

# Hudson Industrial Park

Located at southeast corner of M-34 and S. Munson Highway at the southeast corner of the City



## Steger Industrial Dr., Hudson, Michigan

Up to 65,000 SF for 5 Ac lot; 130,000 SF for 10 Ac lot



Shannon Selby  
VP of Real Estate Services  
Shannon.Selby@detroitregionalpartnership.com  
(313) 648-1182



Tim Robinson  
Lenawee Now  
tim@lenaweenow.org  
(517) 265-5141



Charles Weir  
Hudson City Manager  
cweir@ci.hudson.mi.us  
(517) 448-8983




SECTION 1

# Executive Summary

# Property Overview


## Hudson Industrial Park


 **Location** [Steger Industrial Dr, Hudson, Michigan, 49247](#)  
[41.851389, -84.329860](#)


 **Land Size** 59 AC

 **Potential Building Size** 130,000 SqFt per 10 acres

 **Sale Price** \$15,337 per acre

 **Zoning** I-2 General Industrial District

 **Permitting** Subject to Lenawee County

 **Utility Providers**  
Electric: Consumers Energy  
Natural Gas: Michigan Gas Utilities  
Water & Sewer: City of Hudson Department of Public Works

 **Wetlands** No Wetlands Present

 **Floodplains** No Floodplains Present



**Shannon Selby**  
VP of Real Estate Services  
Shannon.Selby@detroitregionalpartnership.com  
(313) 648-1182



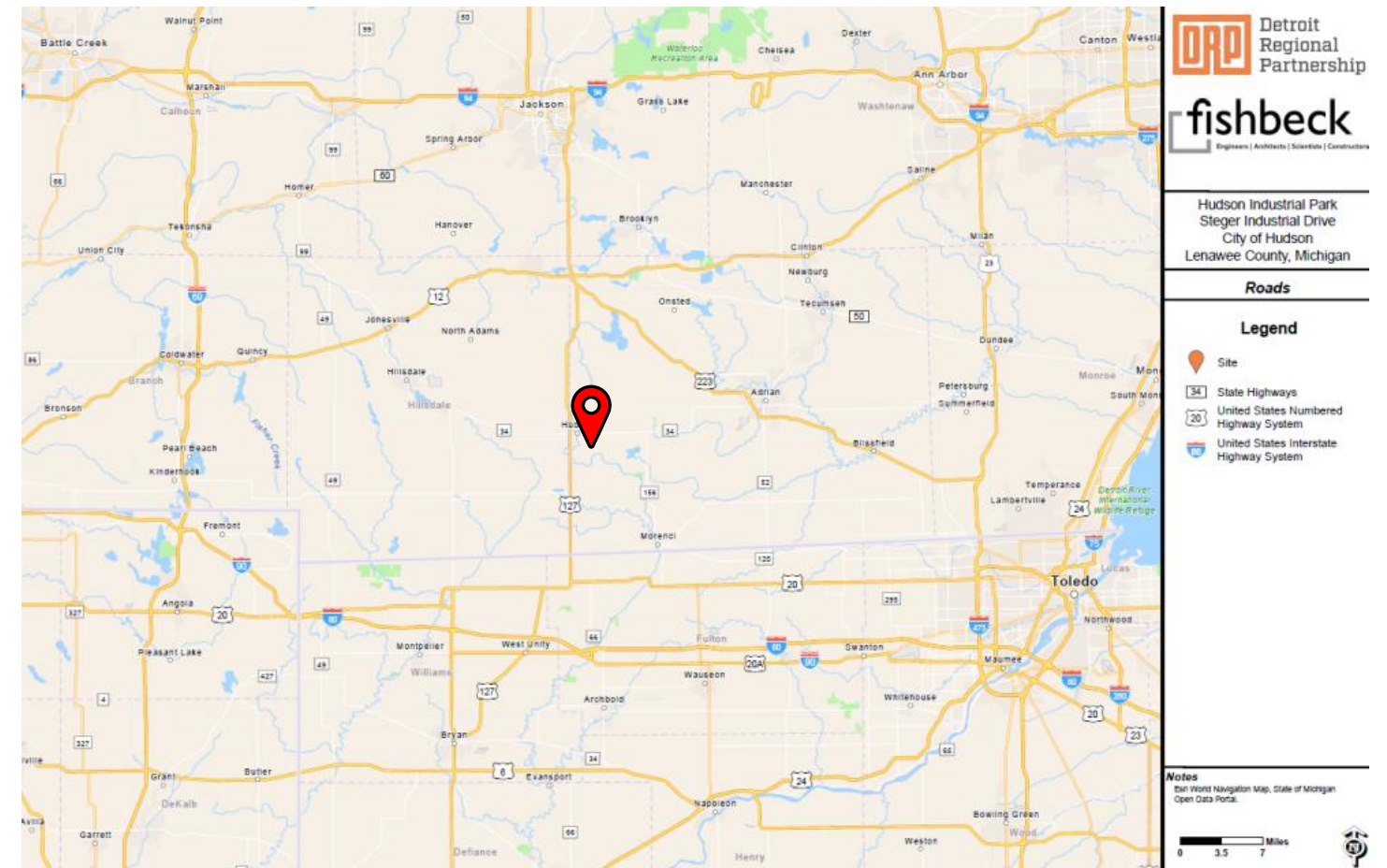
**Tim Robinson**  
Lenawee Now  
tim@lenaweenow.org  
(517) 265-5141



**Charles Weir**  
Hudson City Manager  
cweir@ci.hudson.mi.us  
(517) 448-8983

The Hudson Industrial Park is located at the southeast corner of M-34 and S. Munson Highway at the southeast corner of the City.

The property is accessed exclusively via Class A all-season roads, benefiting from proximity to State Trunkline highway 34.



<b>Nearest Interstate Exit</b>	<b>Nearest Railroad</b>	<b>Nearest Rail Intermodal</b>
17.92 Miles	8.02 Miles	41.01 Miles
<b>Nearest 100kV Line</b>	<b>Nearest 345kV Line</b>	<b>Time to DTW</b>
1.37 Miles	22.90 Miles	77 Minutes

To reach interstate M-127 (2 Lane) in 4 minutes, take Truckline 34 road which has 1 lane



**Shannon Selby**  
 VP of Real Estate Services  
 Shannon.Selby@detroitregionalpartnership.com  
 (313) 648-1182



**Tim Robinson**  
 Lenawee Now  
 tim@lenaweenow.org  
 (517) 265-5141



**Charles Weir**  
 Hudson City Manager  
 cweir@ci.hudson.mi.us  
 (517) 448-8983

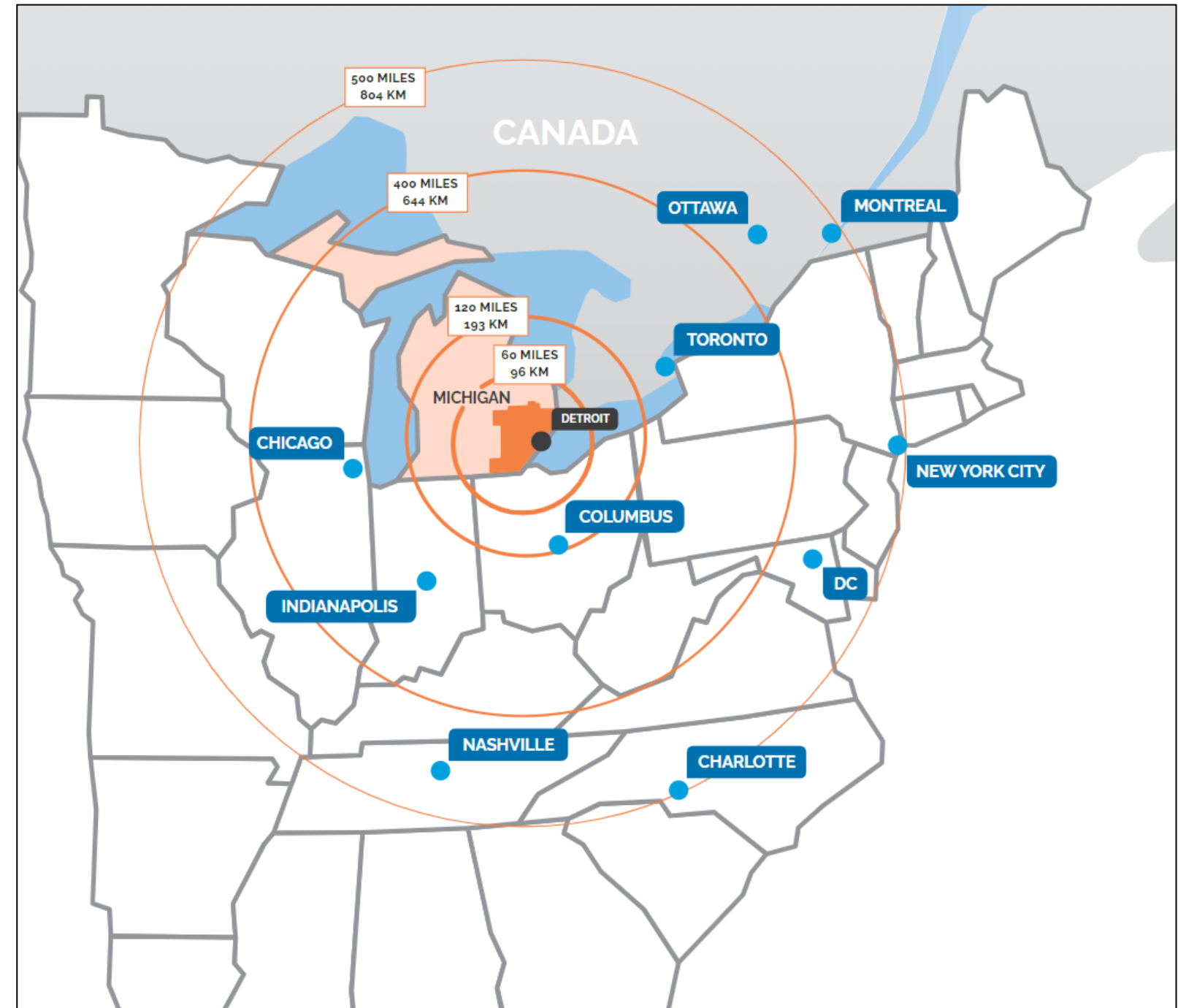
# Why the Detroit Region

Trucks dispatched from Detroit can reach 40% of the US population within a day.

