

# Former Secure Detention Facility

80,525 +/- SF on 20.29 +/- Acres

2424 North Outer Drive, Saginaw, MI 48601

OFFERED AT: \$5,950,000

## **Future Potential Use Ideas**

**Educational**

**Municipal**

**State**

**Non-Profit**

**Mental Health Facility-Rehab or Confinement**

**Drug Rehabilitation-Recovery**

**Correctional Facility**

**Training Facility for Sports Related Education**

CONTACT BROKER: For more information

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## Key Facts

- Tax ID: 10-12-5-09-3004-001
- Building Size: 80,525 +/- SF
- Year Built: 1998, 2008
- Land Size: 20.29 acres
- Municipality: Buena Vista Township
- Zoning: M-2 is shown Buena Vista /GIS shows Ag A-2
- Taxes: Exempt
- Former Wolverine Human Services Secure Facility for Juvenile Lockdown.

## Key Attributes

- Constructed as a “lock down” facility for Juvenile Delinquents for Wolverine Human Services which had a contract with the State of Michigan to provide a Secure Treatment Center housing Juveniles, at-risk youth Boys and Girls 12-19 years old , 24/7, referred by the Child Welfare System and MDHHS.
- Wolverine’s License was revoked in 2021. The premises have been vacant and closed since then.
- 100 beds (80 Beds in first phase and Addition has 20 Beds)
- The INDOOR Gym/Multipurpose Room is located in the middle of the 80 bed portion is approximately 30,000 SF. We are told this area included 2 basketball courts, boxing ring, volleyball court.
- Fully Fenced in. Approx 16’ fencing- Plenty of EXTERIOR grass fenced area for outside activities.
- Audio and Video Surveillance , secure doors, controlled on site in Master Control Office
- Apple trees were planted on property by Wolverine for the benefit of the juveniles to care for them in the fenced area.
- This property fronts I-75 and is immediately accessible to I-75 for access going North and South





