

# HOFFMAN ROAD

0 West Hoffman Road, Alma, MI 48801



## OVERVIEW

The Hoffman Road site in Alma, Michigan is a municipally-owned 163 acre site. Surrounding land provides the potential for expansion. The land is in Pine River Township, there is a 425 Agreement between the Township and the City so that when development occurs, it will be considered within city limits. The land is zoned industrial and developing it was identified as a primary goal in the citizen-supported Gratiot Countywide Master Plan.

The site is ideal for an industrial use due to its numerous assets. It is an ideal location with the Alma Industrial Park to the north, US Highway-127 to the east, agricultural land to the south, and a former petroleum refinery to the west.

The land is within one mile of US Highway-127 and Michigan Highway 46. Mid-Michigan Railroad borders the northwest edge of the site. Municipal water extends to the site boundary, municipal sewer is approximately 500 ft. away, and fiber is within a quarter-mile.

The site has been designated by Consumers Energy, the area's utility provider, as "Energy Ready," meaning it offers infrastructure to meet up to 100 MW electric demand and 200 psig and up to 500 MCHF natural gas demand. In terms of labor force, the site has a 60-mile radius of over 1 million and its central location is within the 50-mile radius of several community colleges and universities for training purposes. As a result of these assets, targeted industries include: automotive parts manufacturing, agricultural processing, plastic product manufacturing, and logistics/warehousing.

## CONTACT INFORMATION



PRIMARY CONTACT  
**Kasey Zehner**



SECONDARY CONTACT  
**Jim Wheeler**

### Greater Gratiot Development, Inc.

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**PROPERTY DETAILS:**

**Type of Space:** Industrial, Research and Development, Whse/Dist, Vacant Land  
**Min Size:** 26 acres      **Max Size:** 163 acres  
**Last Updated:** 09.17.2019

**SITE DETAILS:**

**Lot Size:** 163 acres      **Zoning:** Industrial  
**Total Acres:** 163 acres      **Divisible:** Yes  
**Environmental Assessment:** Environmental data available  
**Additional Information:** All parcels can be combined for up to 163 acres, which would eliminate the need for Hoffman Road running through the property.

**AVAILABILITY:**

**For Sale:** Yes  
**Current Use:** Vacant land  
**Sale Terms:** Price and terms negotiable by city.

**UTILITIES:**

**Gas Service:** Yes      **Gas Line Size:** 8 in.  
**Gas Provider:** Consumers Energy

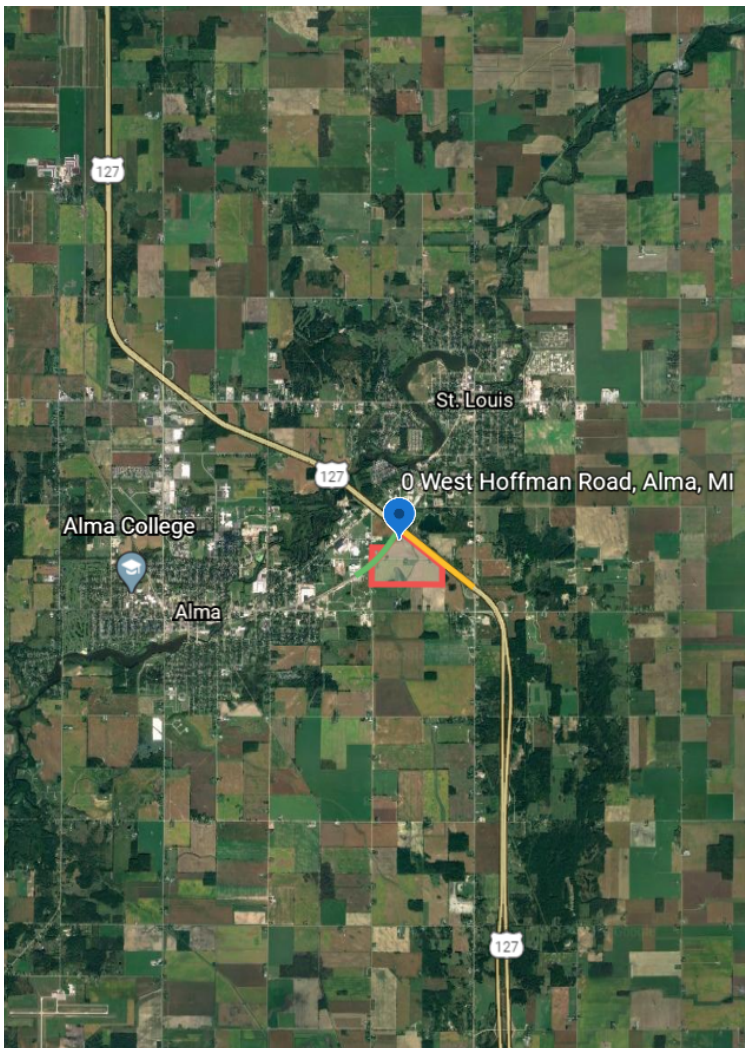
**Electrical Service:** Yes      **KVA:** Up to 100 MW  
**Electric Provider:** Consumers Energy

**Water Service:** Yes      **Water Line Size:** 12 in.  
**Water Provider:** City of Alma

**Sewer Service:** Yes      **Sewer Line Size:** 8 inches  
**Sewer Provider:** City of Alma

**TRANSPORTATION:**

**Nearest Airport:** MBS International Airport  
**Distance to Nearest Airport:** 37 miles  
**Airport Name:** Gratiot Community Airport  
**Airport Runway Length:** 5,000 ft  
**Distance to Local Airport:** 9 miles  
**Distance to Nearest Highway:** 1 mile  
**Nearby Highway 2:** 1 mile  
**Distance to Interstate:** 38 miles  
**Distance to Port:** 52 miles  
**Rail Access:** Yes  
**Rail Line:** Mid-Michigan Railroad  
**Nearby Highway:** US Highway 127, Michigan Highway 46  
**Nearby Interstate:** Interstate 75



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