Detroit has the US's 2<sup>nd</sup> highest concentration of engineering talent.

There's a skilled workforce with favorable wage profile (5.5% lower than the U.S. national median)

Among 100 major US metros, Detroit ranks 9<sup>th</sup> in housing affordability—allowing businesses to secure a stable, long-term workforce



Shannon Selby  
VP of Real Estate Services  
Shannon.Selby@detroitregionalpartnership.com  
(313) 648-1182



Tim Robinson  
Lenawee Now  
tim@lenaweenow.org  
(517) 265-5141



Charles Weir  
Hudson City Manager  
cweir@ci.hudson.mi.us  
(517) 448-8983



# Hudson Industrial Park Fact Sheet

Physical Site	
Address	Steger Industrial Drive
Property Size	59 Acres
Site Ownership	City of Hudson
Property Type	Industrial Park (Greenfield)
Existing Site Permits	N/A

Zoning	
<b>Current Zoning*</b>	I-2 General Industrial District
Planned Zoning Changes	None
Building Setbacks	None
Building Height Restrictions	35 feet
Building Size and Floor Area Ratio	None
Lot Coverage	None

Existing Site Structures	
Existing Aboveground Structures	None
Existing Underground Structures	None
Required / Recommended Structure Demolition or Relocation	N/A

Authorities Having Jurisdiction	
Local AHJ	City of Hudson
County AHJ	Lenawee County
State AHJ	Michigan Department of Environment, Great Lakes, and Energy (EGLE)

Survey & Title	
Existing Easements	Optional
Onsite Encroachments	Yes
Codes, Covenants, & Restrictions	Yes

Utilities	
<b>Power Provider</b>	Consumers Energy
Assumed Baseline Power Demand	7 MW within 9 months
Natural Gas Provider*	Michigan Gas Utilities (WEC Energy Group)
Assumed Natural Gas Demand Baseline Per Site Size	13 MCFH within 9 months
<b>Water Provider</b>	City of Hudson Department of Public Works
Assumed Water Demand Baseline Per Site Size	150,000 GPD
<b>Wastewater Provider</b>	City of Hudson Department of Public Works
Assumed Wastewater Demand Baseline Per Site Size	100,000 GPD
Internet Service Provider	Fiber: D&P Communications & Xfinity

Transportation	
Nearest Four Lane Highway or Interstate	US Highway 127 (2 Lane) – 1.5-miles West (via. Trunkline 34 / Main Street)
Nearest Railroad and Classification	Norfolk Southern Class 3 – Hillsdale – 16-miles East Norfolk Southern Class 3 – Adrian – 18-miles West
Nearest Rail Yard	Norfolk Southern/Indiana Northern Yard in Hillsdale
Nearest Commercial Airport	86 miles to Detroit Metropolitan Wayne County Airport
Nearest Municipal Airport	15 miles to Lenawee County Airport
Nearest Military Airport	45 miles to Ohio Air National Guard Base

Available Site Studies	
ALTA Survey	No
Test Fit	No
Geotechnical Report	No
Environmental Phase I / II	Phase 1 in 1999 before full development, no issues found
Water Main Flow Test	No

Site Topography, Drainage & Stormwater	
Topography & Drainage Patterns	Site is generally leveled but may have rolling terrain change of up to 5-feet. The Site has a drain towards Steger Industrial drive, except certain lots which slope south towards an unnamed tributary of Childs Drain.
Site Elevation	Low: 940 High: 950
Stormwater Infrastructure onsite	Yes

Wetlands and Floodplains	
Wetland Located On-site	None
Wetland Impacts to Site	None
Floodplain On-site	None

Geological Conditions	
Soil Types	Mostly well draining clay loams with a small section of hydric soil.
Rock Presence / Depth of Bedrock	Information from USDA for Glynnwood Loam indicates an average depth of 3' to rock.
Stormwater Infrastructure onsite	Yes

Air Quality	
Is the Site in Attainment?	In attainment
Permits / Approvals	Dependent on final use of property

Incentives & Funding Resources	
Local	Industrial & High-Technology Property Tax Exemption & New Warehousing, Distribution, and logistic Facilities in Border Counties
State	Michigan Business Development Program Jobs Ready Michigan
Federal	Infrastructure Investment and Jobs Act Inflation Reduction Act

# Table of Contents

<b>1. EXECUTIVE SUMMARY</b>	pg. 02	<u>Demographic Data</u>	<b>6. UTILITIES</b>	pg. 39
<u>Property Overview</u>		<u>Workforce Profile</u>	<u>Utilities Overview</u>	
<u>Infrastructure</u>		<b>4. TRANSPORTATION</b>	<u>Utilities Layout</u>	
<u>Why the Detroit Region</u>			<u>Power</u>	
<u>Fact Sheet</u>		<u>Transportation Information</u>	<u>Natural Gas</u>	
<b>2. PHYSICAL SITE</b>	pg. 08	<u>Proximity to Roadways</u>	<u>Water</u>	
<u>Site Summary</u>		<u>Roadways</u>	<u>Wastewater</u>	
<u>Site Conditions</u>		<u>Proximity to Rail</u>	<u>Storm Sewer / Runoff Requirements</u>	
<u>Property Photos</u>		<u>Rail</u>	<u>Fiber</u>	
<u>Site Uses &amp; Improvements</u>		<u>Proximity to Airports</u>	<u>Utility Provider Profiles</u>	
<u>Zoning</u>		<u>Airport Influences</u>	<b>7. RESOURCES &amp; TOOLS</b>	pg. 49
<u>Codes, Standards, and Guidelines</u>		<b>5. ENVIRONMENT</b>	<u>Entitlements / City Support</u>	
<u>Title Overview</u>			<u>Available Incentives</u>	
<u>Topography, Drainage, and Stormwater</u>		<u>Environment Summary</u>	<u>Illustrative Purchase Process</u>	
<u>Geological conditions</u>		<u>Environmental Database Report</u>	<u>AHJ Site Plan Approval Process</u>	
<b>3. LOCATION</b>	pg. 19	<u>Wetlands and Waters</u>	<u>Development Process Overview</u>	
<u>Location Overview</u>		<u>Air Quality</u>	<u>Illustrative Project Schedule</u>	
<u>County and City Information</u>			<u>DRP Overview</u>	
<u>Future Land Use</u>				
<u>Adjacent Properties</u>				



SECTION 2

# Physical Site



## SECTION 2 | PHYSICAL SITE

# Site Summary

PROPERTY SUMMARY	
<b>Property Name</b>	Hudson Industrial Park
<b>Address</b>	Steger Industrial Drive
<b>Site Area</b>	Multiple Lots; 5-10 Acres in size; Total 59 Acres Available
<b>Zoning</b>	I-2 General Industrial
<b>Existing Land Use / Permits</b>	The available lots are currently farmed
<b>Site Improvements</b>	N/A
<b>Purchase Price</b>	\$15,337 / Acre
<b>Owner</b>	City of Hudson
<b>Tax Parcel ID</b>	XH0-120-1205-00
<b>Property Taxes</b>	Winter 2023: \$1,094.27
<b>Additional Site images</b>	<a href="#">Aerial Drone Footage</a>
<b>DRP Contact Information</b>	Shannon Selby, VP of Real Estate at DRP <a href="mailto:vip@detroitregionalpartnership.com">vip@detroitregionalpartnership.com</a> 313.648.1182
<b>County Contact Information</b>	Tim Robinson, Lenawee Now <a href="mailto:tim@lenaweenow.org">tim@lenaweenow.org</a> (517) 265-5141
<b>Site Contact Information</b>	Charles Weir, Hudson City Manager <a href="mailto:cweir@ci.hudson.mi.us">cweir@ci.hudson.mi.us</a> (517) 448-8983



## SECTION 2 | PHYSICAL SITE

# Site Conditions

## CURRENT SITE CONDITIONS

<b>Greenfield or Brownfield?</b>	<ul style="list-style-type: none"> <li>Greenfield</li> </ul>
<b>Above Ground Structures</b>	<ul style="list-style-type: none"> <li>None</li> </ul>
<b>Floodplain</b>	<ul style="list-style-type: none"> <li>No – Site is located in Zone X, unshaded; areas of minimal flood hazard.</li> </ul>
<b>Wetlands</b>	<ul style="list-style-type: none"> <li>No – No wetlands within boundaries of available lots. Lot 10 does show some hydronic soils on the EGLE wetlands map viewer.</li> </ul>
<b>Topographic Elevation</b>	<ul style="list-style-type: none"> <li>The available lots have an approximate elevation of 950 per USGS topographic data. Available lots drain towards Steger Industrial Drive.</li> </ul>
<b>Soil Types</b>	<ul style="list-style-type: none"> <li>Mostly well draining clay loams with a small section of hydric soil.</li> </ul>
<b>Easements</b>	<ul style="list-style-type: none"> <li>The city of Hudson, as grantor, retains such rights-of-way and easements as may be necessary or convenient for the purpose of erecting, constructing, maintaining, and operating services of any kind within the designated set back areas between buildings and lot lines.</li> </ul>
<b>Recommendations</b>	<ul style="list-style-type: none"> <li>N/A</li> </ul>

SECTION 2 | PHYSICAL SITE

# Property Photos



## SECTION 2 | PHYSICAL SITE

# Site Uses

Land Uses	
<b>Current Land Use</b>	<ul style="list-style-type: none"> <li>The available lots are currently farmed.</li> </ul>
<b>Former Land Use</b>	<ul style="list-style-type: none"> <li>The site and nearby land has been primarily used for Agriculture (cropland)</li> </ul>
<b>Existing Site Permits / Entitlements</b>	<ul style="list-style-type: none"> <li>N/A</li> </ul>
<b>References</b>	<ul style="list-style-type: none"> <li>City of Hudson Zoning Map and Ordinance</li> <li>City of Hudson Master Plan</li> <li>Lenawee County Parcel Viewer</li> </ul>



## SECTION 2 | PHYSICAL SITE

# Site Improvements

Existing Site Structures	
<b>Aboveground Structures</b>	<ul style="list-style-type: none"> <li>• None</li> </ul>
<b>Underground Structures</b>	<ul style="list-style-type: none"> <li>• None</li> </ul>
<b>Existing Structure Demolition or Relocation Required?</b>	<ul style="list-style-type: none"> <li>• No</li> </ul>
<b>Recommendations</b>	<ul style="list-style-type: none"> <li>• Sites were leveled and mass graded 30 years ago, minimal site prep. anticipated.</li> </ul>
<b>References</b>	<ul style="list-style-type: none"> <li>• Topo and As Built Drawings from City of Hudson.</li> </ul>



