

# Heavy Industrial Vacant Land

8521 Page Avenue, Jackson, MI 49201



**FOR SALE**

Cook's Litt

Page Ave

Page Ave

Page Ave

Page Ave

Page Ave

Leoni Township  
Sewer Treatment

## OFFERING SUMMARY

Sale Price:	\$2,500,000
Price / Acre:	\$16,403
Lot Size:	\$152.41 Acres
Zoning:	M - Heavy Industrial
APN:	000-14-12-251-001-01 000-14-12-200-002-04

## PROPERTY HIGHLIGHTS

- 152.41 Acres of Industrial Vacant Land
- East of Jackson near I-94 & US-127
- Municipal sewer and natural gas available
- Two (2) 138,000 volts electric transmission lines run through the property
- Municipal owned- tax exempt- TV= \$0
- Non-occupied structures being sold "AS IS"
- Also available for lease: \$1,000/per acre/per year

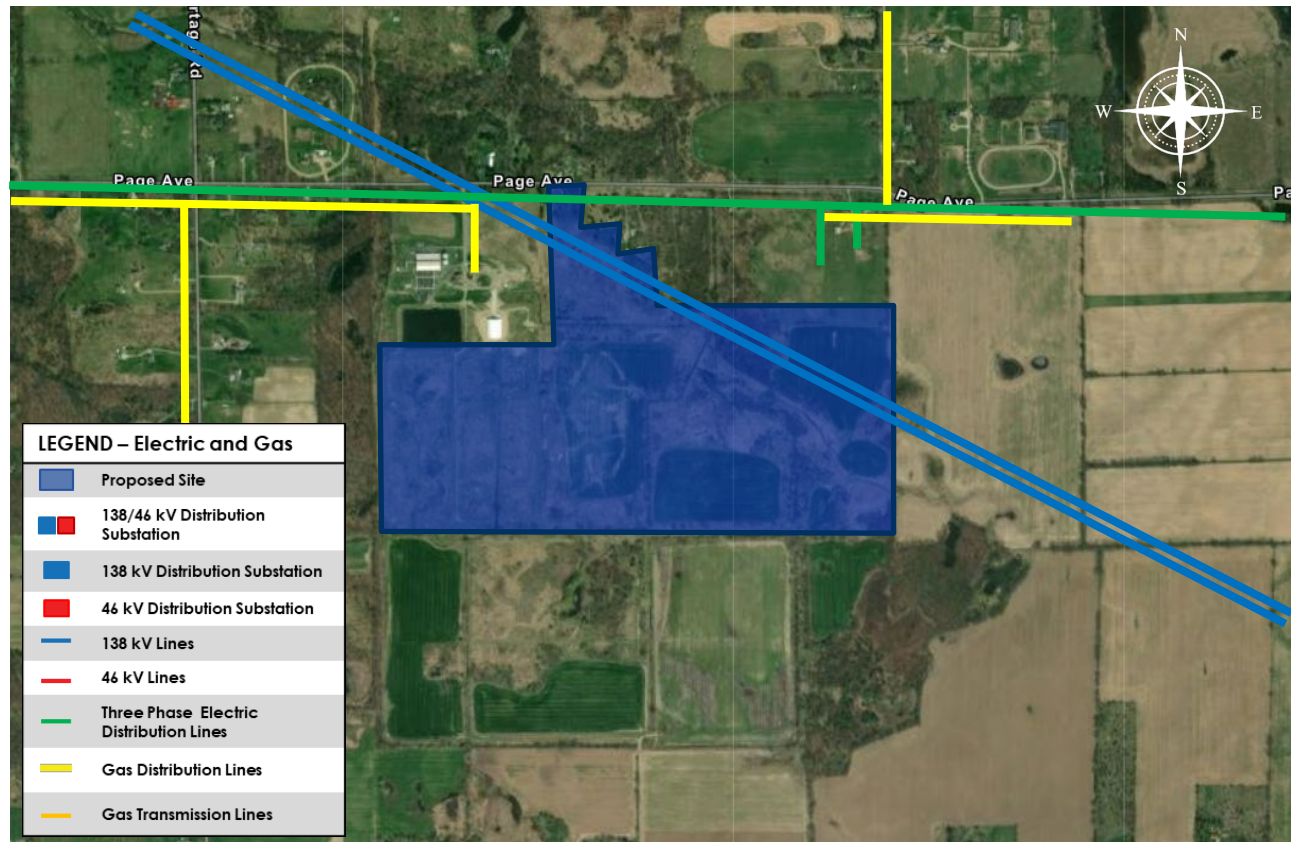
**Charlie Koenn**

734.926.0230

ckoenn@swishercommercial.com

# Jackson County/Leoni Twp

## 8521 Page Avenue



All existing facility locations are approximate and are not to be used for construction purposes.  
Always contact MISS DIG 811 before you dig.