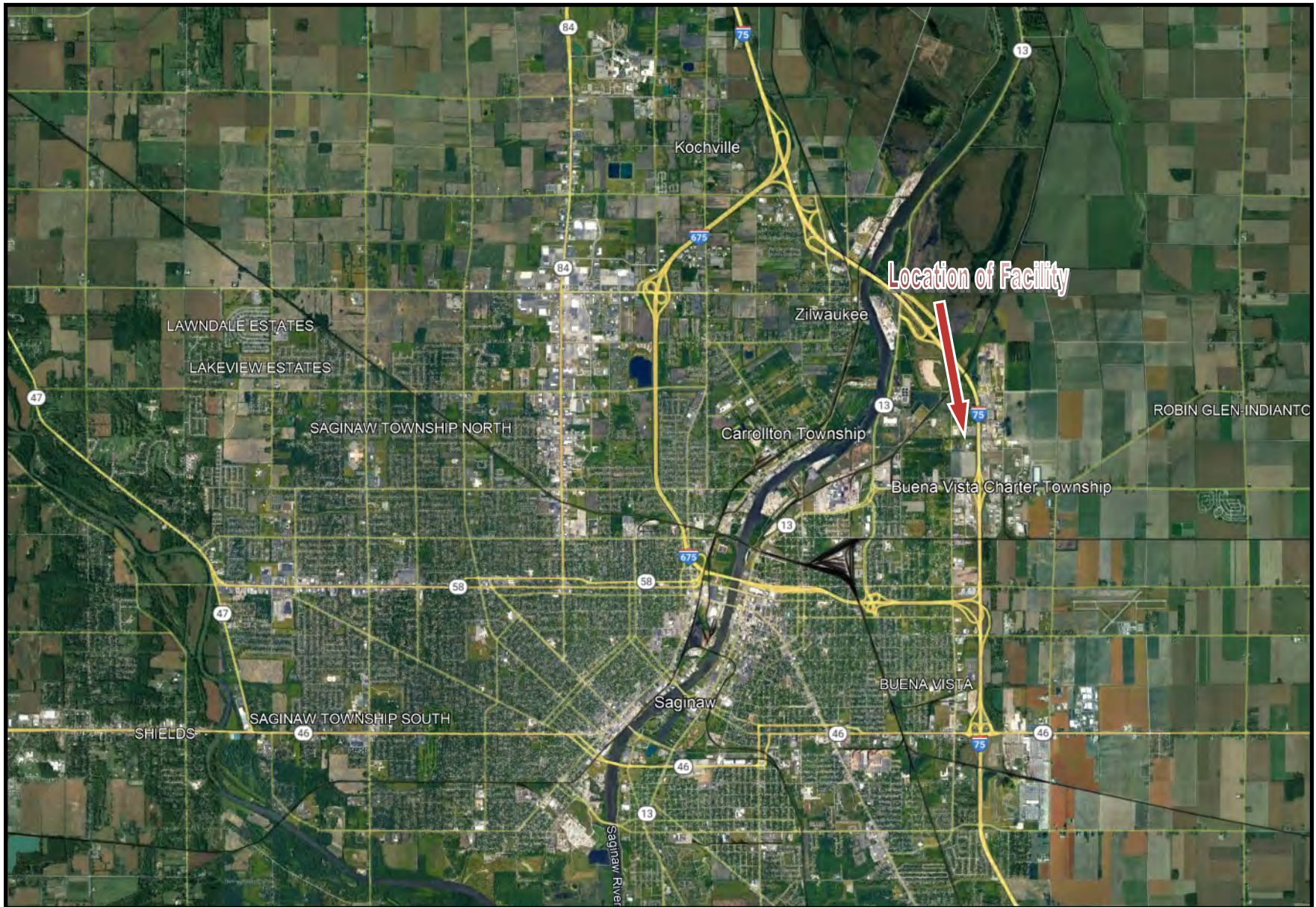






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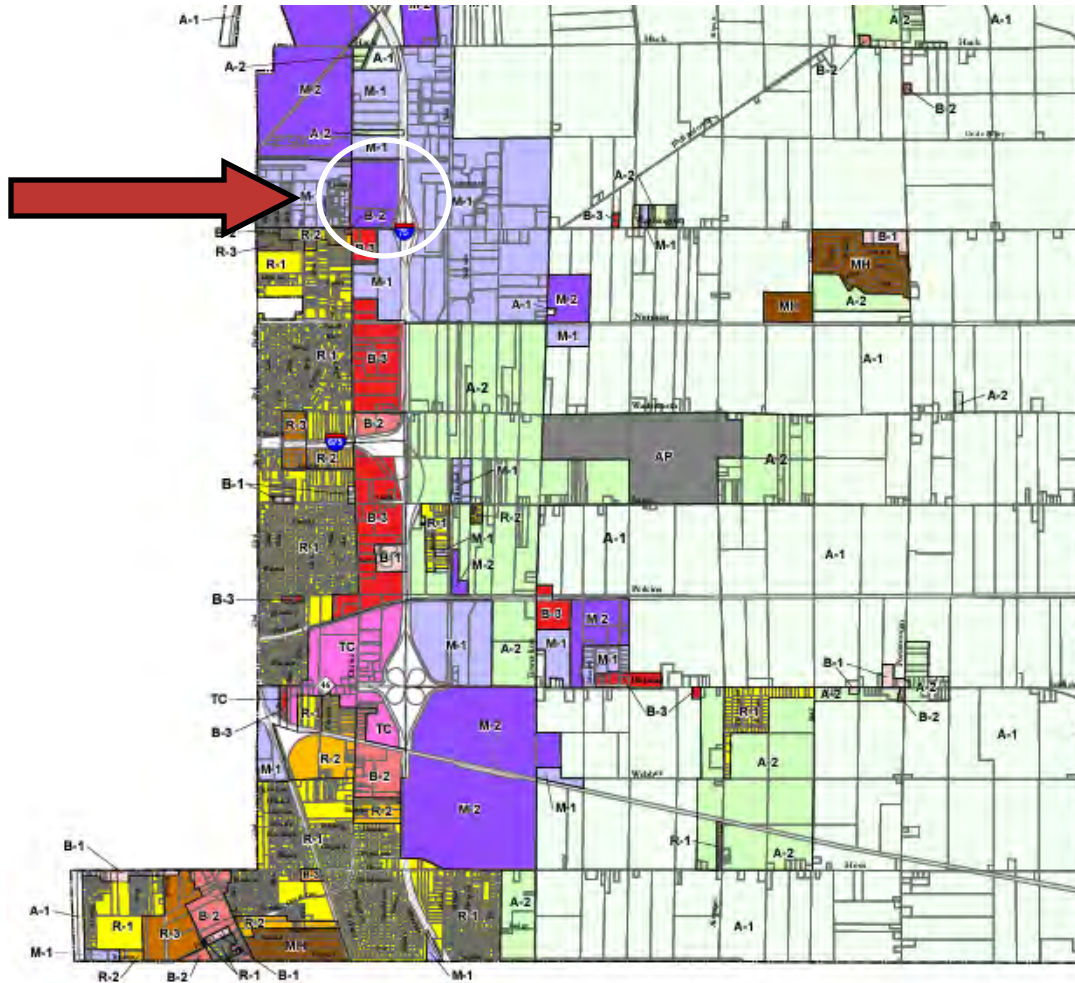
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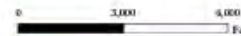


- ⇒ Buena Vista Charter Township shows the property is M-2 (Industrial) Zoned.
- ⇒ Note the County GIS shows it as AgA2. Final Verification will be needed by Buyer.

## Buena Vista Charter Township Zoning Map Saginaw County, Michigan

 A-1	Agricultural (Farmland Preservation)	 B-1	Commercial (Local Business)
 A-2	Agricultural (Dispersed Residential)	 B-2	Commercial (Intensive)
 R-1	Residential (Single Family)	 B-3	Commercial (Wholesale and Business Services)
 R-2	Residential (One and Two Family)	 M-1	Industrial (Limited Manufacturing)
 R-3	Residential (Multi Family)	 M-2	Industrial (Intensive Manufacturing)
 MH	Mobile Home Park	 PU	Planned Unit Development
 TC	Town Center	 AP	Airport

Base Map Source: Saginaw Area GIS Authority, 2005  
Data Source: Saginaw Area GIS Authority, (11/1/2007)  
and Buena Vista Charter Township

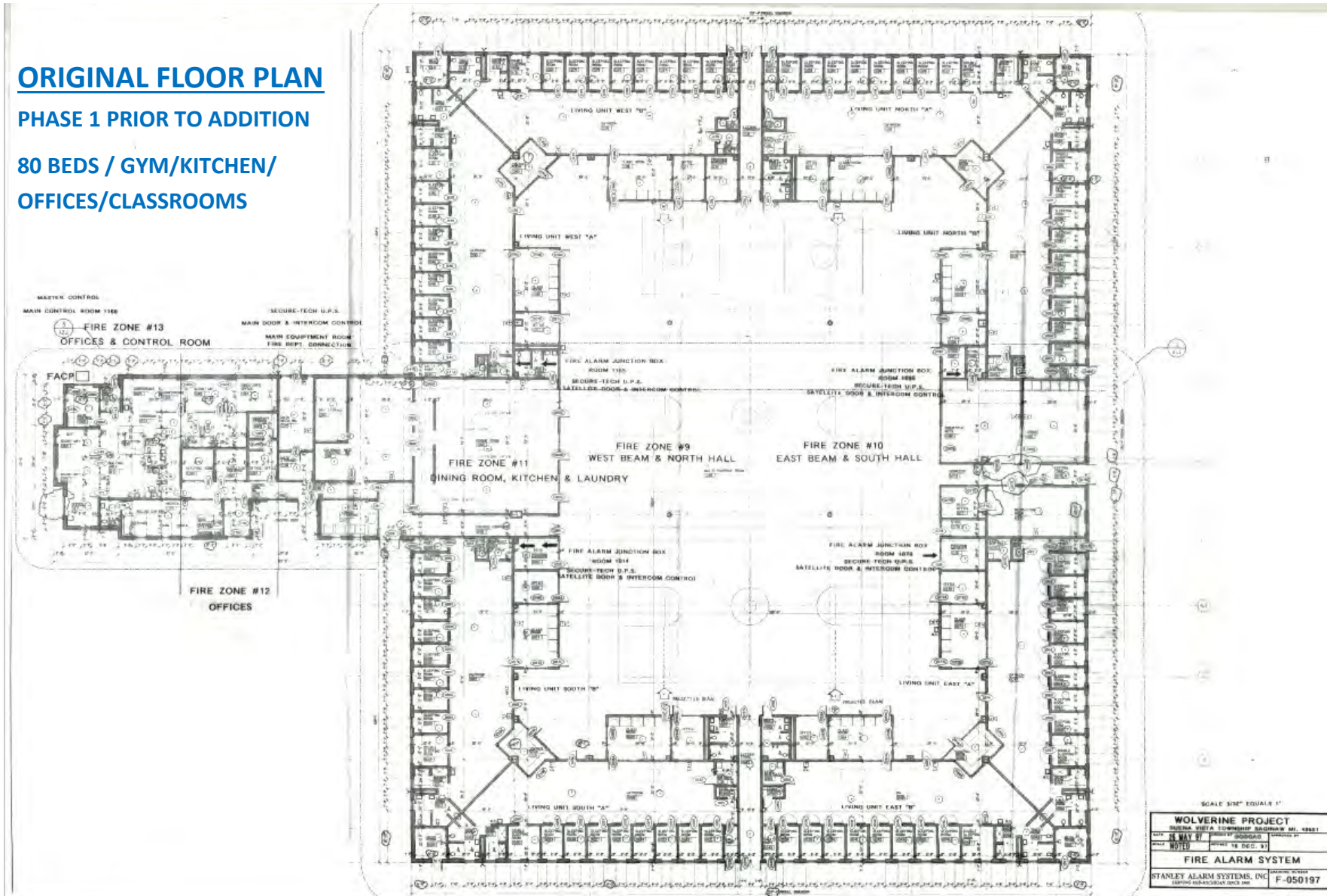




## ORIGINAL FLOOR PLAN

PHASE 1 PRIOR TO ADDITION

80 BEDS / GYM/KITCHEN/  
OFFICES/CLASSROOMS



Images as presented are for illustrative purposes only and may not represent current building and room layout configurations. Renovations and modifications made over time may not be reflected in the drawings and plans presented here.