## SECTION 2 | PHYSICAL SITE

## Zoning

ZONING TABLE TO CALCULATE POTENTIAL MAX BUILDING SIZE	
<b>Site Zoning</b>	• I-2 General Industrial District
<b>Size of Site</b>	• Multiple Lots; 5-10 Acres in size; Total 59 Acres Available. Owner is flexible; lots can be combined if the need arises!
<b>Building Setbacks</b>	• Front 50', Side (Each) 10', Rear 10'
<b>Floor Area Ratio (FAR)</b>	• Not Listed
<b>Minimum Lot Size (Sf)</b>	• 217,800 SF (5 Acres)
<b>Minimum Lot Width (Ft.)</b>	• 50'
<b>Maximum Coverage Ratio (%)</b>	• Minimum not Listed; Maximum 30% in Zoning Ordinance
<b>Height Restrictions</b>	• 35' max height, unless setback increased.
<b>Other Requirements</b>	• N/A
<b>Potential Building Size</b>	• <b>65,000 SF for 5 Ac lot; 130,000 SF for 10 Ac lot</b>
<b>References</b>	<ul style="list-style-type: none"> <li>• <a href="#">City of Hudson Zoning Ordinance</a></li> <li>• <a href="#">City of Hudson Master Plan</a></li> <li>• <a href="#">Hudson Township Zoning Map and Ordinance</a></li> <li>• <a href="#">Hudson Township Master Plan</a></li> </ul>

Code	City of Hudson	Permitted Uses
<b>I-1</b>	<p><b>Light industrial district</b></p> <p>The I-1 Industrial District is designed so as to primarily accommodate wholesale activities, warehouses and manufacturing operations on individual lots. In order to allow optimum service to activities of this nature, residential uses, uses incidental to residential development and most retail activities are prohibited from this district. It is the intent of this article to encourage the full utilization of the district under adequate standards of development, health and public safety, and to protect against the creation of nuisances.</p>	<a href="#">Link</a>
<b>I-2</b>	<p><b>General industrial district</b></p> <p>This district is designed to provide suitable space for medium to heavy industrial uses that may require considerable separation from residential and commercial areas due to the conditions of the manufacturing process. Admittedly, these industries may have associated with them substantial noise levels, odors, vibration, dust and other hazards or obnoxious characteristics. While it is desirable to keep these irritants to a minimum level, it is recognized that the industries may have some of these characteristics. Reasonable efforts must be made by industries to ensure that there are no adverse effects on residential and commercial areas in the city. In order to allow optimum service to activities of an industrial nature, residential uses (that is, living quarters) are prohibited from this district. It is the intent of this chapter to encourage the full utilization of the district under adequate standards of development, health and public safety, and to protect against the creation of nuisances.</p>	<a href="#">Link</a>

\*assumes an estimated 40-60% lot coverage ratio

## SECTION 2 | PHYSICAL SITE

## Codes, Standards, and Guidelines

### Summary of Authorities Having Jurisdiction (AHJ)

	Local AHJ	County AHJ	State AHJ	Federal AHJ
<b>Name</b>	<ul style="list-style-type: none"> <li>City of Hudson</li> </ul>	<ul style="list-style-type: none"> <li>Lenawee County</li> </ul>	<ul style="list-style-type: none"> <li>Michigan Department of Environment, Great Lakes, and Energy (EGLE)</li> </ul>	<ul style="list-style-type: none"> <li>Environmental Protection Agency (EPA)</li> </ul>
<b>Applicable Design Standards and Codes</b>	<ul style="list-style-type: none"> <li><a href="#">City of Hudson Zoning Ordinance</a></li> <li>Protective Covenants Hudson Industrial Park</li> </ul>	<ul style="list-style-type: none"> <li><a href="#">Lenawee County Stormwater Management</a></li> <li><a href="#">Erosion Control/Grading</a></li> </ul>	<ul style="list-style-type: none"> <li><a href="#">Natural Resources and Environmental Protection Act</a></li> <li><a href="#">Michigan Building Code</a></li> </ul>	<ul style="list-style-type: none"> <li><a href="#">Clean Water Act</a></li> <li><a href="#">Migratory Bird Treaty Act</a></li> </ul>

## SECTION 2 | PHYSICAL SITE

# Title Overview

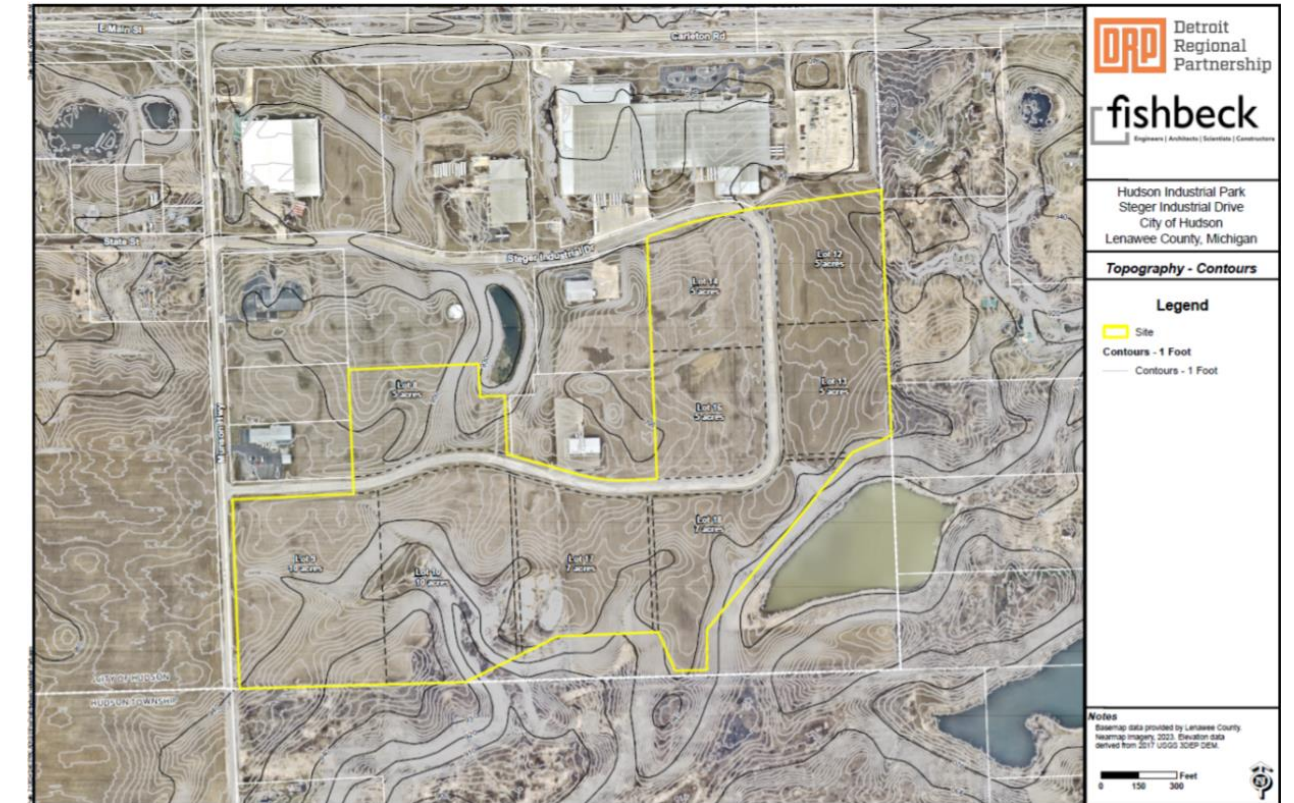
Title Overview	
<b>Title Details</b>	<ul style="list-style-type: none"> <li>N/A</li> </ul>
<b>Existing Easements</b>	<ul style="list-style-type: none"> <li>The city of Hudson, as grantor, retains such rights-of-way and easements as may be necessary or convenient for the purpose of erecting, constructing, maintaining, and operating services of any kind within the designated set back areas between buildings and lot lines.</li> </ul>
<b>Onsite Encroachments</b>	<ul style="list-style-type: none"> <li>Lot 8 has a walking path connecting portions of the Industrial Park along the easterly lot line.</li> </ul>
<b>Codes, Covenants, &amp; Restrictions (CC&amp;Rs)</b>	<ul style="list-style-type: none"> <li>Site development subject to covenants and restrictions recorded in Liber 1025, Page 808, of the records of the office of Register of Deeds of the County of Lenawee, State of Michigan.</li> <li>The Industrial Park shall be used for manufacturing and industrial operations. The uses listed in the Hudson Zoning Ordinance for the General Industrial District are incorporated into the deed restrictions.</li> </ul>
<b>Required or Current Cross Access or Parking Easements</b>	<ul style="list-style-type: none"> <li>None</li> </ul>
<b>Other Limited Title Findings</b>	<ul style="list-style-type: none"> <li>Other Covenants and Deed Restrictions not listed can be fully viewed in the recorded document "Protective Covenants Hudson Industrial Park" recorded Liber 1081 Page 162 in the records of the office of the Register of Deeds of Lenawee County, State of Michigan.</li> </ul>
<b>Recommendations (If Applicable)</b>	<ul style="list-style-type: none"> <li>Review Covenants and Deed Restrictions and clarify any concerns with the City of Hudson prior to purchase.</li> </ul>
<b>References</b>	<ul style="list-style-type: none"> <li>Protective Covenants Hudson Industrial Park and its subsequent amendments</li> </ul>