### Electric Site Benefits

- Distribution System**
  - Predicted reliability of up to 99.99% for 4.8/8.32 kV system.
  - The distribution system is located onsite.
  - Current available capacity is 500 KVA. Additional capacity may be available with system upgrades.
- 46 kV System**
  - Predicted reliability of up to 99.961%. The predicted reliability percentage represents the estimated amount of time the facility is in service.
  - The 46 kV system is located approximately 1.0 miles away.
  - Facilities will be sized to meet the energy needs of the customer and available system capacity determined at the time of a specific request.
- 138 kV System**
  - Predicted reliability of up to 99.993%. The predicted reliability percentage represents the estimated amount of time the facility is in service.
  - The 138 kV system is located onsite.
  - Facilities will be sized to meet the energy needs of the customer and available system capacity determined at the time of a specific request.

### Natural Gas Site Benefits

- Distribution System**
  - 6-inch high-capacity gas main with a maximum allowable operating pressure (MAOP) of 200 psig is currently available along Page Avenue approximately 4.5 miles from the site.
  - Two-inch medium-capacity gas mains with a maximum allowable operating pressure (MAOP) of 60 psig is currently available along Page Avenue 0.1 miles from the site.
  - Delivery pressure will depend on customer needs and hourly load.
  - System improvements may be needed based on hourly load and pressure needs.

### For additional information

Scott Silverthorn, Economic Development Manager | 989-860-1813 |  
[scott.silverthorn@cmsenergy.com](mailto:scott.silverthorn@cmsenergy.com)

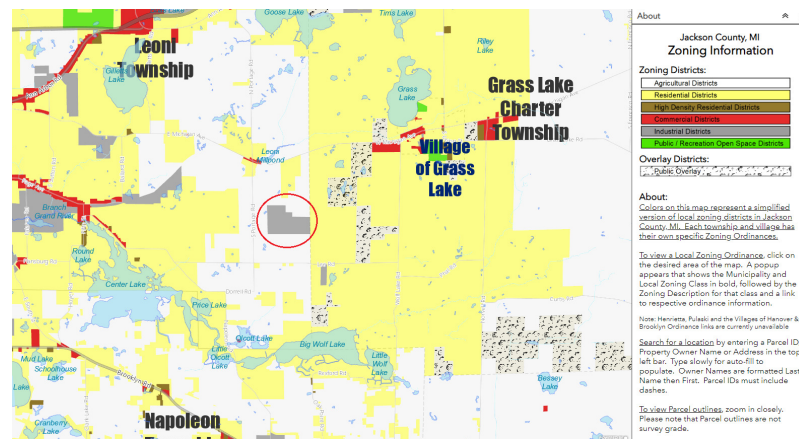
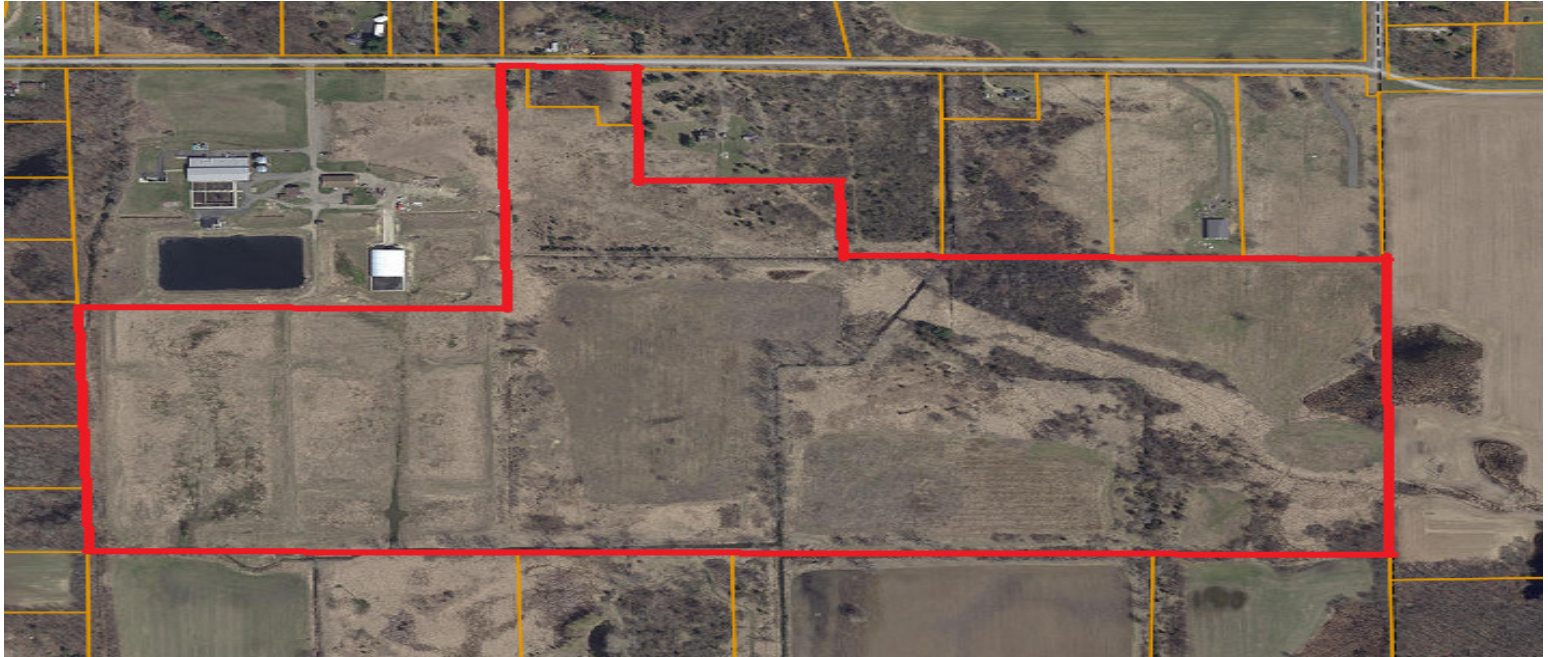


