

# City of Gladstone - North Shore Property



This 34-acre area, on Lake Michigan's Little Bay de Noc and partially owned by the City of Gladstone, is primed for redevelopment. Identified as the priority site for the community, the City of Gladstone is seeking interested parties for a development partnership.

Within walking distance of downtown, the city has recently conducted a market analysis for the site and found need for housing of various types from single family, to condos, to mixed-use as potentials for the site.

Price: \$824,500

Utilities - All utilities are adjacent to site

City Water & Sewer: 8" & 12" lines adjacent

Electric: 110/220

Internet: Spectrum Broadband (100MBPS)

Zoning: Flex District (pending)

Possible Incentives Available:

- Infrastructure Assistance
- Partially Discounted Land
- Brownfield Remediation
- Project Financing Gap (up to 20%)



For more information, contact:  
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[http://www.gladstonemi.org/government/city\\_departments/north\\_shore\\_development.php](http://www.gladstonemi.org/government/city_departments/north_shore_development.php)

## Community Vision, Community Support

In 2017, the City of Gladstone worked with a team from Michigan State University's School of Planning, Construction and Design to create a potential vision for the entire North Shore Property.

The team held several public meetings and garnered input from dozens of residents on potential land use and conceptual renderings.

The City of Gladstone also applied for and received a planning grant to assist in the rezoning of the North Shore property to "Flexible Development" in order to meet potential density and use needs. This rezoning is currently "pending" city approval. A map of the property for sale is to the lower right of this page.



Renderings above provided courtesy of Michigan State University

### 10-Minute Drive Time

8,167

Population



3,465

Households

47.3

Median Age

\$43,462

Median Disposable Income

### 20-Minute Drive Time

27,254

Population



11,742

Households

46.4

Median Age

\$36,983

Median Disposable Income