## SECTION 2 | PHYSICAL SITE

# Site Topography, Drainage, and Stormwater

Site Topography, Drainage, and Stormwater	
<b>Topography and Drainage Patterns</b>	<ul style="list-style-type: none"> <li>In general, each lot has been leveled but may have rolling terrain change of up to 5-feet.</li> <li>Lots generally drain towards Steger Industrial Drive, except lots 9, 10 and 17 which slope south towards an unnamed tributary of Childs Drain.</li> </ul>
<b>Adjacent Property Drainage</b>	<ul style="list-style-type: none"> <li>Adjacent improved lots within the industrial park drain towards Steger Industrial Drive.</li> </ul>
<b>Site Elevation</b>	<ul style="list-style-type: none"> <li>Low: 940' +/- Lots along the southern boundary of the Industrial Park</li> <li>High: 950' +/- Lots within the Center of the Industrial Park</li> </ul>
<b>Stormwater Infrastructure On-Site?</b>	<ul style="list-style-type: none"> <li>Yes, the industrial park has a storm sewer system installed under Steger Industrial Drive to collect and convey runoff from each lot to a centralized detention facility.</li> </ul>
<b>Regional Detention Available?</b>	<ul style="list-style-type: none"> <li>Yes, the industrial park has a centralized detention facility.</li> </ul>
<b>Site Attenuation Requirements</b>	<ul style="list-style-type: none"> <li>If the park system is not utilized, the Lenawee County Drain Commission (LCDC) requires a non-linear pond that is adequately sized to hold the following: <ul style="list-style-type: none"> <li>The 50-year 24-hour storm event; release rate not to exceed that of the pre-development 10-year 24-hour storm event.</li> <li>The "Bank Full Flood" – the 1.5-year 24-hour storm event; release rate as such that volume will be stored not less that 24-hours nor more than 48-hours.</li> </ul> </li> </ul>
<b>Off-Site Stormwater Drainage Allowed</b>	<ul style="list-style-type: none"> <li>Storm discharge to the industrial park storm sewer is allowed.</li> <li>If the park system is not utilized, LCDC requires all proposed impervious surface runoff to be conveyed into a stormwater storage facility for water quality treatment and detention.</li> </ul>
<b>Stormwater Pre-Treatment Requirements</b>	<ul style="list-style-type: none"> <li>In addition to capturing the storm events noted above; the system must be designed to capture and treat the first 0.5-inches (first flush) of rainfall. <ul style="list-style-type: none"> <li>This can be accomplished by holding this volume for at least 24-hours, or within a permanent pool.</li> </ul> </li> </ul>
<b>Recommendations (If Applicable)</b>	<ul style="list-style-type: none"> <li>None</li> </ul>
<b>References</b>	<ul style="list-style-type: none"> <li>USGS 1' Contours</li> <li>Hudson Industrial Park – Site Grading and Drainage Plan</li> <li><a href="#">Lenawee County Drain Commission (LCDC) Stormwater Guidelines</a></li> </ul>



SECTION 2 | PHYSICAL SITE

# Geological Conditions

Geological Conditions	
<b>Soil Types</b>	<ul style="list-style-type: none"> <li>MhB2 – Glynwood Loam: Prime farmland, moderately well drained clay loam, Hydrologic Soil Group D, approx. 60% of site.</li> <li>MhC2 – Morley Loam: Farmland of local importance, well drained clay loam, Hydrologic Soil Group C, approx. 24% of site.</li> <li>MkC3 – Morley Soils: Farmland of local importance, well drained clay loam, Hydrologic Soil Group C, approx. 11% of site.</li> <li>BpA – Brookston loam: Very poorly draining loam, Hydrologic Soil Group B/D, approx. 5% of site.</li> </ul>
<b>Rock Presence / Depth of Bedrock</b>	<ul style="list-style-type: none"> <li>Information from USDA for Glynwood Loam indicates an average depth of 3' to rock.</li> </ul>
<b>Additional Geotechnical / Geological Considerations</b>	<ul style="list-style-type: none"> <li>Lot 10 contains Brookston loam soils which is considered a hydric (wetland) soil, although no wetlands are indicated on site.</li> </ul>
<b>Recommendations (If Applicable)</b>	<ul style="list-style-type: none"> <li>Owner may have dated geotechnical data from construction of Steger Industrial Drive.</li> </ul>
<b>References</b>	<ul style="list-style-type: none"> <li><a href="#">USDA Web Soil Survey – Soil Data Explorer</a></li> </ul>





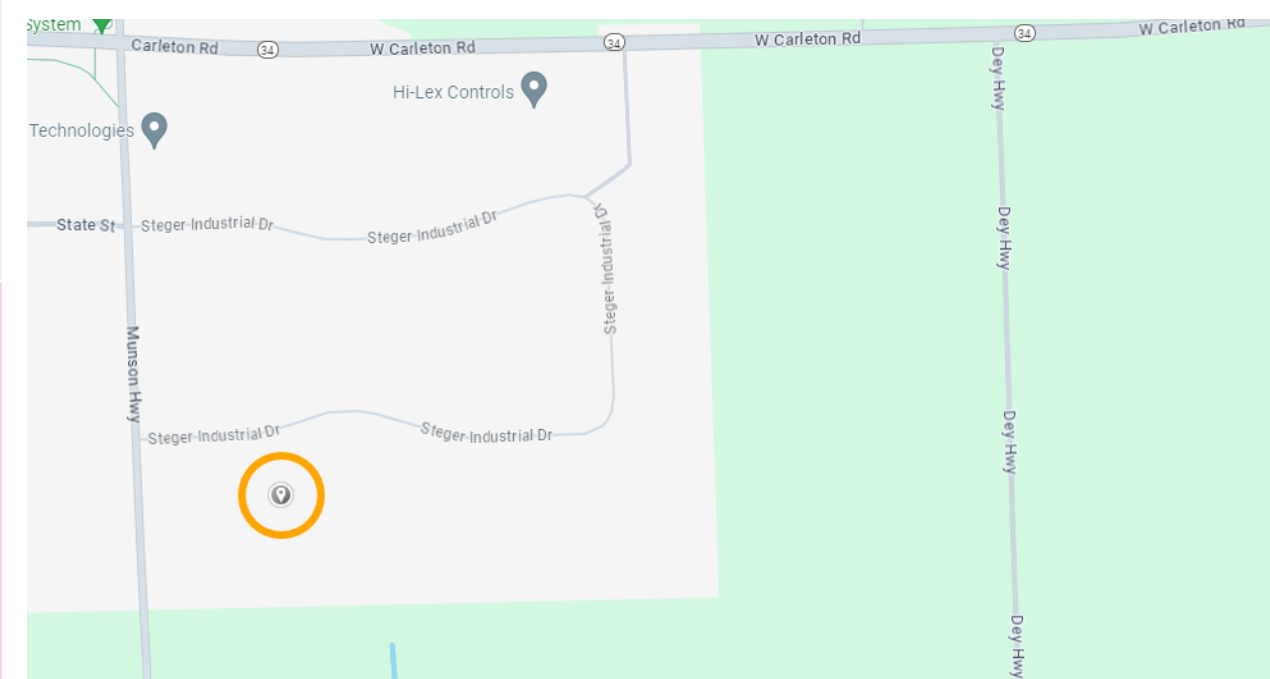
SECTION 3

# Location

## SECTION 3 | LOCATION

# Location Overview

Location Summary	
City	Hudson, MI
County	Lenawee
Opportunity Zone	No
Designated Energy Community Census Tract	Yes
Surrounding Uses	<ul style="list-style-type: none"> <li>• <b>North:</b> Developed Industrial lots within the Industrial Park</li> <li>• <b>South:</b> Rural Residential</li> <li>• <b>East:</b> Rural Residential</li> <li>• <b>West:</b> Rural Residential</li> </ul>
Labor Market (60 min commute)	<ul style="list-style-type: none"> <li>• Total workforce size: 284K</li> <li>• 8K Engineers and Designers</li> <li>• 34K Production Workers</li> <li>• 31K Transportation &amp; Logistics Workers</li> <li>• 12K Maintenance Workers</li> </ul>
Location highlights	<ul style="list-style-type: none"> <li>• The Industrial Park is accessed exclusively via Class A all-season roads. The major street within the Park, Steger Industrial Drive, was completed in 2013. The development of the Industrial Park also saw the installation of all infrastructure needed for prospective manufacturing tenants, including storm and sanitary sewers, fire main, a retention pond and a 500,000-gallon water storage tank.</li> <li>• In 2010, the facility received its State designation as a Michigan Certified Business Park, signifying meeting all of the highest standards required by the State and the Michigan Economic Developers Association (MEDA).</li> </ul>



## SECTION 3 | LOCATION

## Property Location: *County and City Information*

The property is located at Steger Industrial Drive in Adrian Michigan which is in Lenawee County

### About Lenawee County, Michigan

Lenawee County is a county located in the U.S. state of Michigan. As of the 2020 United States Census, the population was 99,423. The county seat is Adrian. The county was created in 1822, from territory partitioned from Monroe County.

Lenawee County, Michigan has 749.6 square miles of land area and is the 23rd largest county in Michigan by total area

