



1809 James P Cole

Fuel & Transportation Station

Sale of 273 acres of Buick City completed, next phase of redevelopment starting soon



FLINT

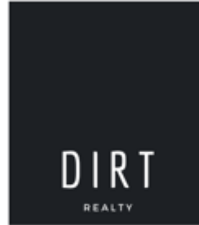
Buick City redevelopment that will generate \$300M local investment breaks ground

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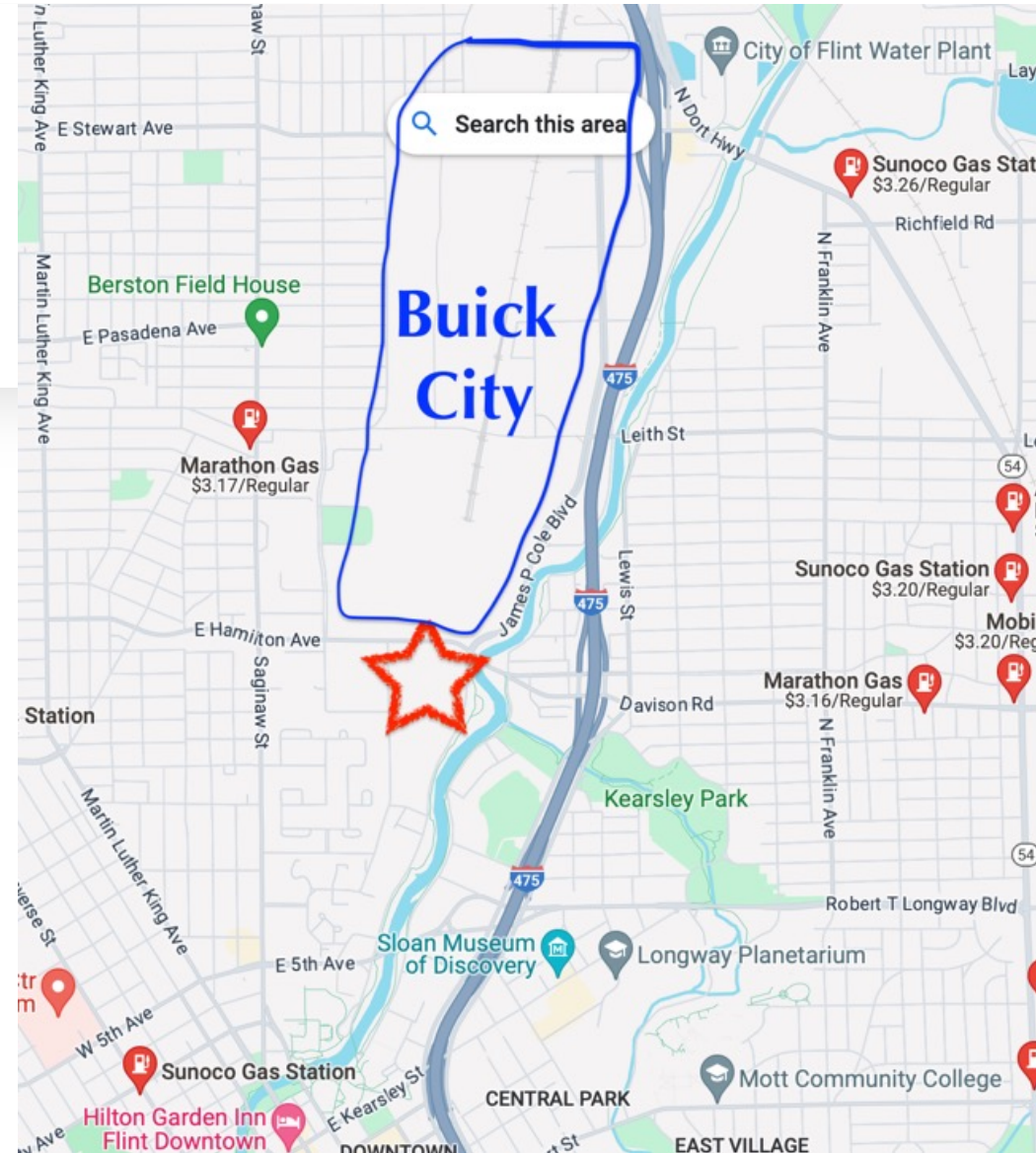
In the News:

- \$300 Million redevelopment, next door:
<https://www.mlive.com/news/flint/2023/11/sale-of-273-acres-of-buick-city-completed-next-phase-of-redevelopment-starting-soon.html>
- <https://www.mlive.com/news/flint/2023/06/buick-city-redevelopment-that-will-generate-300m-local-investment-breaks-ground.html>

4+/- acres to be developed



- Hard corner with 3 existing curb cuts
- \$2MM+ Brownfield Tax Credit for site work
- Opportunity Zone Status
- HUB Zone Status
- Lear Plant next door
- Over 3 million square feet of new logistics facilities being built next door, our property is gateway to this project!
- No nearby fuel stations
- Existing infrastructure eases development

