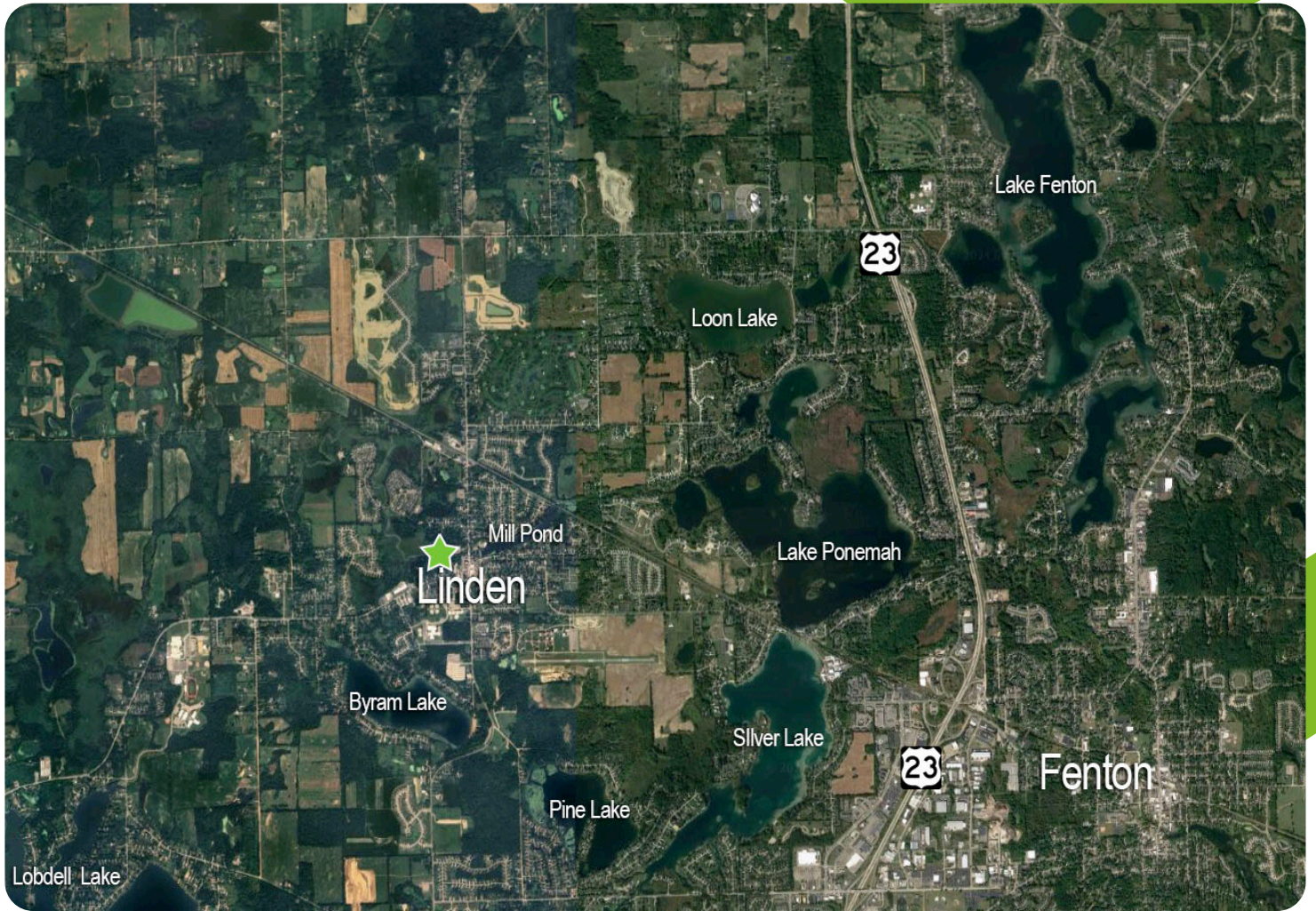
114 Walmar St. Linden, MI 48451

LAND FOR SALE

- Rare opportunity to be a part of the Downtown Linden re-development
- Parcel backs up to the Shiawassee River
- Plans to connect a riverwalk to the Amphitheater and soon to be developed Mill property
- Access to over 3 lakes from downtown
- Opportunity for multifamily, and/or mixed-use development
- Over 4,000 Active residents in the city
- 1.48 Acres
- Price: Contact Listing Agent



CONTACT US
248-710-8000
691 N. Squirrel Rd, Suite 290
Auburn Hills, MI 48326
www.team-core.com



Water Trails

The Shiawassee River State and National Water Trail is shown on the Circulation Plan Map. This existing water trail route is a key component of the city's overall circulation system and provides a unique opportunity for recreational travel and enjoyment of the river and its adjacent natural habitat. It is a regional water trail which extends from Holly to Chesaning. The City of Linden supports the efforts of the Shiawassee River Water Trail Coalition to expand and improve this key regional resource.