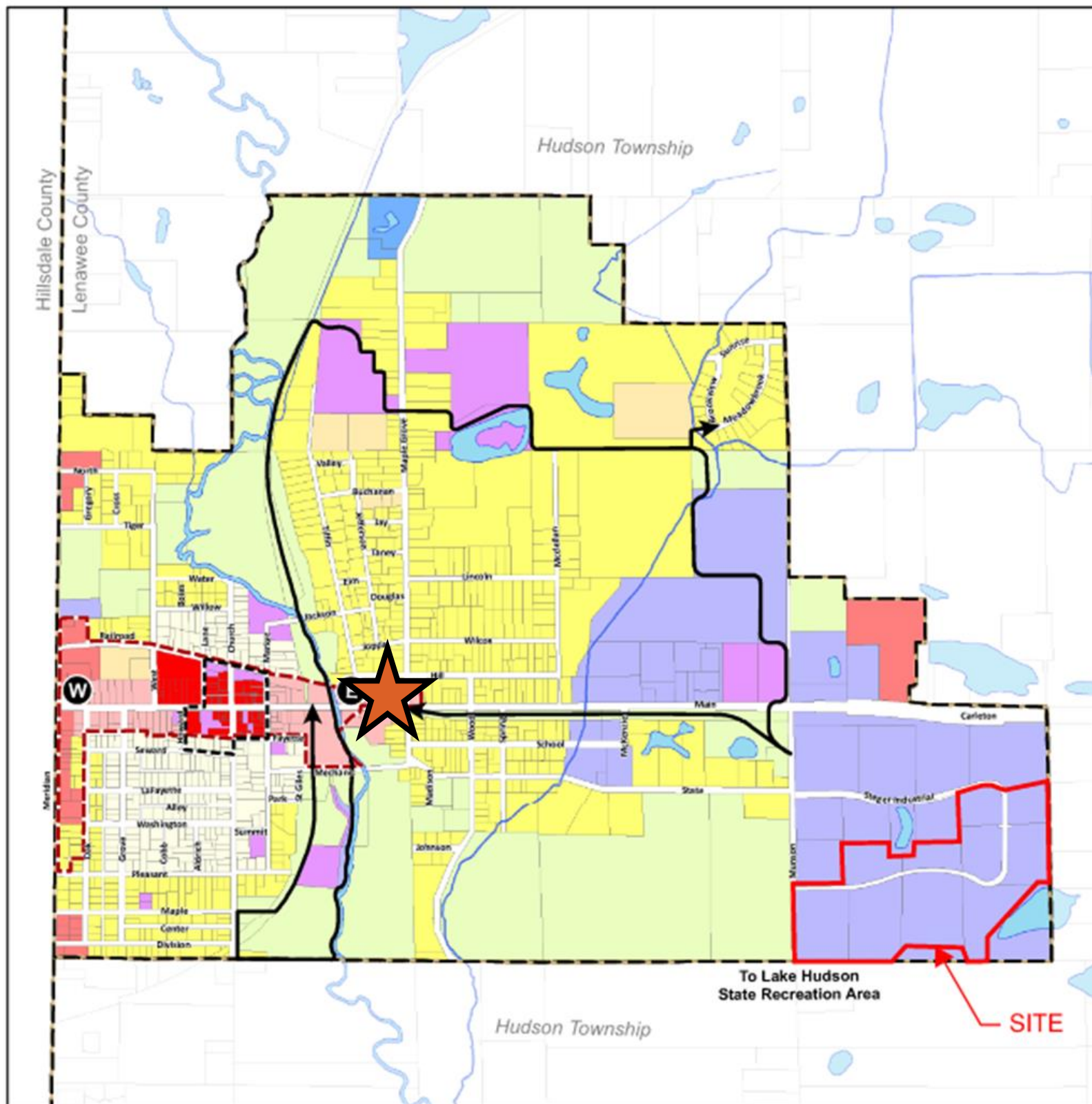
### About City of Hudson, Michigan

Located in Lenawee County, southeastern party of the state of Michigan, about 75 miles southwest from Detroit. The city's motto is "Small Town Big Hearts." Like the motto, the city is known for its charming downtown area, historic buildings, and friendly community. Hudson City has a population of approximately 2,300 people. Overall, Hudson City offers a small-town atmosphere with a variety of amenities and opportunities for residents and visitors.



SECTION 3 | LOCATION

# Future Land Use



[Future General Land Use Map](#) – See Page 31 of “The Hudson Plan”  
[Master Plan 2017 City of Hudson](#)

## MASTER PLAN 2017

CITY OF HUDSON, MICHIGAN

DISTRIBUTION DRAFT – DECEMBER 2016

Prepared by:

**MCKenna**  
ASSOCIATES

235 E. Main Street, Suite 105  
Northville, MI 48167  
Telephone: 248.596.0920  
Facsimile: 48.596.0930  
www.mcka.com

## SECTION 3 | LOCATION

## Adjacent Properties

## North



- **Current Land Use:** Developed Industrial lots within the Industrial Park. (I-2 – General Industrial District)
- **Future Land Use:** Remain Industrial (No Change per Hudson City Master Plan)

## South



- **Current Land Use:** Rural Residential (A – Agricultural (Hudson Township))
- **Future Land Use:** Remain Agricultural (No Change per Hudson Township Master Plan)

## East



- **Current Land Use:** Rural Residential (A – Agricultural (Hudson Township))
- **Future Land Use:** Remain Agricultural (No Change per Hudson Township Master Plan)

## West



- **Current Land Use:** Rural Residential and Cropland (AG-1 – Agricultural District)
- **Future Land Use:** Remain Agricultural (No Change per Hudson City Master Plan)

## SECTION 3 | LOCATION

## Demographic Data: Metro Detroit 30 Min Drive Time

## Key Facts:

93,621

Total population

41.7

Median Age

\$56,429

Median Household Income

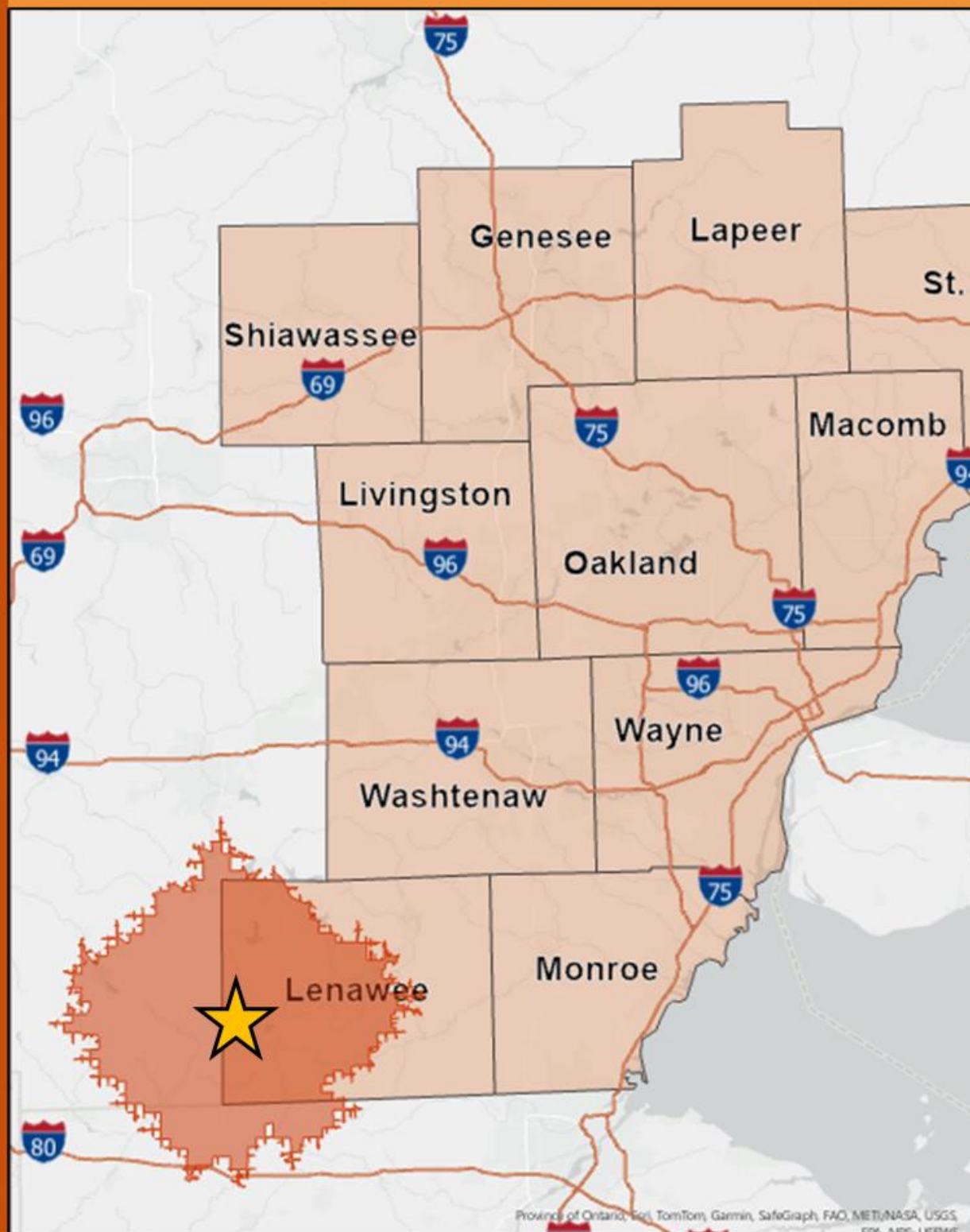
\$184,775

Median Home Value

32,584

Workforce Population

30-minute Drive Time

Income

\$77,504 Average Household Income

\$30,295 Per Capita Income

\$21,684 Average Spent On Housing

Workforce

5,423 Production Workers

3,881 Transportation/Distribution Workers

1,564 Maintenance/Repair Workers

Education

27,292 High School Graduate

6,317 Associates Degrees

8,811 Bachelor's Degrees



## SECTION 3 | LOCATION

**Workforce Profile: Metro Detroit 60 Min Drive Time**

**680,208**  
population

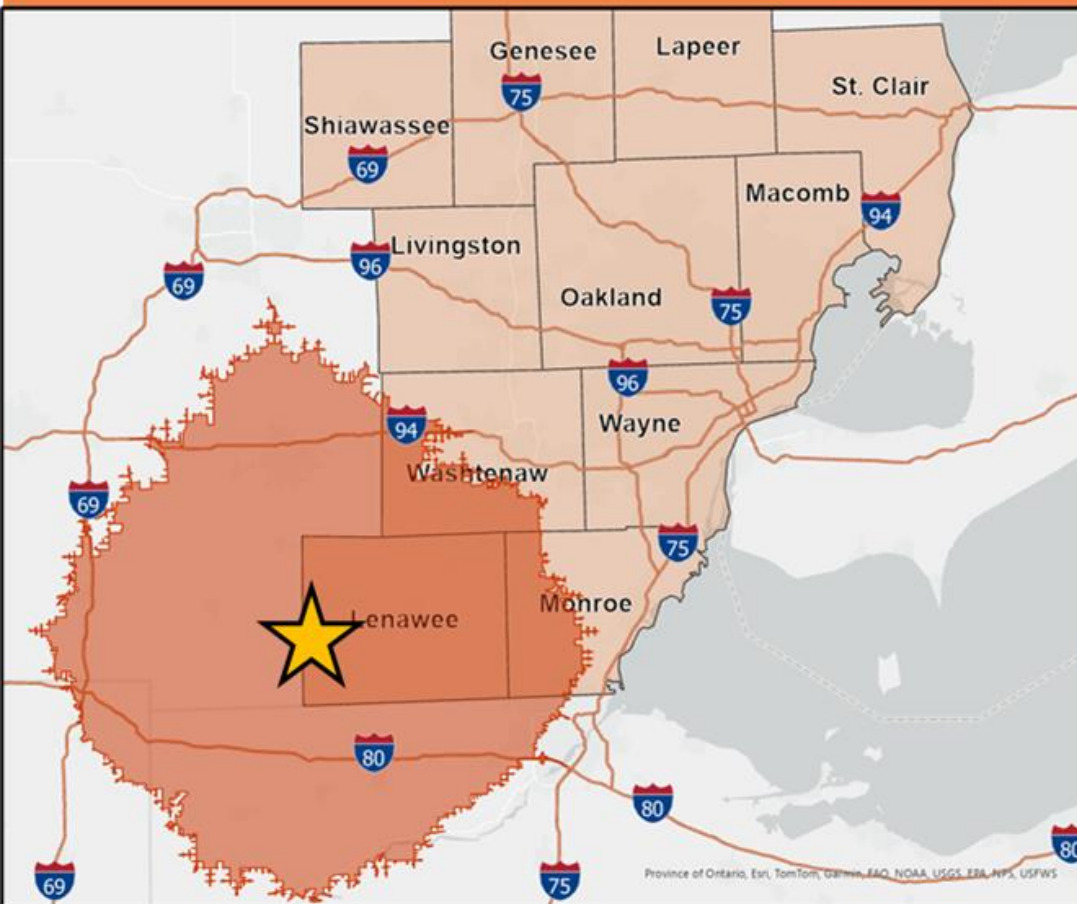


**22,954**  
businesses



**284,130**  
workforce

60 minute drive time

Worker Breakdown

8,478	Engineers and Designers	33,089	Management
34,088	Production Workers	33,723	Office & Administration
30,743	Transportation & Logistics	14,791	Business & Financial
12,208	Maintenance & Repair	6,554	Computer & IT



