

# Ashley Demographics

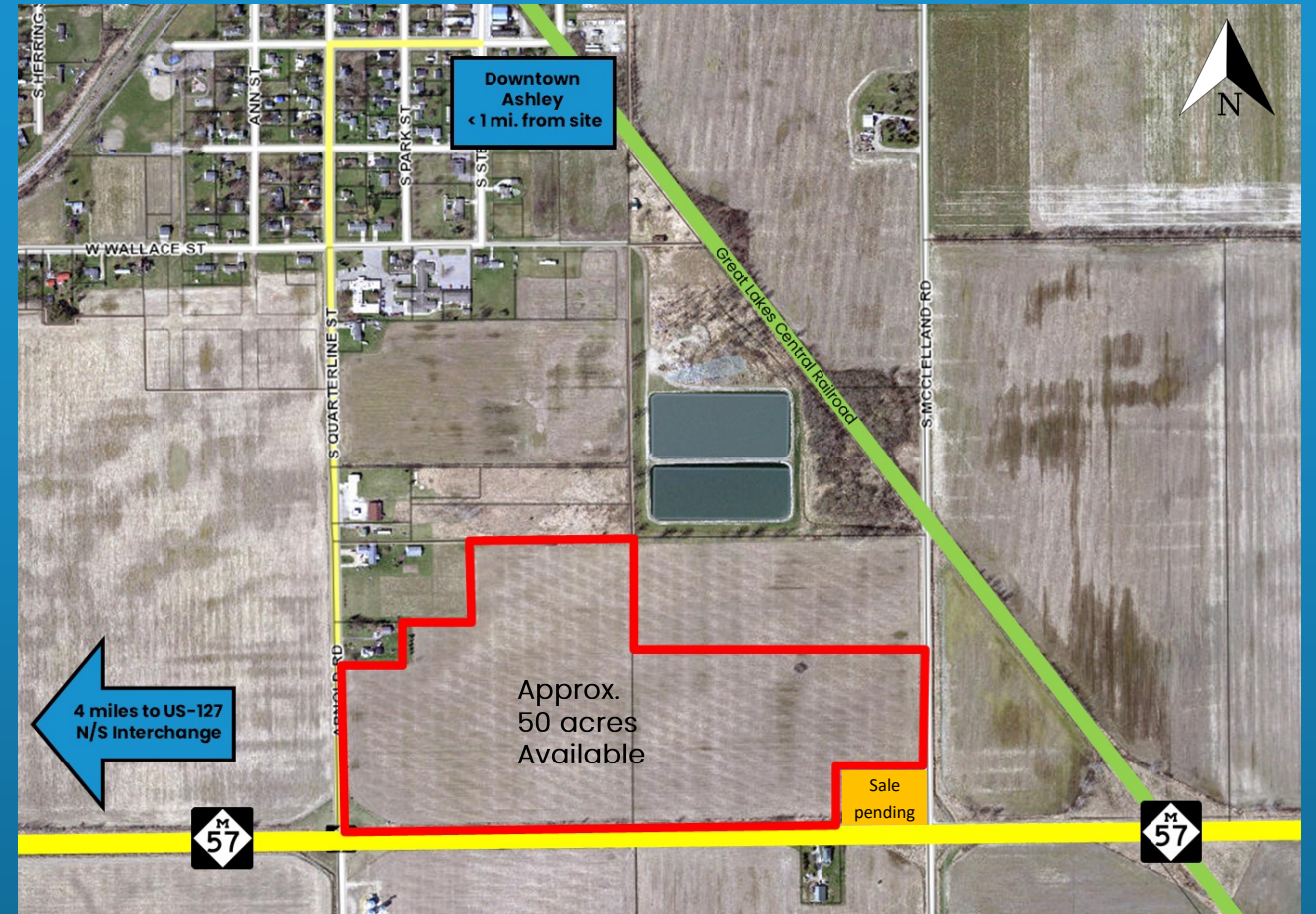
- **Population (Ashley):** 508
- **Population (Gratiot Co.):** 41,761
- **Age distribution (Gratiot Co.):**
  - **Under 18:** 8,035 (19.7%)
  - **18 to 64:** 25,604 (63%)
  - **65 and over:** 7,053 (17.3%)
  - **Median age:** 40
- **Gratiot County Employment Data:**  
(From 2021 Michigan Labor Market Information)
  - **Labor force:** 17,041
  - **Unemployed:** 947
  - **Unemployment rate:** 5.6%
- **Commuter Labor Force:**
  - **30 miles from site:** 175,110
  - **60 miles from site:** 1,089,536
- **Average commuting time:** 24 minutes
- **Median income (Gratiot Co.):** \$49,795
- **Average rent:** \$688
  - 22% lower than Michigan (\$892)

\*Data in this column provided by 2020 American Community Survey.