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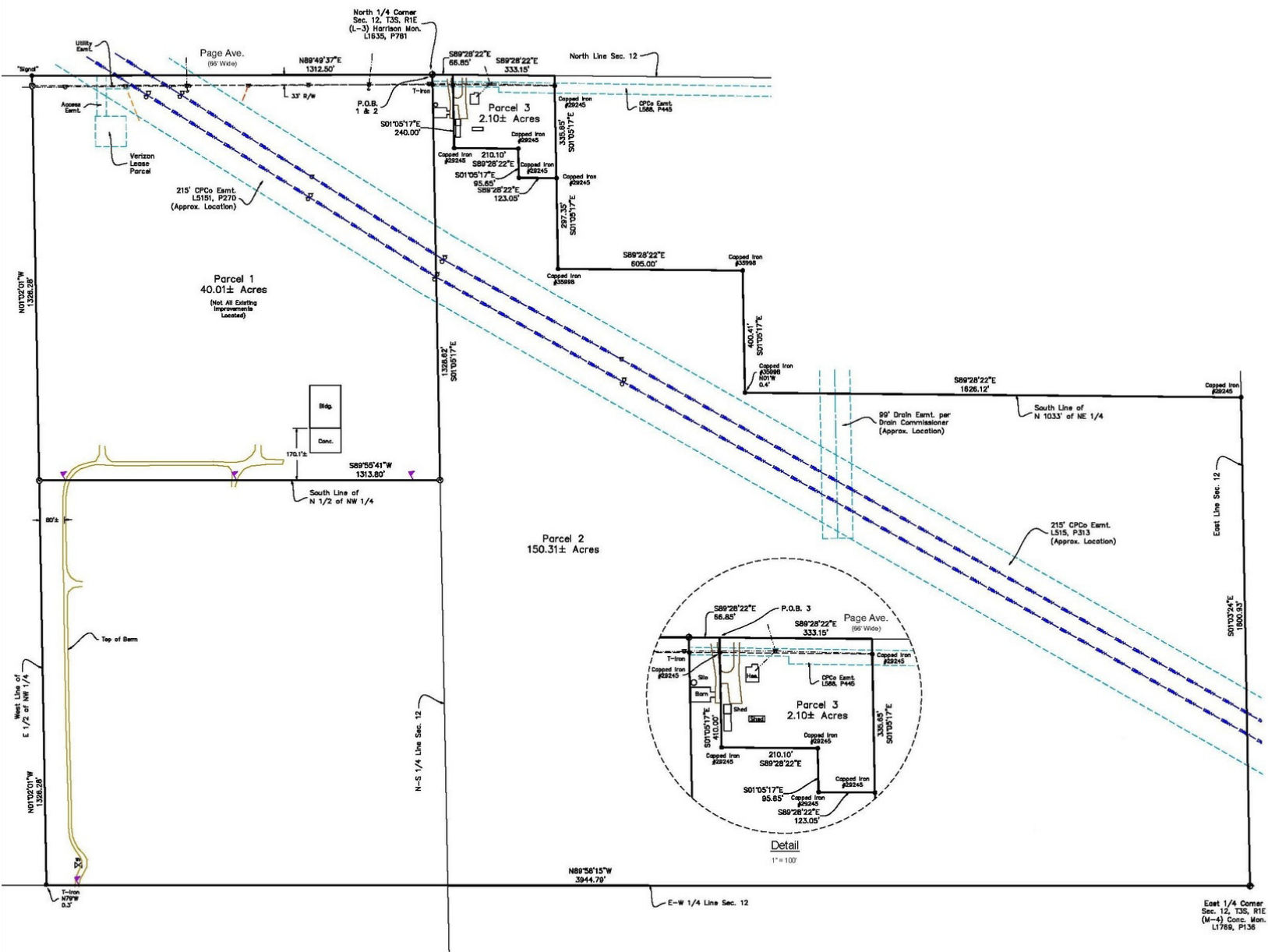
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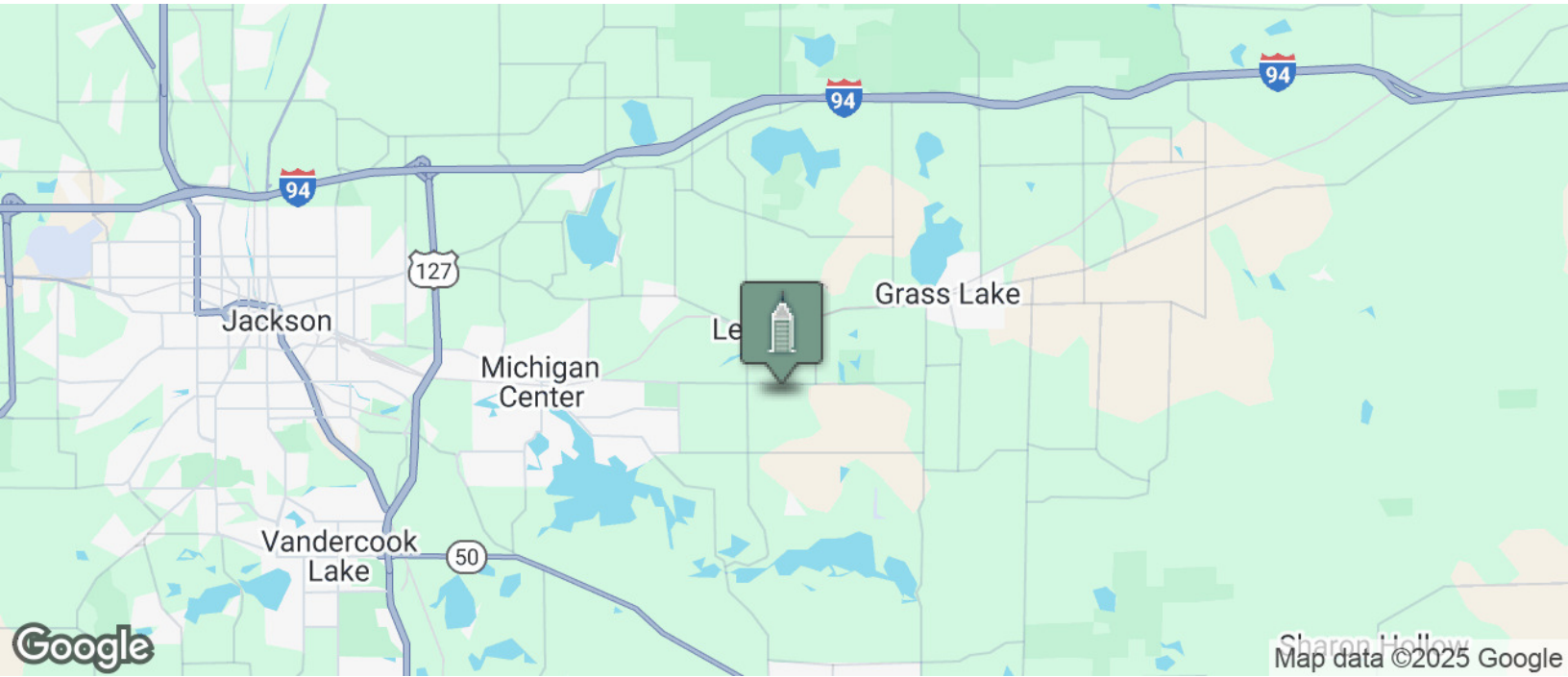


# Heavy Industrial Vacant Land

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POPULATION	1 MILE	5 MILES	15 MILES
Total Population	513	21,441	163,653
Average Age	44	43	43
Average Age (Male)	43	42	42
Average Age (Female)	44	44	43
HOUSEHOLDS & INCOME	1 MILE	5 MILES	15 MILES
Total Households	206	8,798	65,249
# of Persons per HH	2.5	2.4	2.5
Average HH Income	\$92,961	\$91,123	\$85,690
Average House Value	\$276,598	\$265,379	\$250,318

Demographics data derived from AlphaMap

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