SECTION 4

# Transportation

## SECTION 4 | TRANSPORTATION

# Transportation Information

## PROXIMITY TO HIGHWAYS

Site access on Steger Industrial Drive, and Munson Hwy are the Primary route to Trunkline 34

1.5 miles to US Highway 127 access

## PROXIMITY TO RAIL

Norfolk Southern Class 3, Hillsdale 16-miles East  
Norfolk Southern Class 3, Adrian 18-miles West

## PROXIMITY TO AIRPORTS

86 miles to Detroit Metropolitan Wayne County Airport (DTW)



SECTION 4 | TRANSPORTATION

# Property Location: *Proximity to Highways*



Hudson Industrial Park  
 Steger Industrial Drive  
 City of Hudson  
 Lenawee County, Michigan

**Roads**

**Legend**

- Site
- State Highways
- United States Numbered Highway System
- United States Interstate Highway System

**Notes**  
 Esri World Navigation Map, State of Michigan  
 Open Data Portal



SECTION 4 | TRANSPORTATION

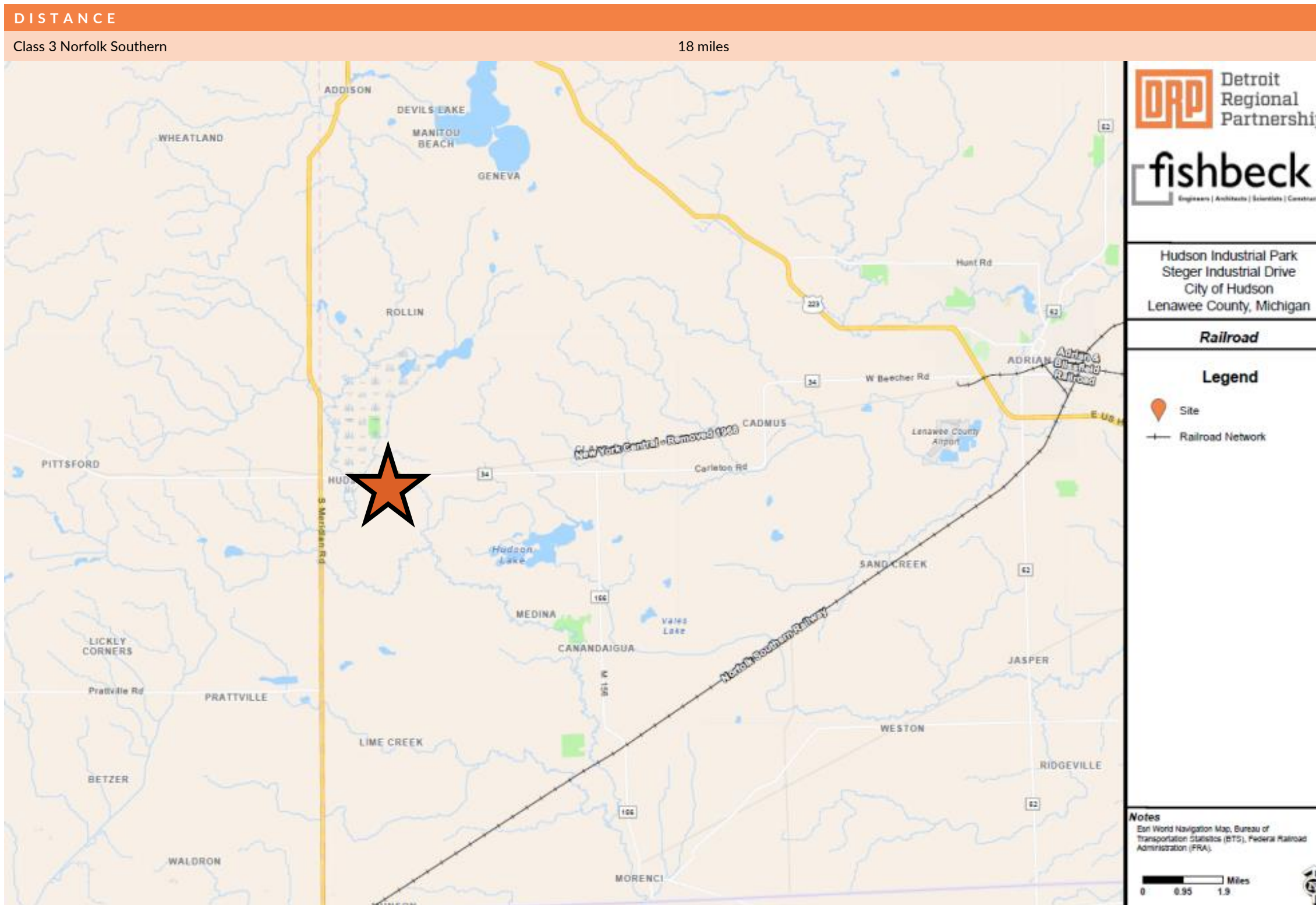
# Roadways

Roadways	
<b>Existing Site Access</b>	<ul style="list-style-type: none"> <li>All available lots are served by Steger Industrial Drive.</li> <li>Steger Industrial Drive, and Munson Hwy are the primary route to Trunkline 34</li> <li>US Highway 127 and US Highway 223 can be reached via Trunkline 34</li> </ul>
<b>Classification of Adjacent Roadways</b>	<ul style="list-style-type: none"> <li>Steger Industrial Drive – Paved Local Road, no apparent seasonal restrictions</li> <li>Munson Highway – Paved County Road, subject to seasonal weight restrictions</li> <li>Trunkline 34 / Main Street / Carleton Road – All Season State Maintained Truck Route</li> </ul>
<b>Distance to Nearest Four Lane Highway or Interstate</b>	<ul style="list-style-type: none"> <li>US Highway 127 (2 Lane) – 1.5-miles West (via Trunkline 34 / Main Street)</li> <li>US Highway 223 (2 Lane) – 16-miles East (via Trunkline 34 / Carleton Road)</li> <li>Interstate 80 / 90 / Ohio Toll Road (4-lane) – 22-miles South (via Trunkline 34, US Highway 127, US Highway 20, and Ohio State Route 66)</li> <li>Interstate 94 (4-lane) – 31-miles North (via Trunkline 34 and US Highway 127)</li> </ul>
<b>Average Daily Traffic</b>	<ul style="list-style-type: none"> <li>Trunkline 34 / Carleton Road (east of Munson Hwy) – 4215 AADT (MDOT, 2019)</li> <li>Trunkline 34 / Main Street (west of Munson Hwy) – 4930 AADT (MDOT, 2019)</li> <li>Munson Hwy (North of Trunkline 34) – 2893 AADT (MDOT, 2019)</li> </ul>
<b>Other (Thoroughfare Plan, Traffic Study Requirements, etc.)</b>	<ul style="list-style-type: none"> <li>Verify needs with City Planning Commission based on intended use.</li> </ul>
<b>Recommendations (If Applicable)</b>	<ul style="list-style-type: none"> <li>Munson Hwy listed as a road subject to frost laws with Lenawee County Road Commission.                             <ul style="list-style-type: none"> <li>Maximum per axel loading to be reduce by 35%</li> <li>Maximum speed of 35 miles-per-hour for vehicles over 10,000 GVWR.</li> <li>In Michigan, frost laws are active or non-active at the discretion of the county road commission, are designed to protect the pavement during periods of freeze and thaw in the late fall and early spring, and may only be active for a total of 1-2 months of the year.</li> </ul> </li> </ul>
<b>References</b>	<ul style="list-style-type: none"> <li><a href="#">Lenawee County Road Commission – Weight Restricted Roads</a></li> <li><a href="#">Lenawee County Road Commission – Frost Laws</a></li> <li><a href="#">Lenawee County Road Commission – Truck Operators Map</a></li> <li><a href="#">Michigan Department of Transportation (MDOT) 2019 Traffic Volumes</a></li> </ul>