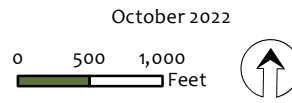
Kevin N. Tamer
Vice President /
Associate Broker
734 - 624 - 3729
knt@team-core.com



Samuel A. McLean
Vice President
248 - 935 - 7237
sam@team-core.com

- City Parks
- Open Space/Recreation
- Public/Semi-Public
- Linden City Limits

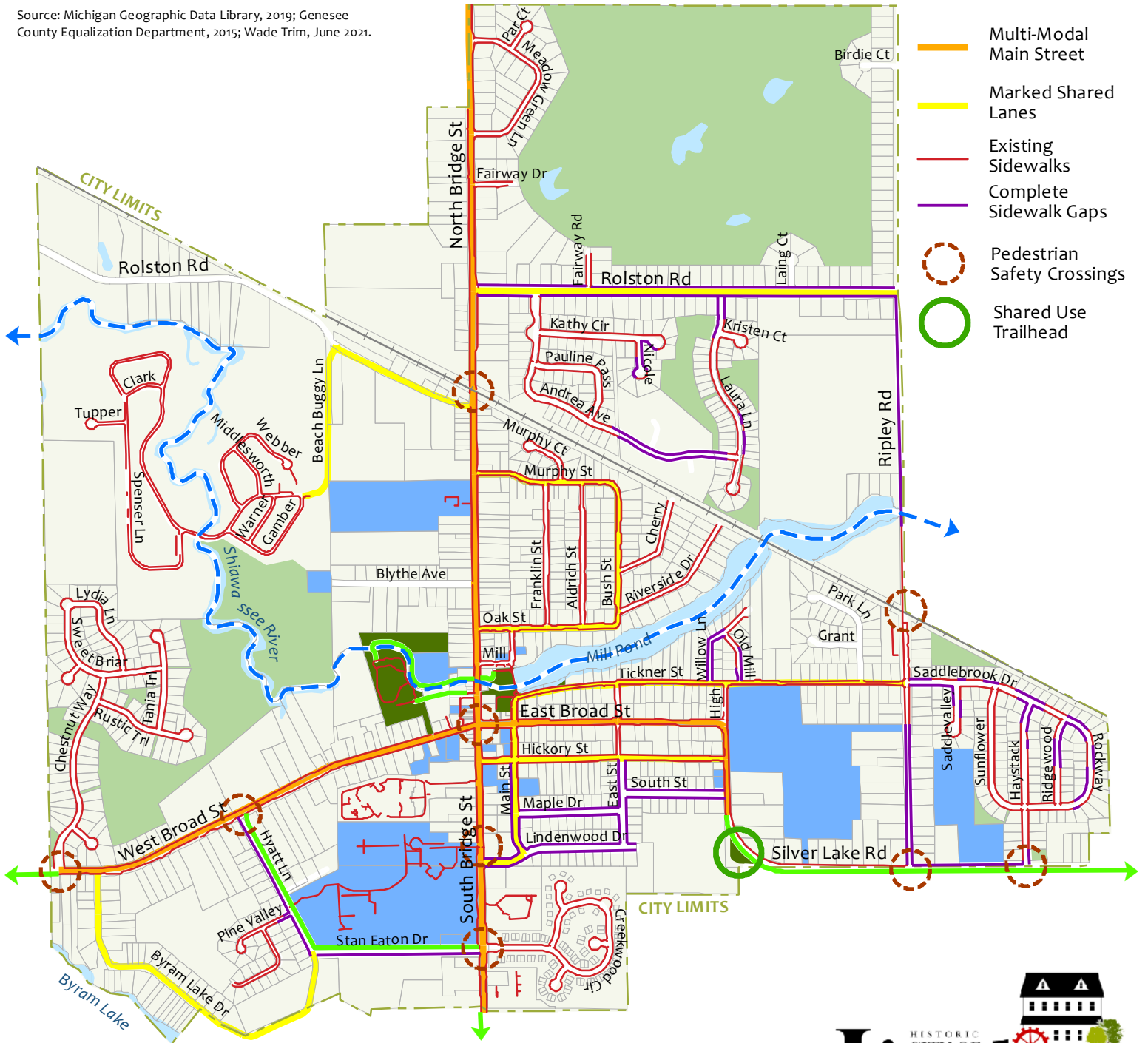
- Rivers and Streams
- Water Bodies
- Parcels
- Railroads