Information provided here should not be relied upon and should be independently verified for accuracy and completeness.

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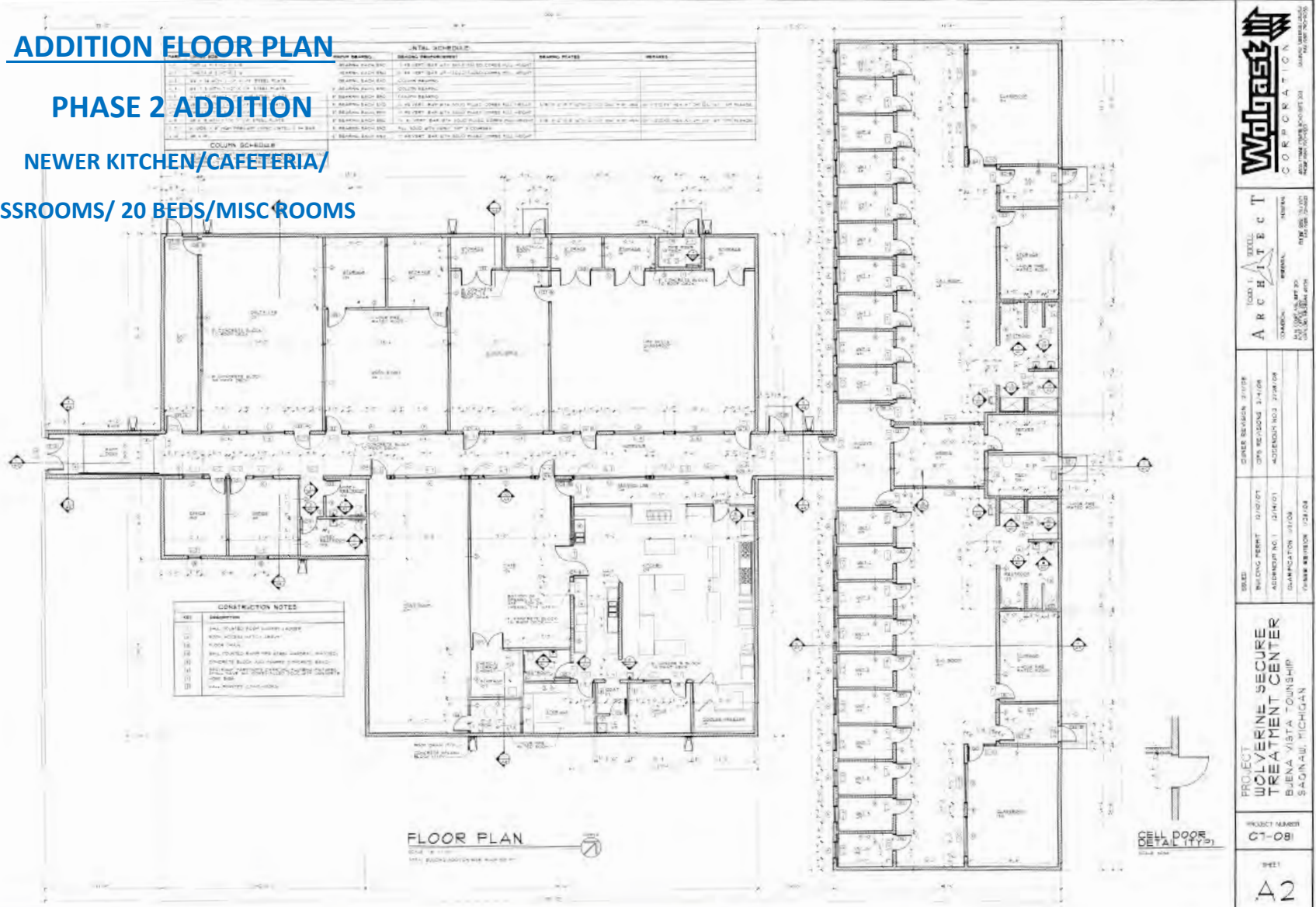


## ADDITION FLOOR PLAN

### PHASE 2 ADDITION

NEWER KITCHEN/CAFETERIA/

CLASSROOMS/ 20 BEDS/MISC ROOMS



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**Wolpasek**  
CORPORATION

**ARCHITECT**

PROJECT: WOLVERINE SECURE TREATMENT CENTER  
 BUENA VISTA TOWNSHIP  
 SAGINAW, MICHIGAN

PROJECT NUMBER: CT-081

SHEET: A2

DATE: 11/11/11

DESIGNER: J. W. BROWN

CHECKED: J. W. BROWN

DATE: 11/11/11

SCALE: 1/8" = 1'-0"

DATE: 11/11/11

SCALE: 1/4" = 1'-0"