SECTION 4 | TRANSPORTATION

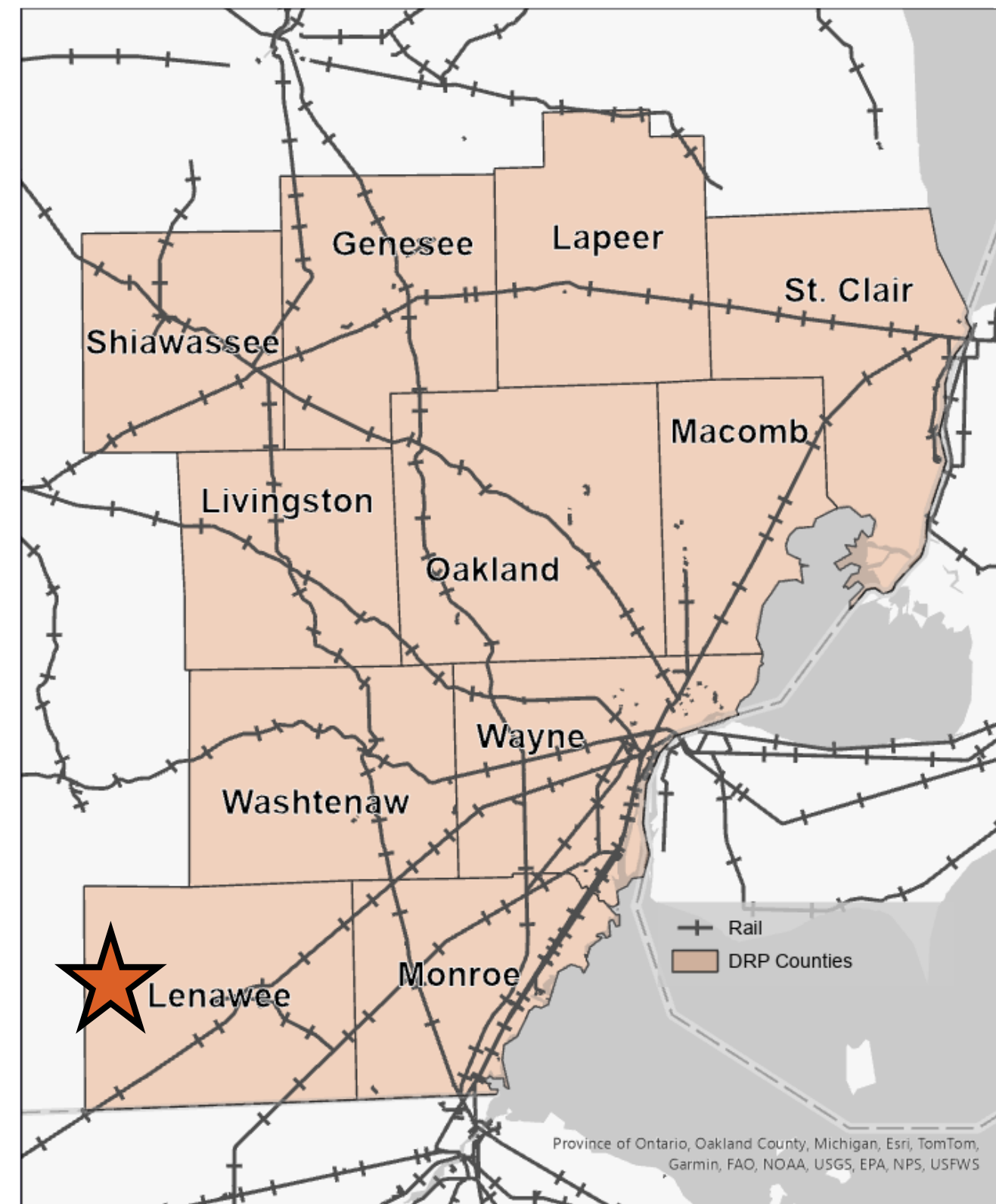
# Property Location: *Proximity to Rail (site is rail served)*



SECTION 4 | TRANSPORTATION

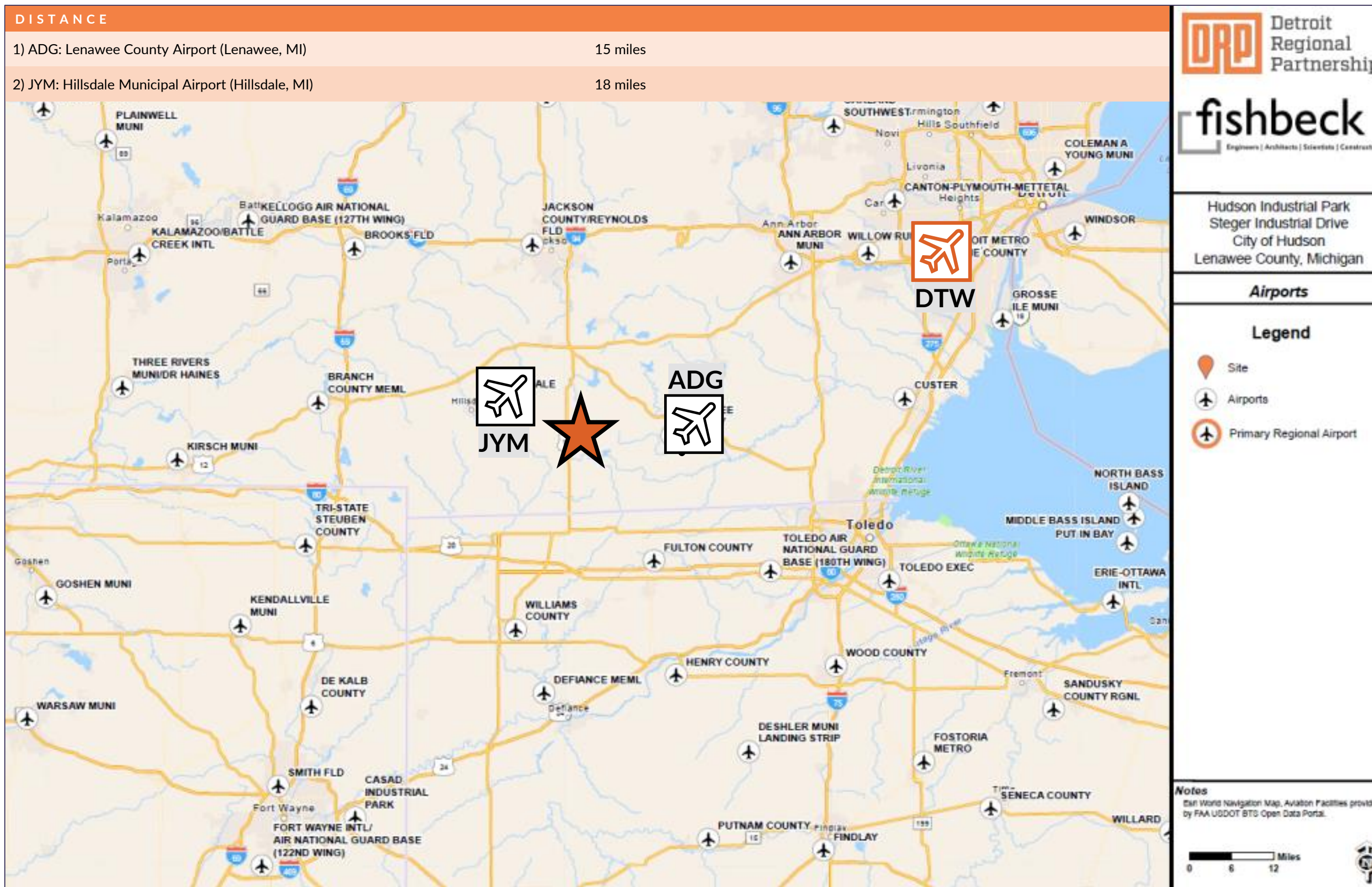
# Rail

Rail	
<b>Rail Owner</b>	<ul style="list-style-type: none"> <li>N/A</li> </ul>
<b>Distance to Nearest Railroad and Classification</b>	<ul style="list-style-type: none"> <li>Norfolk Southern Class 3 – Hillsdale – 16-miles East</li> <li>Norfolk Southern Class 3 – Adrian – 18-miles West</li> </ul>
<b>Distance to Nearest Rail Yard</b>	<ul style="list-style-type: none"> <li>Norfolk Southern/Indiana Northern Yard in Hillsdale.</li> <li>Norfolk Southern/Adrian and Blissfield Yard in Adrian.</li> <li>Intermodal yards available in Detroit and North Baltimore (Ohio).</li> </ul>
<b>On-Site Spur?</b>	<ul style="list-style-type: none"> <li>None – Hudson Industrial Park Covenants do not allow rail spurs.</li> </ul>
<b>Site-Specific Rail Connection Requirements</b>	<ul style="list-style-type: none"> <li>N/A</li> </ul>
<b>Other</b>	<ul style="list-style-type: none"> <li>New York Central Railroad tracks through Hudson were removed 40-50 years ago.</li> </ul>
<b>Recommendations (If Applicable)</b>	<ul style="list-style-type: none"> <li>Rail to site is not feasible.</li> </ul>
<b>References</b>	<ul style="list-style-type: none"> <li><a href="#">Michigan Rail Map</a></li> </ul>