Future Circulation Plan:


- Shared Use Paths
- Water Trail
- Multi-Modal Main Street
- Marked Shared Lanes
- Existing Sidewalks
- Complete Sidewalk Gaps
- Pedestrian Safety Crossings
- Shared Use Trailhead

Source: Michigan Geographic Data Library, 2019; Genesee County Equalization Department, 2015; Wade Trim, June 2021.



-  Streets
-  Parcels
-  Rivers and Streams
-  Water Bodies
-  Linden City Limits

-  Priority Redevelopment Sites:
 1. Evan's Building
 2. DPW Yard
 3. Parkside
 4. Old Theater



-  Additional Redevelopment Sites:
 - A. City Hall Site
 - B. 495 W. Broad
 - C. 112 S. Bridge
 - D. North end business district

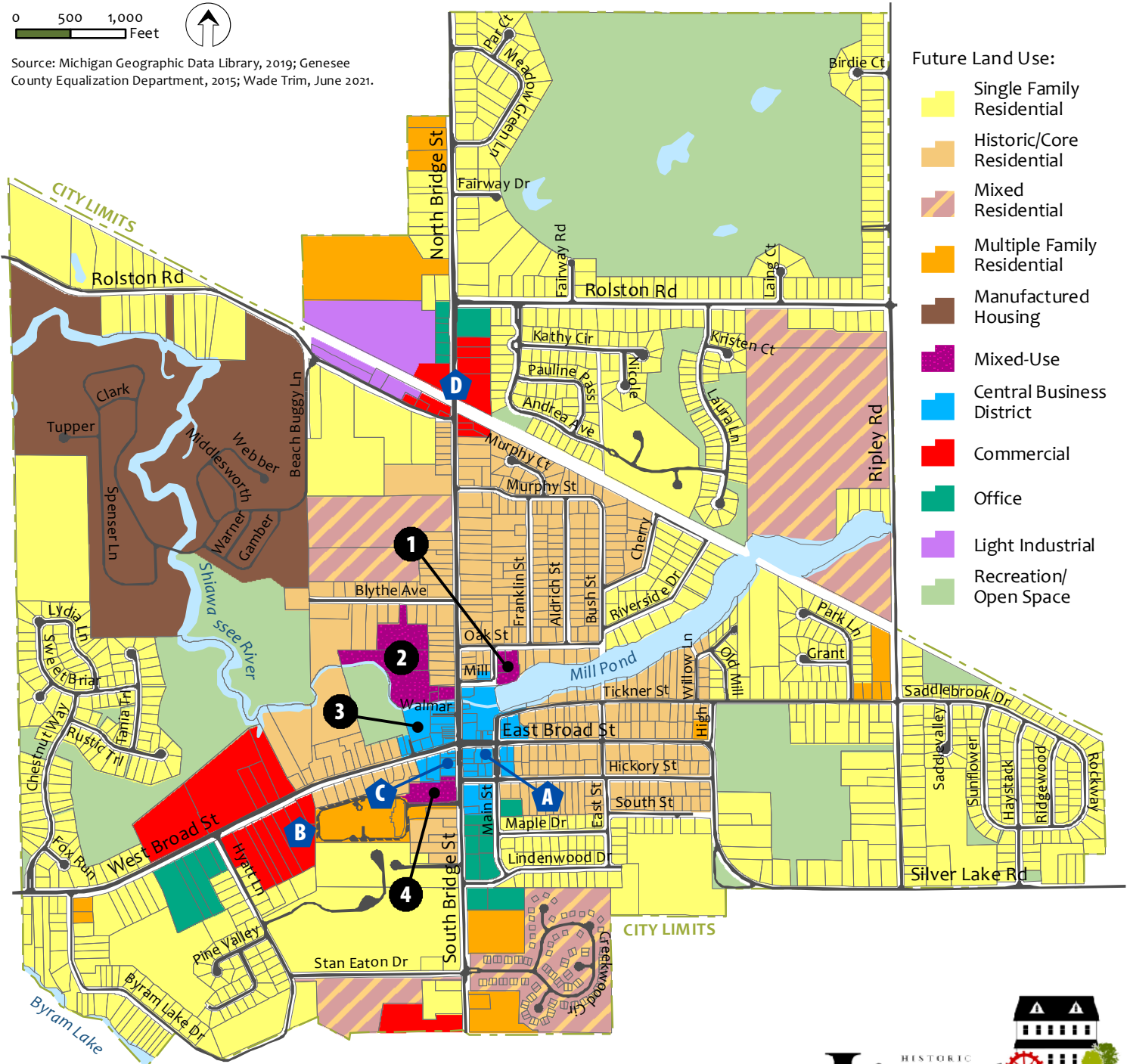
October 2022

0 500 1,000 Feet



Source: Michigan Geographic Data Library, 2019; Genesee County Equalization Department, 2015; Wade Trim, June 2021.

- Future Land Use:
-  Single Family Residential
 -  Historic/Core Residential
 -  Mixed Residential
 -  Multiple Family Residential
 -  Manufactured Housing
 -  Mixed-Use
 -  Central Business District
 -  Commercial
 -  Office
 -  Light Industrial
 -  Recreation/Open Space



- Consider a new DDA program to provide “gap financing” for impactful investment projects through the use of project specific tax increment financing
- Catalogue available outside funding resources and serve as a conduit between property owners and funding agencies, including the MEDC and MEGLE

Priority Redevelopment Site Recommendations

This section outlines recommendations for the redevelopment of each of the four priority redevelopment sites. Included are concept plans for each site that illustrate the overall character of redevelopment opportunities. The recommendations and concept sketches are not intended to be a prescription for what the city will allow or require at each site. Rather, they are intended to showcase potential redevelopment concepts that would be consistent with the overall goals and recommendations of this Master Plan. The city recognizes that some or portions of these sites are privately owned and does not intend to restrict the creativity of property owners or developers to propose different designs and concepts that would also be complementary with the city’s future vision.

Evan’s Building

This site is located northeast of and adjacent to downtown Linden. It is approximately 1.2 acres in size and has water frontage along the Mill Pond. The site consists of two separate properties, both of which are privately owned. The larger of the two properties features a large warehouse building (locally known as the “Evan’s” building) and the smaller of the two properties contains a single-family dwelling. Existing challenges at this site include the presence of an adjacent electric substation, the cost of needed warehouse building improvements, lack of parking, and the potential for environmental contamination from prior uses.