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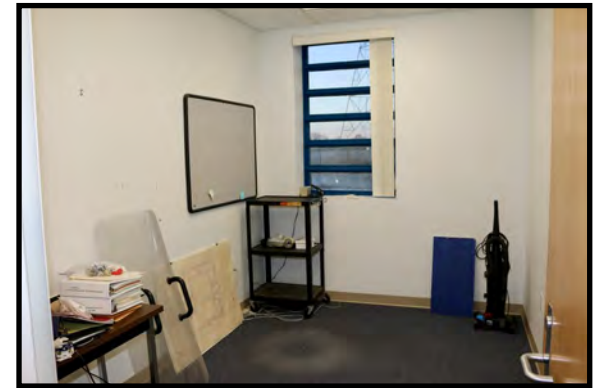
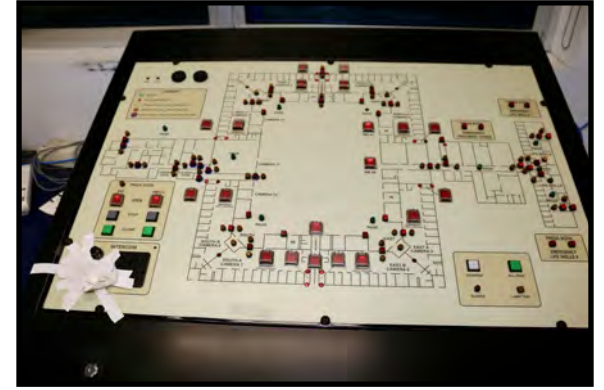
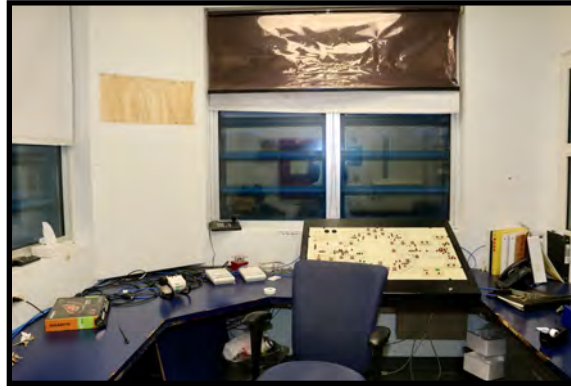
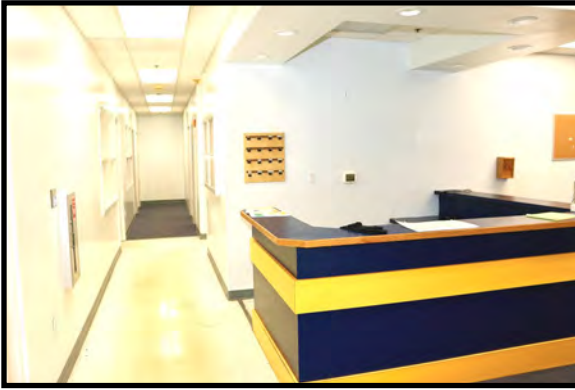
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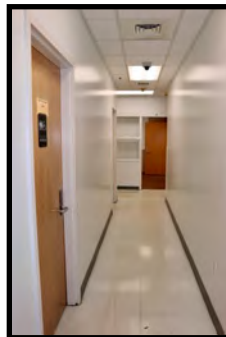
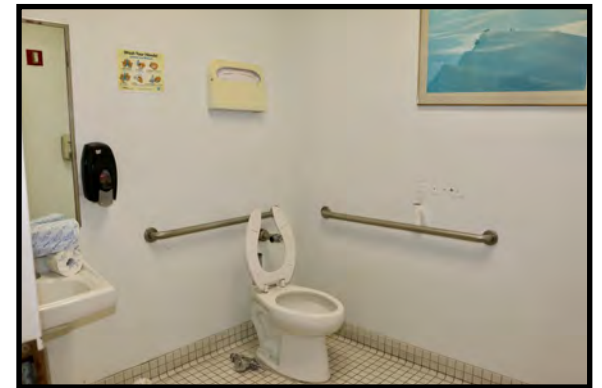
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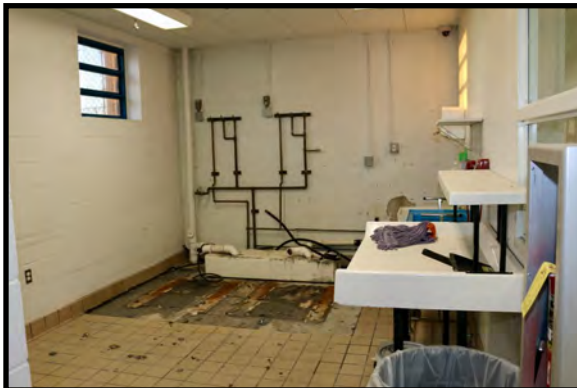
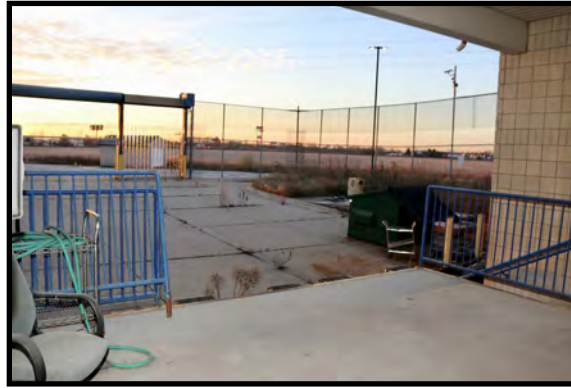
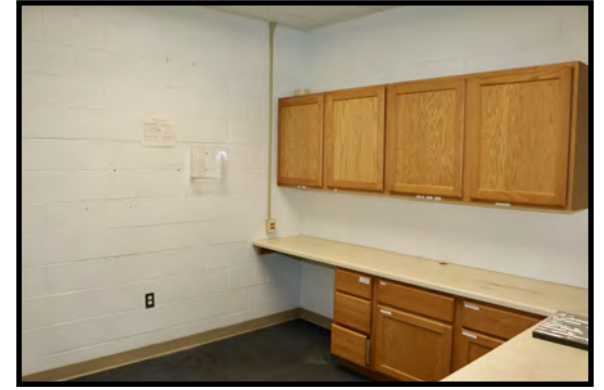






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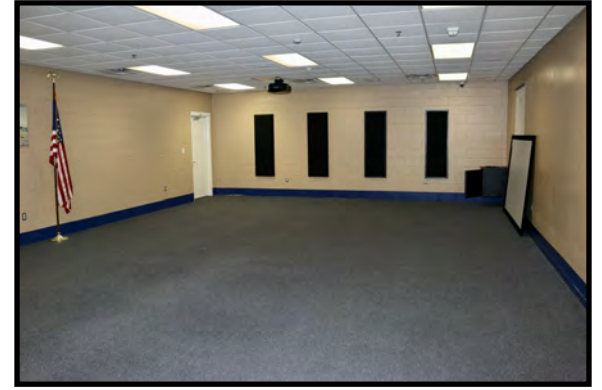
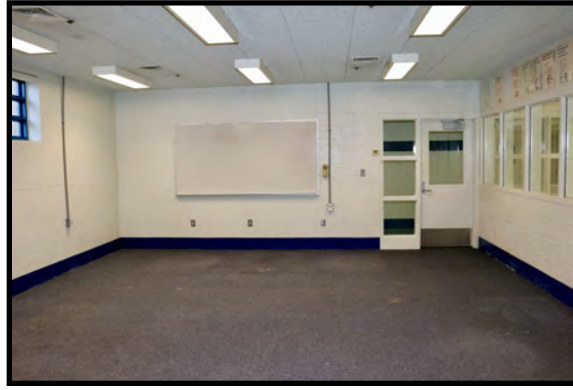
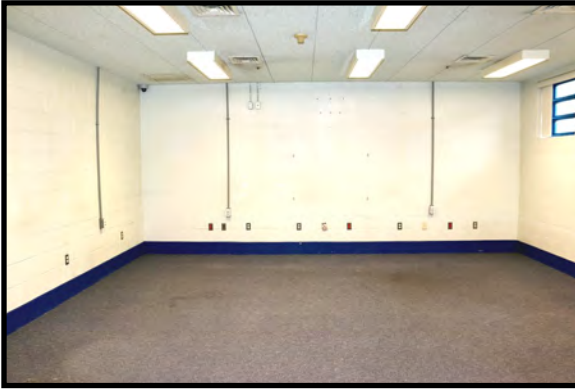






