

LABADIE PARK

229 Labadie Street, Wyandotte, MI 48192

[Google Maps Overhead](#)

COMMUNITY OVERVIEW

The City of Wyandotte is often described as the 'Heart of Downriver.' A waterfront community, Wyandotte is rich in history and is known for its distinctive architecture, charming downtown district and variety of cultural offerings. The City of Wyandotte prides itself on our community. We offer excellent schools, quality public services, safe neighborhoods, a charming downtown business district, a scenic waterfront and work together for continued development and historic preservation in our city. The City of Wyandotte owns and operates its own power & water treatment plant, Wyandotte Municipal Services (WMS). WMS provides electric, water, cable, internet & phone services to its residents.



QUICK FACTS

Address

191-229 Labadie St., Wyandotte, MI 48192 - - multiple vacant lots

Area

174,240 square feet

4 Acres

Parcel Dimensions

500 feet x 350 feet

Current Zoning

PD – Planned Development

Master Plan

Residential Attached

Owners

City of Wyandotte

SITE OVERVIEW & EXISTING CONDITIONS

This site was the location for Labadie Park Development, a large residential development of attached townhomes and single-family dwellings. Complete with utilities and facilities, sidewalks and infrastructure built onsite, this is a prime opportunity to develop a “missing middle” residential project in walking distance from several bars, restaurants, markets and grocers, and the Detroit River waterfront.

PROPERTY INFORMATION

Parcel ID(s):

57 004 03 0005 313

57 004 03 0005 314

57 004 03 0005 315

191 Labadie: 57 004 03 0005 302 / 57 004 08 0043 300

Legal description(s):

(PART 5) PART OF LOTS 67 & 68, PART OF VACATED SECOND ST AND THE ADJACENT VACATED ALLEYS THEREOF. CHAS H RIOPELLE SUBDIVISION NO 1 OF THE EAST PART OF PRIVATE CLAIM 179 LYING EAST OF THE D.T. & I. R.R. AND WEST OF LABADIE REAUME'S SUB. AS RECORDED IN LIBER 39 OF PLATS, PAGE 50, WAYNE COUNTY RECORDS AND PART OF LOTS 43 TO 45 AND PART OF LOT 46, AND THE VACATED ALLEY THEREOF, ASSESSOR'S WYANDOTTE PLAT NO. 4 OF LOTS 21 TO 30 INCLUSIVE OF THE SUBDIVISION OF PRIVATE CLAIM 112 FOR THE HEIRS OF ANTOINE LABADIE DECEASED, AS RECORDED IN LIBER 65 OF PLATS, PAGE 31 OF WAYNE COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS BEGINNING ON THE NORTHERLY LINE OF ST JOHNS STREET 49.94' WIDE AS PLATTED AND EAST LINE OF D.T. & I.R.R. AND PROCEEDING THENCE ALONG SAID EAST LINE OF D.T. & I. R.R. N10D 17M 14S E 542.57' TO THE SOUTH LINE OF BENNETT ST 50' WIDE AS NOW ESTABLISHED; THENCE ALONG SAID SOUTH LINE N 84D 31M 01S E 72.79' TO THE WEST LINE OF THIRD ST 50' WIDE. THENCE ALONG SAID LINE S 05D 36M 51S E 98.33'; THENCE ALONG A CURVE TO THE RIGHT HAVING RADIUS OF 100.00' ARC LENGTH OF 27.75', CHORD BEARING S 02D 20M 12S W AND DISTANCE 27.66'; THENCE S 10D 17M 14S W 314.67'; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 139.00', ARC LENGTH OF 38.30', CHORD BEARING S 02D 23M 37S W 38.18'; THENCE S 05D 30M 02S E 55.73' TO THE NORTH LINE OF SAID ST

Available Properties

JOHNS ST; THENCE ALONG SAID LINE S 84D 30M 00S W 125.98' TO THE POINT OF BEGINNING.
CONTAINING 1.233 ACRES OF LAND

REMAINDER PARCEL OF PART 1 FOR FUTURE DEVELOPEMENT THAT PORTION OF LAND LYING SOUTH OF
LABADIE PARK AND EAST OF THIRD ST

REMAINDER PARCEL OF PART 3 THAT PORTION OF LAND LYING DIRECLY SOUTH OF BENNETT ST BETWEEN
SECOND ST AND THIRD ST

FINANCIAL INCENTIVES

In addition to the current City of Wyandotte 2019 tax rate,

Homestead: 54.3226

Non-homestead: 72.3226

this property would be eligible for the following incentives:

Business Development Program: The MiBDP is an incentive program available from the Michigan Strategic Fund, in cooperation with the MEDC. More info:

<https://www.michiganbusiness.org/49c8d6/globalassets/documents/reports/fact-sheets/michiganbusinessdevelopmentprogram.pdf>

PA 198 Industrial Facilities Exemption: Industrial property tax abatements provide incentives for eligible businesses to make new investments in Michigan. More info:

<https://www.michiganbusiness.org/49a841/globalassets/documents/reports/fact-sheets/communityrevitalizationprogram.pdf>

Obsolete Property Rehabilitation: The Obsolete Property Rehabilitation Act (OPRA) provides for a tax incentive to encourage the redevelopment of obsolete buildings. More info:

<https://www.michiganbusiness.org/4adbcd/globalassets/documents/reports/fact-sheets/obsoletepropertyrehabilitationact.pdf>

Community Revitalization Program: The focus of the MCRP is to encourage and promote structural renovations and redevelopment of brownfield and historic preservation sites located in traditional downtowns and high-impact corridors. MCRP provides gap financing in the form of performance-based grants, loans, or other economic assistance for eligible investment projects in Michigan. More info:

<https://www.michiganbusiness.org/49a841/globalassets/documents/reports/fact-sheets/communityrevitalizationprogram.pdf>

Neighborhood Enterprise Zone (NEZ): A tax incentive to encourage the development and rehabilitation of residential housing. The incentive should encourage existing property owners to utilize their non-street level space for residential use and should encourage the future development of high-density mixed-use projects, or the addition of floors to existing buildings.

<https://cms6.revize.com/revize/wyandottemi/Departments/Engineering/NEZSummaryDowntownArea.pdf>

New Market Tax Credits: The New Market Tax Credit Program (NMTCP Program) aims to break this cycle of disinvestment by attracting the private investment necessary to reinvigorate struggling local economies. More info: <https://nmtccoalition.org/how-the-new-markets-tax-credit-works/>

Available Properties

Brownfield: The Brownfield Program uses tax increment financing (TIF) to reimburse brownfield related costs incurred while redeveloping contaminated, functionally obsolete, blighted or contaminated, functionally obsolete, blighted or historic properties. The TIFA/EDC/Brownfield Authority manages this program locally in Wyandotte. More info: <https://www.michiganbusiness.org/49c3a7/globalassets/documents/reports/fact-sheets/brownfieldredevelopmentauthoritypa381.pdf>

Michigan Transportation Economic Development Fund: The funds are available to state, county and city road agencies for immediate highway needs relating to a variety of development issues. More info: https://www.michigan.gov/mdot/0,4616,7-151-9621_17216_18230---,00.html

When projects are eligible for these incentives, The City of Wyandotte will partner with the Michigan Economic Development Corporation (MEDC) to secure appropriate available incentives. Other MEDC incentives may be found at: <https://www.michiganbusiness.org/reports-data/transparency/?pc=83&cc=84>