

# ORCHARD AND BIDDLE

3752-3756 Biddle Avenue & 320-344 Orchard 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

3752-3756 Biddle Avenue & 320-344 Orchard Street, Wyandotte, MI 48192

### Area

43,560 square feet

1 Acre

### Parcel Dimensions

150 feet x 290 feet

### Current Zoning

PD – Planned Development

### Master Plan

Downtown

### Owners

1<sup>st</sup> Metro – Wyandotte, LLC., Hussien Mazloun, 8382 Holly Rd., Suite #2, Grand Blanc, MI 48439

## SITE OVERVIEW & EXISTING CONDITIONS

This site is a perfect location for a new residential or mixed-use development. Situated along Biddle Avenue directly across the street from the Wyandotte Shores Golf Course and BASF Park on the Detroit River's waterfront. There is currently one existing townhouse residential structure onsite while the majority of the one acre is entirely vacant.

## PROPERTY INFORMATION

### Parcel ID(s):

**3752 Biddle:** 57 020 22 0009 300

**3756 Biddle:** 57 020 22 0010 300

**320 Orchard:** 57 020 22 0011 300

**Orchard Vacant:** 57 020 22 0012 000

**344 Orchard:** 57 020 22 0013 000

### Legal description(s):

**3752 Biddle:** 01141 LOT 9 PLAT OF BLOCKS NO. 111 AND 132 BLOCK 111 ASLO THE EAST 1/2 OF THE VACATED ADJACENT ALLEY, T3S R11E L1 P305 WCR

**3756 Biddle:** 01142 LOT 10 PLAT OF BLOCKS NO. 111 AND 132 BLOCK 111 ALSO THE EAST 1/2 OF THE ADJACENT VACATED ALLEY T3S R11E L1 P305 WCR

**320 Orchard:** 01143 LOT 11 PLAT OF BLOCKS NO. 111 AND 132 BLOCK 111 ALSO THE WEST 1/2 OF THE ADJACENT VACATED ALLEY T3S R11E L1 P305 WCR

**Orchard Vacant:** 01144 LOT 12 PLAT OF BLOCKS NO. 111 AND 132 BLOCK 111 T3S R11E L1 P305 WCR

**344 Orchard:** 01145 LOT 13 PLAT OF BLOCKS NO. 111 AND 132 BLOCK 111 T3S R11E L1 P305 WCR

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## 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 (NMTC 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/>

*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](https://www.michigan.gov/mdot/0,4616,7-151-9621_17216_18230---,00.html)

## Available Properties

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*Downtown Development Authority:* The City of Wyandotte DDA offers grants to new businesses moving to the district. More info:

[http://www.wyandotte.net/document\\_center/Departments/DDA/New%20Business/DDA\\_DowntownGrantProgram.pdf](http://www.wyandotte.net/document_center/Departments/DDA/New%20Business/DDA_DowntownGrantProgram.pdf)

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>