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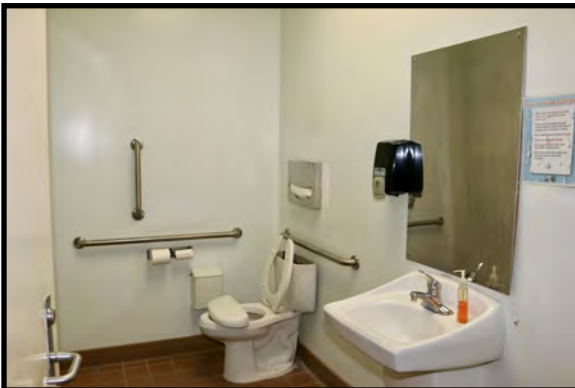
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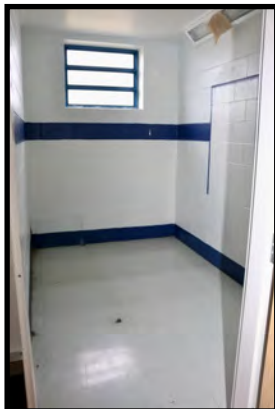






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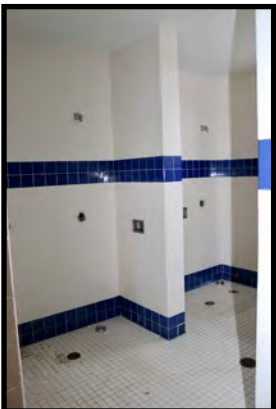
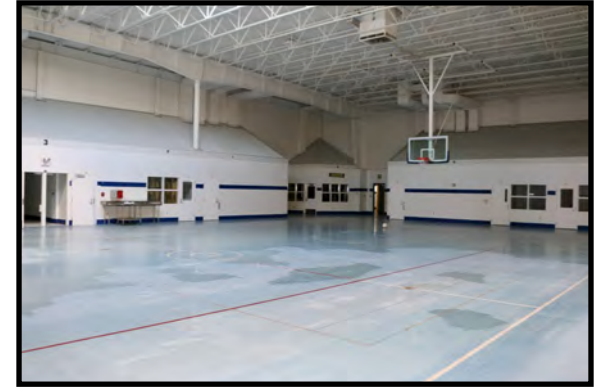
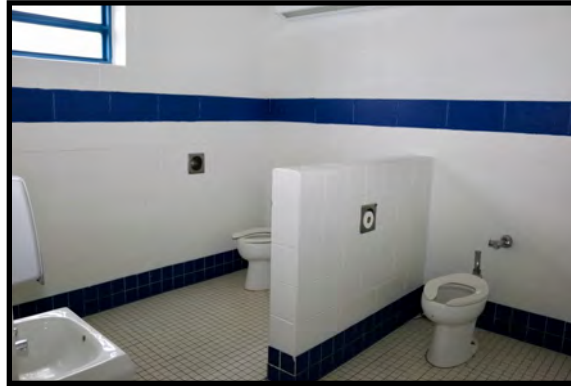
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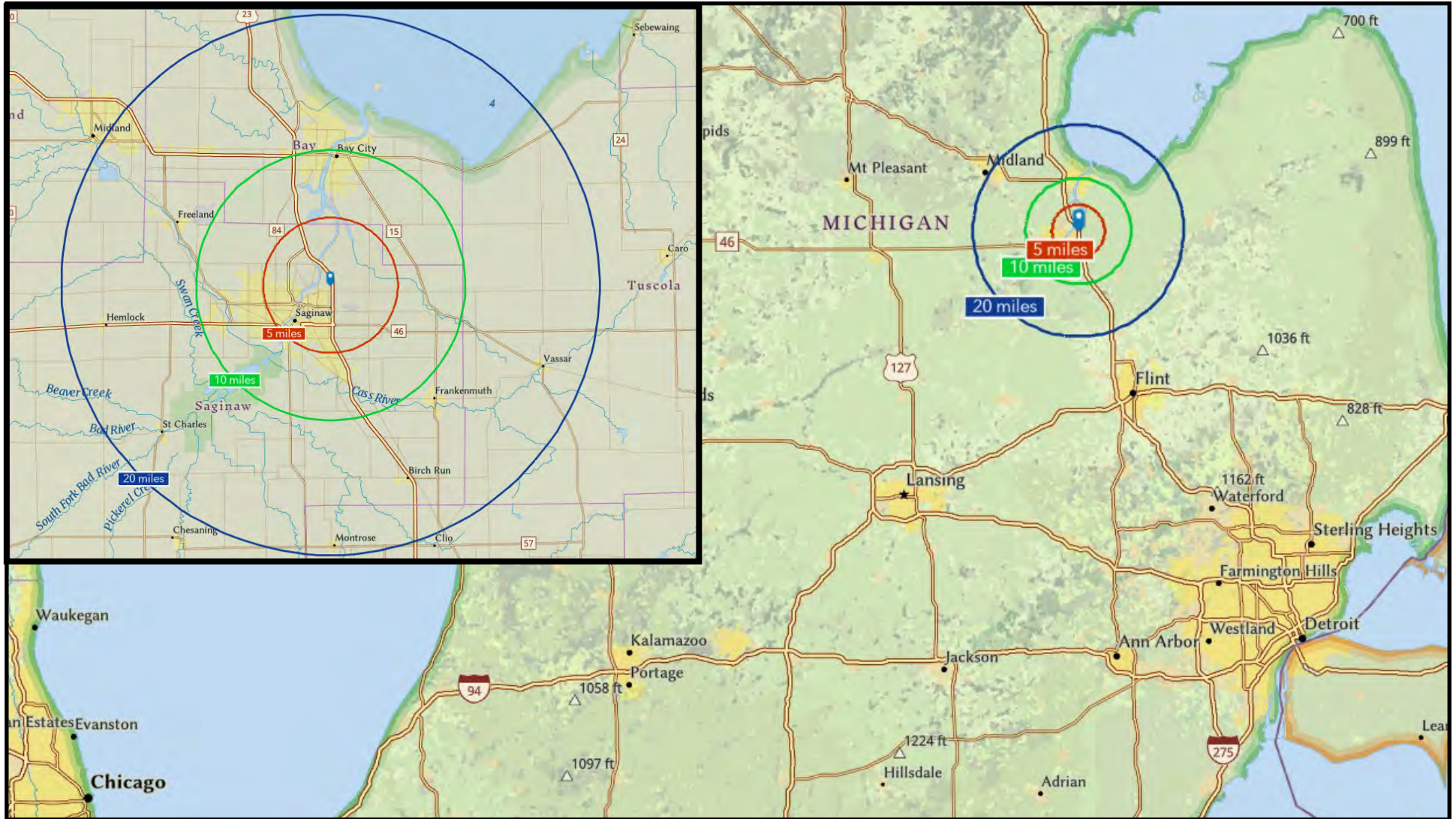
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# Demographics - 5, 10 & 20 Mile Radius