Two concept drawings have been prepared to illustrate opportunities for the redevelopment of this site. One concept considers how the existing warehouse building could be reused or re-purposed, while the second concept considers site redevelopment if the existing warehouse building was demolished. Both concepts envision mixed-use development capitalizing on the site’s waterfront setting.

DPW Yard

This priority redevelopment site is located on the north side of the Shiawassee River, east of North Bridge Street. It is located across the river from downtown Linden and Eagle’s Wooden Park. The site is approximately 9.1 acres in size and is entirely owned by the City of Linden. Much of the site is undeveloped, but a small dwelling (unoccupied) is located near Bridge Street and the central portion of the site is utilized as the city DPW yard, with one existing DPW building. Several water wells are located at the site which currently supply the city’s municipal water system. Two key challenges exist at this location: 1) the need to relocate the city DPW facility; and, (2) having to work around the existing municipal water wells. However, the City Council’s recent decision to connect to the Genesee County water system means that the water wells at this property would no longer be a significant barrier to site redevelopment. This connection is estimated to occur by the Spring of 2025. Smaller challenges include the need to demolish the existing dwelling structure and the lack of connections to downtown, with the river separating the site from downtown.

A concept drawing has been prepared to illustrate opportunities for the redevelopment of this site. Given the size of the site, an opportunity exists to establish multiple uses at the site, including commercial (near North Bridge Street), residential (central and northern portion of the site) and public (along the riverfront).

Parkside

This 2.1 acre site is located immediately adjacent to downtown Linden to the west. The site consists of two small privately-owned properties along West Broad Street and a larger city-owned property with frontage on the Shiawassee River. One existing and occupied commercial building is located on the property, which is anticipated to remain. One challenge to redevelopment is potential contamination at the property along West Broad Street, which was formerly occupied by a gas station.

A concept drawing has been prepared to illustrate opportunities for the redevelopment of this site. Commercial and/or mixed-use development is envisioned along West Broad Street, while the central portion of the site could be utilized for public parking to serve the larger downtown area. The river-fronting portion of the site is anticipated as recreational space.