- **Transportation:**
    - **Located on Michigan Highway 57**
      - Site is within 1 mile of Ashley for fire/rescue and other business needs.
    - **US Highway 127:** 4 miles
    - **Interstate 69:** 32 miles
    - **Interstate 75:** 35 miles
  - **Distance to Major Cities:**
    - **Mt. Pleasant, MI:** 40 miles / 40 min.
    - **Lansing, MI:** 40 miles / 40 min.
    - **Saginaw, MI:** 45 miles / 45 min.
    - **Grand Rapids, MI:** 73 miles / 1 hr. 15 min.
    - **Detroit, MI:** 127 miles / 2 hours
  - **Traffic Count:**
    - **M-57:** 3,113 (Annual Average Daily)
    - **US-127:** 19,817 (Annual Average Daily)
- \*Site would be an ideal location for retail/commercial, especially a gas station. The nearest gas station on M-57 is 12 miles to the west or 16 miles to the east.



# Site Layout



\*Lot lines on map are approximate.

# Site Information

- **Size:** Available lots range in size from 1 to 6 acres and can be combined based on project needs. Approximately 50 acres total are available.
- **Price:** TBD based on project investment. Site is owned by Village of Ashley.
- **Taxes:** Total tax rates within the Village of Ashley and Gratiot County are 59.3608 mills. Tax abatements are available to eligible industrial clients.
- **Utilities:**
  - Planned Village water, 8" line, and sewer, 2" line, along Arnold Rd.
  - Consumers Energy Electric: Two-phase, .39 MW; 46 kV
  - Natural Gas: 2" medium; 60 psig
  - Fiber: Point Broadband
- **Transportation:** Located on Michigan Highway 57, only 4 miles east of the US-127 N/S Interchange. Side road access available via McClelland or Arnold rds.



Small Town.



Big Future.

The Village of Ashley is a forward-thinking community whose vision is “to stimulate economic growth and create opportunities for the residents of the Village and surrounding area.” To achieve this, the Village acquired approx. 80 acres in 2020 to be marketed for development. The site is ideal for retail, commercial, residential, or light industrial development. Approx. 50 acres are available now.

Ashley is excited for all development opportunities! Amenable zoning ordinances are in place and local government operates efficiently to keep your project moving.



AgroLiquid Fertilizer



Ashley Country Christmas



Ashley Community Schools

### Community

Ashley embodies the tranquility of a small town, but with convenient transportation access to larger cities. It is truly a tight-knit community that is ideal for raising a family. Ashley offers a charming downtown, public library, post office, & fire/rescue services.

Ashley’s largest downtown event is the annual Ashley Country Christmas. The famed North Pole Express train stops in Ashley, which transforms into the North Pole. It draws thousands of tourists per year.

Most recently, AgroLiquid Fertilizer invested \$7 million in a new facility in Ashley, which included rehabilitation of a contaminated Brownfield site. This project created 15 new jobs in Ashley.

### Talent & Education

Ashley Community Schools offers superior K-12 academics and extracurricular activities. ACS was awarded the Bronze Medal for Best High School by the US News and World Report (2016) and was named an Academic State Champion School by Bridge MI (2015).

All students have access to career and technical education programs offered on a countywide basis, including: agriscience, automotive, construction, welding, business, and healthcare. Access to these programs at the high school level provides for a skilled and reliable workforce for future generations. Additionally, Gratiot County is home to Alma College and is in close proximity to Mid Michigan College, Lansing Community College, Central Michigan University, and Michigan State University.

For more information, please contact:



### Village of Ashley

(989) 847-3050

[villageclerk@ashleyvillage.net](mailto:villageclerk@ashleyvillage.net)

[www.ashleyvillage.org](http://www.ashleyvillage.org)

-OR-

### Greater Gratiot Development

(989) 875-2083

[info@gratiot.org](mailto:info@gratiot.org)

[ggdi.gratiot.org](http://ggdi.gratiot.org)

Sites Available for Development