2424 N. Outer Drive, Saginaw, MI 48601



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## Demographic and Income Profile

2424 N Outer Dr, Saginaw, Michigan, 48601  
Ring: 5 mile radius

Latitude: 43.45703  
Longitude: -83.89394

Summary	Census 2010	Census 2020	2023	2028
Population	64,981	56,642	55,547	54,842
Households	25,739	24,281	24,310	24,419
Families	15,768	13,385	14,119	14,089
Average Household Size	2.45	2.30	2.25	2.22
Owner Occupied Housing Units	15,556	13,645	14,221	14,522
Renter Occupied Housing Units	10,183	10,636	10,089	9,897
Median Age	35.0	37.3	37.6	38.8

Trends: 2023-2028 Annual Rate	Area	State	National
Population	-0.26%	-0.04%	0.30%
Households	0.09%	0.18%	0.49%
Families	-0.04%	0.08%	0.44%
Owner HHs	0.42%	0.35%	0.66%
Median Household Income	2.44%	3.03%	2.57%

Households by Income	2023		2028	
	Number	Percent	Number	Percent
<\$15,000	6,202	25.5%	5,740	23.5%
\$15,000 - \$24,999	3,358	13.8%	2,944	12.1%
\$25,000 - \$34,999	2,723	11.2%	2,467	10.1%
\$35,000 - \$49,999	3,403	14.0%	3,322	13.6%
\$50,000 - \$74,999	4,049	16.7%	4,367	17.9%
\$75,000 - \$99,999	2,382	9.8%	2,785	11.4%
\$100,000 - \$149,999	1,528	6.3%	1,881	7.7%
\$150,000 - \$199,999	425	1.7%	606	2.5%
\$200,000+	240	1.0%	308	1.3%

	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Median Household Income			\$34,394		\$38,795			
Average Household Income			\$49,165		\$56,461			
Per Capita Income			\$21,528		\$25,145			

Population by Age	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	4,659	7.2%	3,850	6.8%	3,513	6.3%	3,483	6.4%
5 - 9	4,580	7.0%	3,726	6.6%	3,613	6.5%	3,433	6.3%
10 - 14	4,447	6.8%	3,687	6.5%	3,551	6.4%	3,499	6.4%
15 - 19	5,523	8.5%	3,748	6.6%	3,578	6.4%	3,450	6.3%
20 - 24	5,242	8.1%	4,164	7.4%	3,659	6.6%	3,555	6.5%
25 - 34	8,002	12.3%	7,686	13.6%	8,120	14.6%	7,276	13.3%
35 - 44	7,585	11.7%	6,256	11.0%	6,525	11.7%	6,829	12.5%
45 - 54	8,956	13.8%	6,558	11.6%	6,147	11.1%	6,210	11.3%
55 - 64	7,630	11.7%	7,542	13.3%	7,047	12.7%	6,278	11.4%
65 - 74	4,252	6.5%	5,765	10.2%	5,834	10.5%	6,112	11.1%
75 - 84	2,919	4.5%	2,537	4.5%	2,898	5.2%	3,569	6.5%
85+	1,185	1.8%	1,123	2.0%	1,062	1.9%	1,146	2.1%

Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	31,968	49.2%	25,677	45.3%	24,774	44.6%	23,788	43.4%
Black Alone	26,998	41.5%	22,737	40.1%	22,378	40.3%	22,040	40.2%
American Indian Alone	338	0.5%	337	0.6%	336	0.6%	338	0.6%
Asian Alone	543	0.8%	548	1.0%	562	1.0%	585	1.1%
Pacific Islander Alone	30	0.0%	55	0.1%	55	0.1%	56	0.1%
Some Other Race Alone	2,672	4.1%	2,622	4.6%	2,696	4.9%	2,844	5.2%
Two or More Races	2,431	3.7%	4,665	8.2%	4,745	8.5%	5,191	9.5%
Hispanic Origin (Any Race)	7,714	11.9%	7,564	13.4%	7,787	14.0%	8,151	14.9%

Data Note: Income is expressed in current dollars.

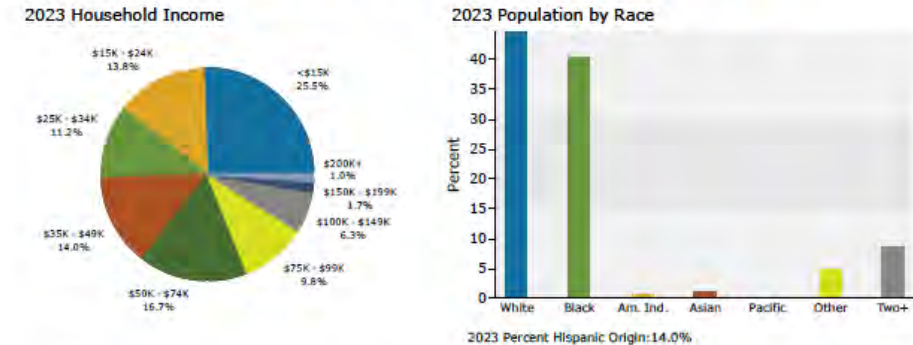
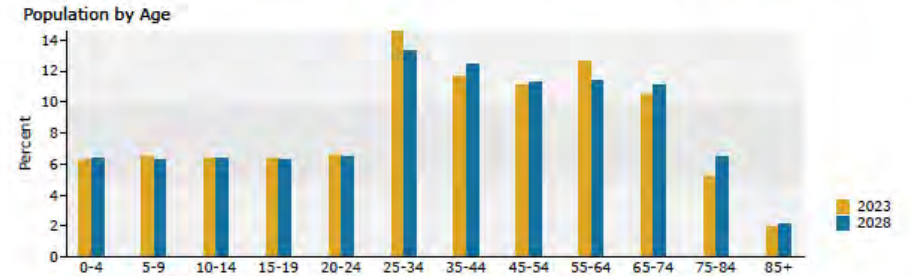
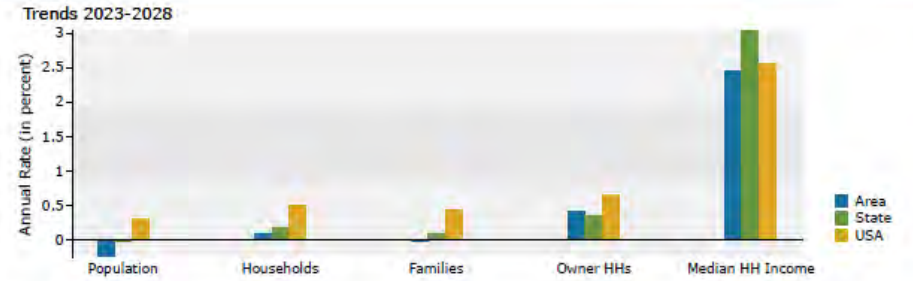
Source: Esri forecasts for 2023 and 2028, U.S. Census Bureau 2020 decennial Census in 2020 geographies.



