



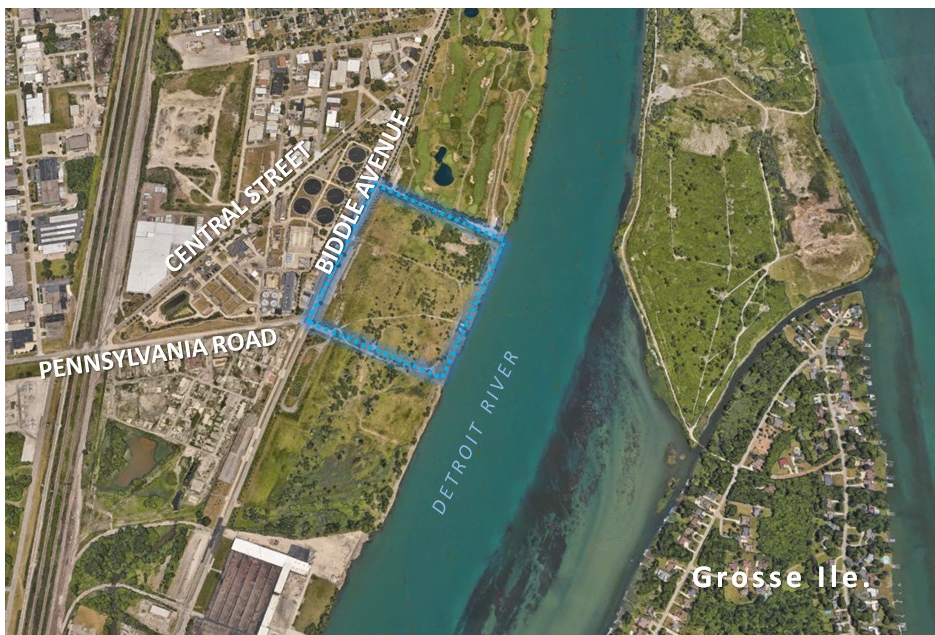
THE DEER PEN

4655 Biddle Avenue, 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

4655 Biddle Avenue , Wyandotte, MI 48192

Area

1,742,400 square feet

40 Acres

Parcel Dimensions

1440 feet x 1210 feet

Current Zoning

PD – Planned Development

Master Plan

Parks and Open Space

Owners

Arkema Inc., 900 First Avenue, King of Prussia, PA 19406, Phone : 610 205 7000

SITE OVERVIEW & EXISTING CONDITIONS

This site is a contaminated Brownfield along the Detroit River and is currently undergoing significant remediation (sheet steel piles, containment walls, underground water remediation, filtration and well pump systems) in order to return the property back into productive use. Of this entire site, 40 acres are located in Wyandotte, while another 45 acres are in the City of Riverview, located immediately to the South. underground conditions of the property.

PROPERTY INFORMATION

Parcel ID(s):

57 023 99 0002 000

57 023 99 0003 000

Legal description(s):

04928 PART OF SE 1/4 FRAC SEC 32 T3S R11E BEG AT INT OF SELY LINE OF BIDDLE AVE 120FT WIDE WITH SLY LINE OF WYE ST 66FT WIDE TH S 54DEG 49M E 1176.81FT TH S 31DEG 25M W 503.6FT TH S 89DEG 43M W 335.69FT TH N 56DEG 42M 45S W 209FT TH N 33DEG 14M 15S E 52.42FT TH N56DEG 47M 45S W 78.2FT TH N33DEG 14M 15S E 129.62FT TH N56DEG 47M 45S W 52.86FT TH S33DEG 12M 15S W 63.46FT TH N56DEG 26M 30S W 27.89FT TH S33DEG 17M 30S W 357.52FT TH S89DEG 43M W 646.48FT TH N 30DEG 30M 10S E 317.3FT TH N34DEG 07M E 1000.09FT POB 24.16 AC

04928.1 PART OF SE 1/4 FRAC SEC 32 T3S R11E BEG N89DEG 43M E 646.48FT FROM INT OF SELY LINE OF BIDDLE AVE 120FT WIDE WITH CEN LINE OF PENNSYLVANIA AVE 66FT WIDE EXTENDED TH N89DEG 43M E 438.8FT TH N56DEG 42M 45S W 209FT TH N33DEG 14M 15S E 52.42FT TH N56DEG 47M 45S W 78.2FT TH N33DEG 14M 15S E 129.62FT TH N56DEG 47M 45S W 52.86FT TH S33DEG 12M 15S W 63.46FT TH N56DEG 26M 30S W 27.89FT TH S33DEG 17M 30S W 357.52FT POB 1.35 AC

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>

New Market Tax Credits: The New Market Tax Credit Program (NMTTC 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

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>