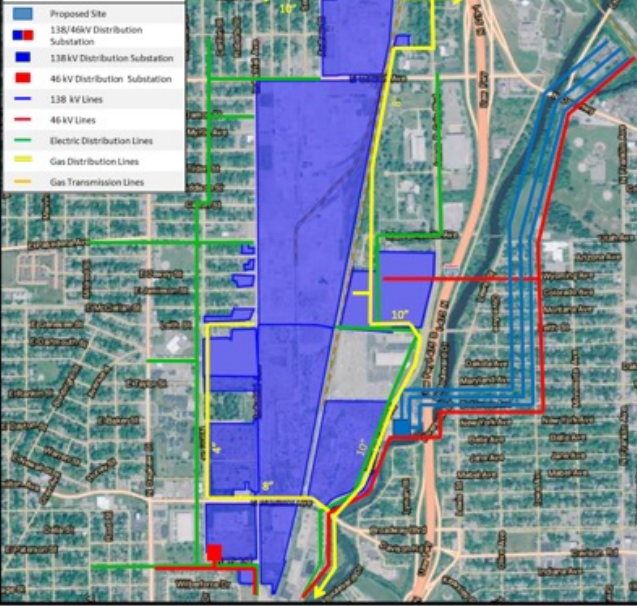


Shovel Ready + Heavy Power/Gas

EXISTING FACILITIES

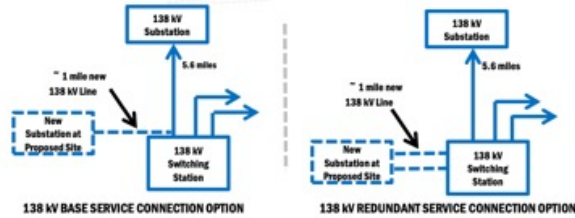


LEGEND - Electric and Gas



ELECTRIC - HIGH VOLTAGE (138 kV)

Ideal Load Range: 10 MW to 100 MW



Connection Options: Typical Options and Costs for Electric Service If Electric Demand is at least 10 MW

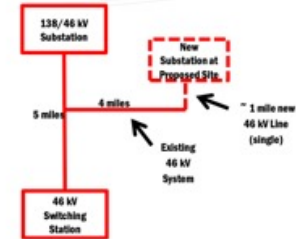
Option	Estimated Lead Time ¹	Estimated New Right of Way Required ²	Estimated Minimum Project Cost	Minimum Electric Demand	Practical Maximum Demand ³	Consumers Energy Construction Incentive	Customer Contribution
Base Service - 138 kV Line Only (customer builds/owns substation)	12-18 months	Minimal	\$ 0.5 million	10 MW	100 MW	\$ 0.5 million ¹	\$ 0.0 million ¹
Base Service - Single 138 kV Line and Single Transformer Substation	18-24 months	Minimal	\$ 2.9 million	10 MW	100 MW	\$ 2.9 million ¹	\$ 0.0 million ¹
Redundant Service - two 138 kV Lines and Two Transformer Substation	24 months	Minimal	\$ 7.7 million	15.5 MW	100 MW	\$ 5.5 million ²	\$ 1.2 million ²

138 kV Line Reliability for Base Service Options:

Predicted Momentary Interruption Rate ^{3,5}	Predicted Extended Outage Rate ^{3,5}	Predicted Reliability % ⁵
1 every 9.3 years	1 every 31 years	99.999%

ELECTRIC - HIGH VOLTAGE (46 kV)

Ideal Load Range: 5 MW to 15 MW



Connection Options: Typical Options and Costs for Electric Service If Electric Demand is at least 5 MW

Option	Estimated Lead Time ¹	Estimated New Right of Way Required ²	Estimated Minimum Project Cost	Minimum Electric Demand	Practical Maximum Demand ³	Consumers Energy Construction Incentive	Customer Contribution
Base Service - 46 kV Line Only (customer builds/owns substation)	12-18 months	Minimal	\$ 0.5 million	5 MW	15 MW	\$ 0.5 million ¹	\$ 0.0 million ¹
Base Service - Single 46 kV Line and Single Transformer Substation	18-24 months	Minimal	\$ 1.9 million	5 MW	15 MW	\$ 1.9 million ¹	\$ 0.0 million ¹

46 kV Line Reliability for Base Service Options:

Predicted Momentary Interruption Rate ^{3,4}	Predicted Extended Outage Rate ^{3,4}	Predicted Reliability % ⁴
1 every 3.4 years	1 every 5.0 years	99.994%

ENERGY READY SITE OVERVIEW



SITE ADVANTAGES

319 psig natural gas pressure and up to 1000 MCFH available

Low voltage distribution available, up to 5.0 MW

High voltage distribution from 5 MW to 100 MW

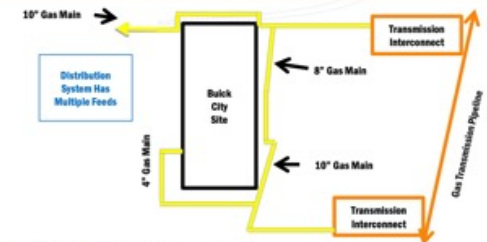
Competitive electric and natural gas rate options