## Demographic and Income Profile

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Ring: 5 mile radius

Latitude: 43.45703  
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Source: Esri forecasts for 2023 and 2028, U.S. Census Bureau 2020 decennial Census in 2020 geographies.







## Demographic and Income Profile

2424 N Outer Dr, Saginaw, Michigan, 48601  
Ring: 10 mile radius

Latitude: 43.45703  
Longitude: -83.69394

Summary	Census 2010	Census 2020	2023	2028
Population	178,734	167,854	165,914	163,967
Households	72,730	71,743	71,718	72,007
Families	45,337	41,751	42,636	42,554
Average Household Size	2.38	2.27	2.25	2.21
Owner Occupied Housing Units	49,140	46,850	47,824	48,654
Renter Occupied Housing Units	23,590	24,893	23,894	23,353
Median Age	38.4	40.3	40.8	41.7

Trends: 2023-2028 Annual Rate	Area	State	National
Population	-0.24%	-0.04%	0.30%
Households	0.08%	0.18%	0.49%
Families	-0.04%	0.08%	0.44%
Owner HHs	0.34%	0.35%	0.66%
Median Household Income	2.54%	3.03%	2.57%

Households by Income	2023	2028
	Number	Percent
<\$15,000	12,391	17.3%
\$15,000 - \$24,999	8,304	11.6%
\$25,000 - \$34,999	6,857	9.6%
\$35,000 - \$49,999	9,388	13.1%
\$50,000 - \$74,999	12,766	17.8%
\$75,000 - \$99,999	9,004	12.6%
\$100,000 - \$149,999	7,451	10.4%
\$150,000 - \$199,999	3,336	4.7%
\$200,000+	2,221	3.1%

	Census 2010	Census 2020	2023	2028
Median Household Income		\$47,767		\$54,147
Average Household Income		\$68,159		\$78,341
Per Capita Income		\$29,447		\$34,375

Population by Age	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	11,213	6.3%	9,530	5.7%	9,088	5.5%	9,041	5.5%
5 - 9	11,273	6.3%	9,615	5.7%	9,549	5.8%	9,245	5.6%
10 - 14	11,499	6.4%	10,230	6.1%	9,684	5.8%	9,639	5.9%
15 - 19	14,376	8.0%	12,246	7.3%	10,779	6.5%	10,396	6.3%
20 - 24	13,309	7.4%	11,164	6.7%	10,412	6.3%	10,064	6.1%
25 - 34	20,849	11.7%	21,050	12.5%	21,992	13.3%	19,431	11.9%
35 - 44	20,613	11.5%	18,478	11.0%	19,445	11.7%	20,824	12.7%
45 - 54	25,297	14.2%	19,264	11.5%	18,406	11.1%	18,300	11.2%
55 - 64	22,813	12.8%	23,177	13.8%	21,893	13.2%	19,131	11.7%
65 - 74	13,882	7.8%	19,167	11.4%	20,000	12.1%	20,619	12.6%
75 - 84	9,317	5.2%	9,741	5.8%	10,483	6.3%	12,739	7.8%
85+	4,291	2.4%	4,192	2.5%	4,184	2.5%	4,537	2.8%

Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	127,318	71.2%	111,660	66.5%	109,271	65.9%	105,901	64.6%
Black Alone	38,020	21.3%	34,530	20.6%	34,291	20.7%	33,899	20.7%
American Indian Alone	819	0.5%	840	0.5%	850	0.5%	862	0.5%
Asian Alone	2,096	1.2%	2,349	1.4%	2,389	1.4%	2,475	1.5%
Pacific Islander Alone	61	0.0%	81	0.0%	81	0.0%	83	0.1%
Some Other Race Alone	4,922	2.8%	5,719	3.4%	5,940	3.6%	6,296	3.8%
Two or More Races	5,498	3.1%	12,675	7.6%	13,091	7.9%	14,451	8.8%
Hispanic Origin (Any Race)	16,282	9.1%	17,569	10.5%	18,316	11.0%	19,316	11.8%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

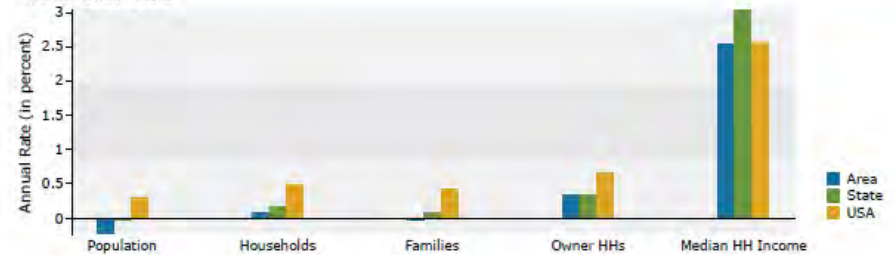


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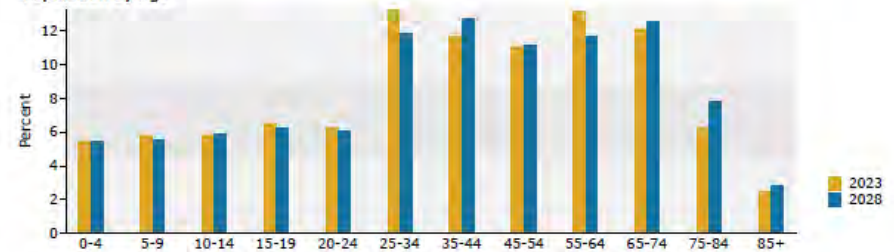
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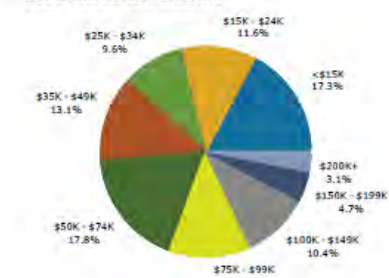
Trends 2023-2028



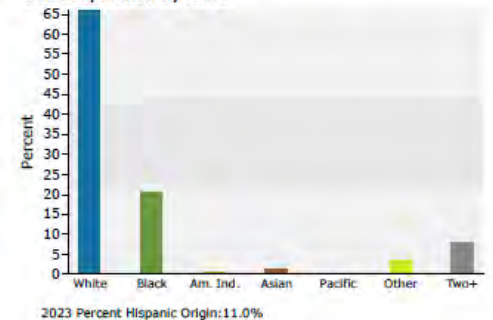
Population by Age



2023 Household Income



2023 Population by Race



Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.







## Demographic and Income Profile

2424 N Outer Dr, Saginaw, Michigan, 48601  
Ring: 20 mile radius

Latitude: 43.45703  
Longitude: -83.89394

Summary	Census 2010	Census 2020	2023	2028
Population	323,927	310,085	307,040	303,521
Households	130,358	130,229	130,264	130,775
Families	85,412	80,376	81,803	81,652
Average Household Size	2.41	2.32	2.30	2.26
Owner Occupied Housing Units	95,586	93,329	94,033	95,402
Renter Occupied Housing Units	34,772	36,900	36,231	35,373
Median Age	40.0	42.0	42.5	43.3

Trends: 2023-2028 Annual Rate	Area	State	National
Population	-0.23%	-0.04%	0.30%
Households	0.08%	0.18%	0.49%
Families	-0.04%	0.08%	0.44%
Owner HHs	0.29%	0.35%	0.66%
Median Household Income	2.37%	3.03%	2.57%

Households by Income	Number	Percent	2023	2028
<\$15,000	17,813	13.7%	15,791	12.1%
\$15,000 - \$24,999	13,063	10.0%	10,569	8.1%
\$25,000 - \$34,999	11,976	9.2%	10,321	7.9%
\$35,000 - \$49,999	16,607	12.7%	15,527	11.9%
\$50,000 - \$74,999	24,713	19.0%	24,821	19.0%
\$75,000 - \$99,999	16,978	13.0%	18,301	14.0%
\$100,000 - \$149,999	16,331	12.5%	18,672	14.3%
\$150,000 - \$199,999	7,871	6.0%	10,824	8.3%
\$200,000+	4,914	3.8%	5,950	4.5%

	2023	2028
Median Household Income	\$54,104	\$60,832
Average Household Income	\$75,935	\$87,556
Per Capita Income	\$32,253	\$37,761

Population by Age	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	19,037	5.9%	16,486	5.3%	15,711	5.1%	15,528	5.1%
5 - 9	20,247	6.3%	17,425	5.6%	17,087	5.6%	16,559	5.5%
10 - 14	21,277	6.6%	19,017	6.1%	17,920	5.8%	17,850	5.9%
15 - 19	24,657	7.6%	21,157	6.8%	18,948	6.2%	18,142	6.0%
20 - 24	21,483	6.6%	18,826	6.1%	17,444	5.7%	16,573	5.5%
25 - 34	36,530	11.3%	37,573	12.1%	39,144	12.7%	34,560	11.4%
35 - 44	39,042	12.1%	34,734	11.2%	36,431	11.9%	38,895	12.8%
45 - 54	48,508	15.0%	37,212	12.0%	36,388	11.9%	35,586	11.7%
55 - 64	42,607	13.2%	44,713	14.4%	42,671	13.9%	37,827	12.5%
65 - 74	26,246	8.1%	36,181	11.7%	38,108	12.4%	39,587	13.0%
75 - 84	16,713	5.2%	18,887	6.1%	19,613	6.4%	24,061	7.9%
85+	7,579	2.3%	7,873	2.5%	7,574	2.5%	8,353	2.8%

Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	265,281	81.9%	240,899	77.7%	236,863	77.1%	230,787	76.0%
Black Alone	40,347	12.5%	36,833	11.9%	36,663	11.9%	36,321	12.0%
American Indian Alone	1,479	0.5%	1,368	0.4%	1,391	0.5%	1,411	0.5%
Asian Alone	3,099	1.0%	3,356	1.1%	3,426	1.1%	3,562	1.2%
Pacific Islander Alone	115	0.0%	118	0.0%	119	0.0%	124	0.0%
Some Other Race Alone	5,893	1.8%	7,116	2.3%	7,414	2.4%	7,881	2.6%
Two or More Races	7,712	2.4%	20,396	6.6%	21,163	6.9%	23,434	7.7%
Hispanic Origin (Any Race)	20,922	6.5%	23,504	7.6%	24,620	8.0%	26,072	8.6%

Data Note: Income is expressed in current dollars.

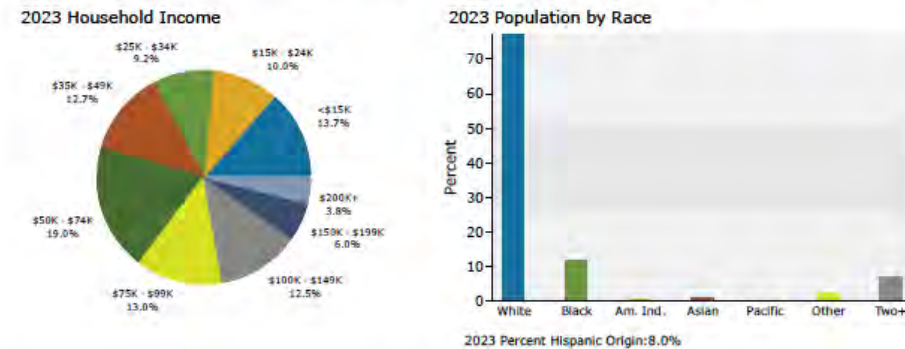
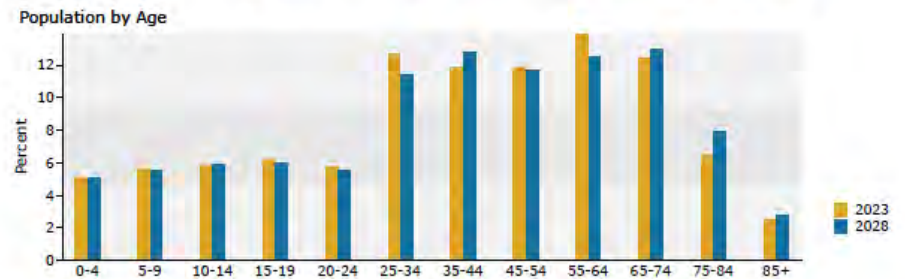
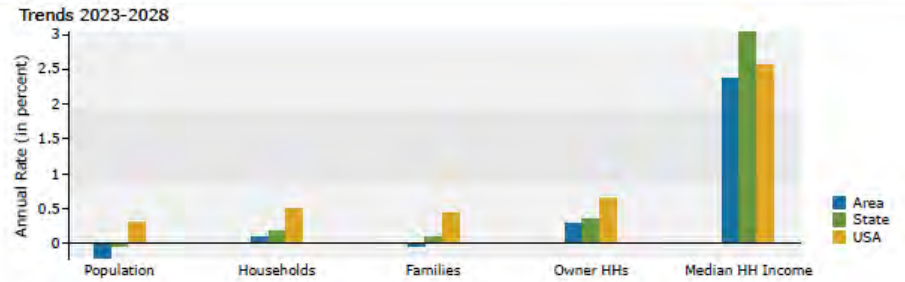
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