Energy efficiency and construction incentives available

High voltage electric and natural gas service reliability

Construction timelines tailored to your needs

NATURAL GAS



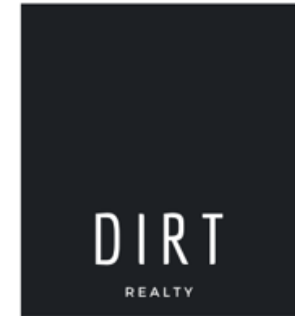
Gas Service Options: Typical Options and Costs² for Gas Service

	Load Profile - Thousands of Cubic Feet per Hour (MCFH)					
	10	50	100	250	500	1000
Scope of Work to Meet Load Profile ³	Install high pressure service and high pressure meter	Install high pressure service and high pressure meter	Install high pressure service and high pressure meter	Install high pressure service and high pressure meter	Install 35 feet of 8" steel HP main, HP service and high pressure turbo meter	Install 35 feet of 8" steel HP main, HP service and high pressure turbo meter
Lead Time	6 weeks	6 weeks	6 weeks	4 months	9 months	9 months
Consumers Energy Construction Incentive (\$) ⁴	50,000	150,000	175,000	250,000	500,000	750,000
Customer Contribution ¹ (\$) ⁵	10,000	10,000	10,000	10,000	10,000	10,000
Maximum Pressure Available (psig)	209	209	207	201	319	319
Annual Consumption Estimate (MCF/Year)	6,700	75,000	150,000	375,000	750,000	1,500,000

Natural Gas On Site

2023 Annual Spending (000s)	1 Mile	3 Mile	5 Mile
Total Transportation/Maint.	\$8,501	\$127,288	\$284,161
Vehicle Purchases	3,572	58,087	134,896
Gasoline	2,926	41,208	88,579
Vehicle Expenses	289	3,428	7,001
Transportation	565	7,895	17,067
Automotive Repair & Maintenance	1,148	16,671	36,617

Radius	1 Mile		3 Mile		5 Mile	
2023 Population by Occupation	3,572		49,120		102,863	
Real Estate & Finance	52	1.46%	783	1.59%	1,924	1.87%
Professional & Management	379	10.61%	7,050	14.35%	15,704	15.27%
Public Administration	48	1.34%	590	1.20%	1,233	1.20%
Education & Health	507	14.19%	6,718	13.68%	13,476	13.10%
Services	581	16.27%	7,178	14.61%	14,117	13.72%
Information	4	0.11%	257	0.52%	517	0.50%
Sales	292	8.17%	5,461	11.12%	11,890	11.56%
Transportation	165	4.62%	1,585	3.23%	2,226	2.16%
Retail	203	5.68%	3,352	6.82%	7,652	7.44%
Wholesale	5	0.14%	392	0.80%	925	0.90%
Manufacturing	348	9.74%	4,602	9.37%	9,306	9.05%
Production	529	14.81%	6,259	12.74%	13,182	12.82%
Construction	177	4.96%	1,924	3.92%	4,307	4.19%
Utilities	70	1.96%	1,424	2.90%	3,103	3.02%
Agriculture & Mining	46	1.29%	100	0.20%	171	0.17%
Farming, Fishing, Forestry	43	1.20%	109	0.22%	160	0.16%
Other Services	123	3.44%	1,336	2.72%	2,970	2.89%
2023 Worker Travel Time to Job	1,779		25,300		53,800	
<30 Minutes	1,267	71.22%	19,119	75.57%	40,825	75.88%
30-60 Minutes	323	18.16%	4,044	15.98%	8,759	16.28%
60+ Minutes	189	10.62%	2,137	8.45%	4,216	7.84%



2023 Annual Spending (\$000s)	1 Mile	3 Mile	5 Mile
Total Specified Consumer Spending	\$38,472	\$538,331	\$1,183,784
Total Apparel	\$2,742	\$35,733	\$73,282
Women's Apparel	945	12,862	26,768
Men's Apparel	506	6,636	13,806
Girl's Apparel	228	2,841	5,630
Boy's Apparel	183	2,221	4,412
Infant Apparel	170	2,050	4,078
Footwear	709	9,123	18,588
Total Entertainment & Hobbies	\$6,307	\$86,504	\$190,160
Entertainment	587	8,481	19,081
Audio & Visual Equipment/Service	1,639	22,059	46,780
Reading Materials	76	1,044	2,516
Pets, Toys, & Hobbies	952	12,978	30,337
Personal Items	3,053	41,941	91,445
Total Food and Alcohol	\$11,882	\$157,201	\$341,573
Food At Home	7,556	97,005	206,073
Food Away From Home	3,735	52,192	116,731
Alcoholic Beverages	590	8,004	18,768
Total Household	\$5,745	\$85,534	\$188,969
House Maintenance & Repair	1,478	24,632	55,788
Household Equip & Furnishings	2,344	32,675	71,415
Household Operations	1,602	22,762	49,186
Housing Costs	320	5,465	12,580





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