SECTION 4 | TRANSPORTATION

# Property Location: *Proximity to Airports*

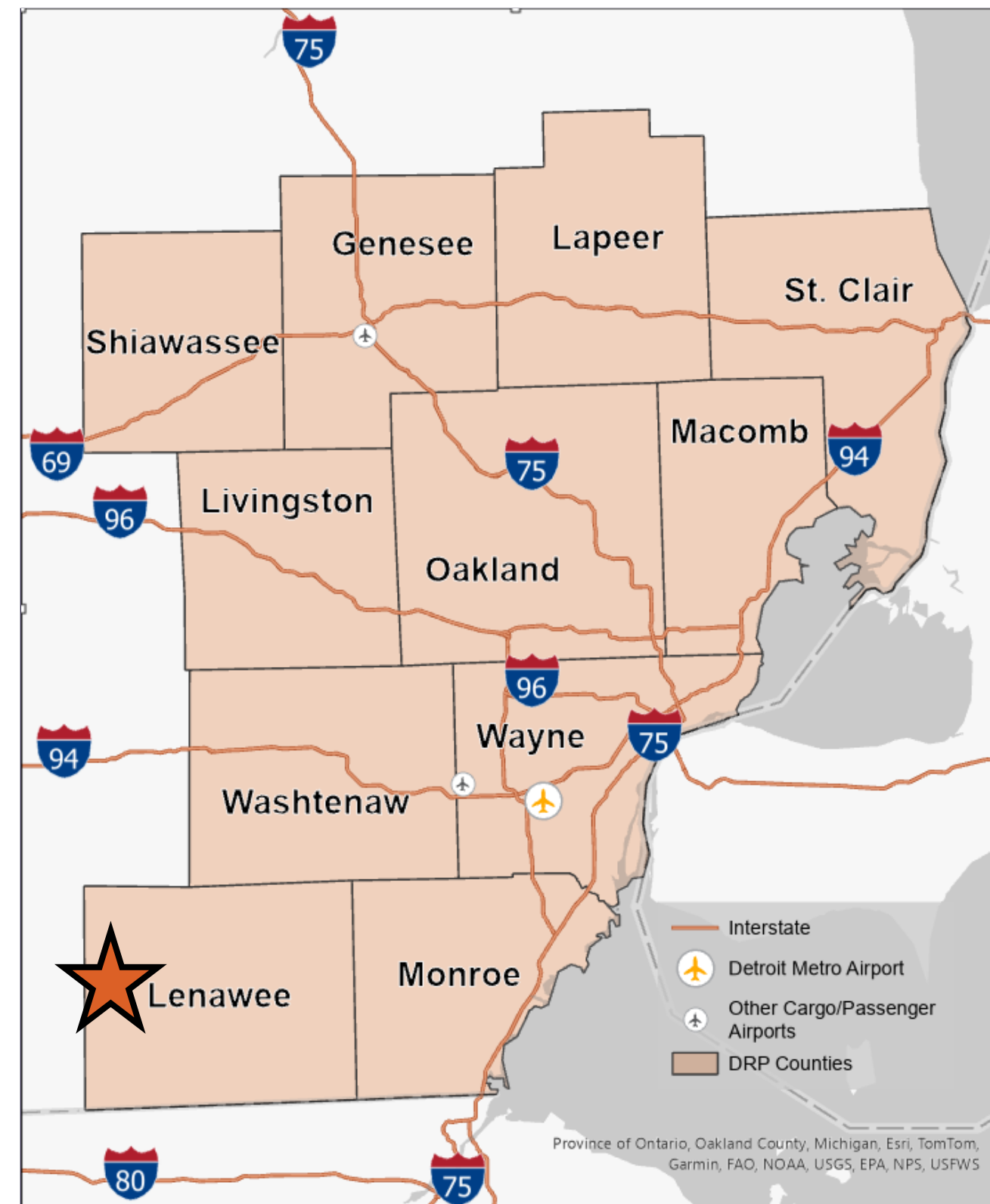




## SECTION 4 | TRANSPORTATION

# Airport Influences

Airport Influences	
<b>Distance to Nearest Commercial Airport</b>	<ul style="list-style-type: none"> <li>Detroit Metropolitan Wayne County Airport (DTW) – 86-miles Northeast</li> </ul>
<b>Distance to Nearest Municipal Airports</b>	<ul style="list-style-type: none"> <li>Hillsdale Municipal Airport (JYM) – 18-miles Northwest</li> <li>Lenawee County Airport (ADG) – 15-miles East</li> <li>Eugene F. Kranz Toledo Express Airport (TOL) – 49-miles Southeast</li> </ul>
<b>Distance to Nearest Military Airports</b>	<ul style="list-style-type: none"> <li>Selfridge Air National Guard Base – 129-miles Northeast</li> <li>Ohio Air National Guard Base (180th Fighter Wing) – 45-miles Southeast</li> </ul>
<b>FAA Invisible Surface Influences / Height Restrictions</b>	<ul style="list-style-type: none"> <li>None</li> </ul>
<b>Other</b>	<ul style="list-style-type: none"> <li>None</li> </ul>
<b>Recommendations (If Applicable)</b>	<ul style="list-style-type: none"> <li>None</li> </ul>
<b>References</b>	<ul style="list-style-type: none"> <li><a href="#">Google Earth</a></li> <li><a href="#">FAA Notice Criteria Tool</a></li> </ul>





## SECTION 5

# Environment

## SECTION 5 | ENVIRONMENT

# Environment Summary

Environmental Summary		Site & Building Improvement Environment Summary	
<b>Completed Environmental Reporting</b>	<ul style="list-style-type: none"> <li>Phase 1 Environmental Site Assessment dated November 12, 1999</li> </ul>	<b>Existing Environmental Permits</b>	<ul style="list-style-type: none"> <li>None identified</li> </ul>
<b>Wetlands &amp; Waters</b>	<ul style="list-style-type: none"> <li>No – No wetlands within boundaries of available lots. Lot 10 does show some hydronic soils on the EGLE wetlands map viewer.</li> </ul>	<b>Former Activities on the Property</b>	<ul style="list-style-type: none"> <li>The site has been primarily used for Agriculture (cropland) and converted to General Industrial as the need arises.</li> </ul>
<b>Floodplain</b>	<ul style="list-style-type: none"> <li>No – Site is located in Zone X, unshaded; areas of minimal flood hazard</li> </ul>	<b>Adjacent Property Activity</b>	<ul style="list-style-type: none"> <li>North - General Industrial</li> <li>East, South, West - Agricultural</li> </ul>
<b>Air Quality</b>	<ul style="list-style-type: none"> <li>Site is Attainment</li> </ul>	<b>Environmental Database Report Findings Summary</b>	<ul style="list-style-type: none"> <li>The search has returned no Federal preservation lands, rivers, critical habitats or sites of historical importance across the site.</li> <li>The site is located within the Southwestern Lower Peninsula Wildlife Management Area.</li> <li>Two Freshwater Ponds are located on the parcel, but outside any of the available lots.</li> <li>There are no FAA or FCC listed sites within the parcel.</li> </ul>
<b>Regulatory Agencies</b>	<ul style="list-style-type: none"> <li>Michigan Department of Environment, Great Lake, and Energy (EGLE)</li> </ul>		
<b>Recommendation Summary</b>	<ul style="list-style-type: none"> <li>No Recommendations based on findings at this time</li> </ul>		

## SECTION 5 | ENVIRONMENT

# Environmental Database Report

## Environmental Database Report Highlights

<b>EDR Findings</b>	<ul style="list-style-type: none"> <li>• The search has returned no Federal preservation lands, rivers, critical habitats or sites of historical importance across the site.</li> <li>• The site is located within the Southwestern Lower Peninsula Wildlife Management Area.</li> <li>• Two Freshwater Ponds are located on the parcel, but outside any of the available lots.</li> <li>• There are no FAA or FCC listed sites within the parcel.</li> </ul>
<b>Recommendations (If Applicable)</b>	<ul style="list-style-type: none"> <li>• No Recommendations based on findings at this time</li> </ul>
<b>References</b>	<ul style="list-style-type: none"> <li>• EDR NEPASearch Map Report</li> <li>• Phase 1 Environmental Site Assessment dated November 12, 1999</li> </ul>

SECTION 5 | ENVIRONMENT

# Wetlands and Waters of the United States (WOTUS)

Wetlands and Waters of the United States (WOTUS)	
<b>Located On-Site?</b>	<ul style="list-style-type: none"> <li>Wetlands are present on the Industrial Park parcel, but not within the boundaries of any of the available lots.</li> <li>The stormwater pond in the center of the park between lots 5 and 15 is classified as a Freshwater Pond.</li> <li>There is a second freshwater pond south of lot 18 that occupies approx. 6 acres between the Industrial Park parcel and the neighboring property.</li> <li>Portions of lot 10 has soils similar to those found in wetlands, but no identified wetlands.</li> <li>Refer to the Wetlands and Soils Classification Maps for further detail.</li> </ul>
<b>Wetland Impacts to the Site</b>	<ul style="list-style-type: none"> <li>None Anticipated.</li> </ul>
<b>Regulatory Agencies</b>	<ul style="list-style-type: none"> <li>Michigan Environment, Great Lakes, and Energy (EGLE)</li> </ul>
<b>Wetlands Jurisdictional Determination</b>	<ul style="list-style-type: none"> <li>Michigan Environment, Great Lakes and Energy (EGLE)</li> </ul>
<b>Mitigation Options</b>	<ul style="list-style-type: none"> <li>No Mitigation Anticipated.</li> </ul>
<b>Permitting Process and Approvals (As Applicable)</b>	<ul style="list-style-type: none"> <li>Permitting through EGLE before any local site permits will be approved.</li> </ul>
<b>Recommendations (If Applicable)</b>	<ul style="list-style-type: none"> <li>Wetlands are not anticipated to be an issue for development across the available lots.</li> </ul>
<b>References</b>	<ul style="list-style-type: none"> <li><a href="#">USFWS NWI Database</a></li> <li><a href="#">EGLE Wetland Map Viewer</a></li> <li><a href="#">USDA Web Soil Survey - Soil Data Explorer</a></li> </ul>



## SECTION 5 | ENVIRONMENT

# Air Quality

Air Quality	
<b>Jurisdictional Agency</b>	<ul style="list-style-type: none"> <li>Michigan Department of Environment, Great Lakes, and Energy (EGLE)</li> </ul>
<b>Is the Site in Attainment</b>	<ul style="list-style-type: none"> <li>Lenawee County, Michigan is in attainment for all National Ambient Air Quality Standards (NAAQS) per the United States Environmental Protection Agency (USEPA).</li> <li>Data current as of March 31, 2024.</li> </ul>
<b>Permits / Approvals</b>	<ul style="list-style-type: none"> <li>Need for air permits will vary depending upon final use of the property.</li> </ul>
<b>Recommendations (If Applicable)</b>	<ul style="list-style-type: none"> <li>Partner with a consulting firm experienced in processing air and other environmental permits through Michigan's state agencies.</li> </ul>
<b>References</b>	<ul style="list-style-type: none"> <li><a href="#">USEPA Greenbook Nonattainment Area Summary Report</a></li> <li><a href="#">EGLE Status Map for the National Ambient Air Quality Standards</a></li> </ul>

















SECTION 6

# Utilities

## SECTION 6 | UTILITIES

## Utilities Overview

	<6 months to initiate service
	>6 months to initiate service
	No service available

Utility	 Electric	 Natural Gas	 Water	 Sewer	 Internet/ Fiber
Provider					
Capacity to Serve Demand	<ul style="list-style-type: none"> <li>Adjacent 3-phase distribution system has 953 kW currently available (0.953 MW)</li> </ul>				
Demand Assumed	<ul style="list-style-type: none"> <li>7 MW within 9 months</li> </ul>	<ul style="list-style-type: none"> <li>13 MCFH (mcf/hour) within 9-months</li> </ul>	<ul style="list-style-type: none"> <li>150,000 GPD baseline demand</li> </ul>	<ul style="list-style-type: none"> <li>100,000 Gallons Per Day (GPD)</li> </ul>	<ul style="list-style-type: none"> <li>N/A</li> </ul>
Nearby Infrastructure Detail	<ul style="list-style-type: none"> <li>4.8/8.32 kV 3-Phase Electric Distribution located</li> <li>46 kV Transmission adjacent to site</li> <li>138 kV Transmission approx. 2-miles east of site               <ul style="list-style-type: none"> <li>East-West along State Trunkline 34/Carleton Road</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>4" Natural gas distribution along Steger Industrial Drive</li> </ul>	<ul style="list-style-type: none"> <li>8" water main loop along Steger Industrial Drive and Munson Hwy that can convey upwards of 1,600 gallons/minute</li> </ul>	<ul style="list-style-type: none"> <li>8-inch sewer main along Steger Industrial Drive and Munson Hwy.</li> <li>Lift Station at northwest corner of site</li> <li>Approx. 2-miles from wastewater treatment plant</li> </ul>	<ul style="list-style-type: none"> <li>D&amp;P Communications               <ul style="list-style-type: none"> <li>Basic service starting at 100 Mbps</li> </ul> </li> <li>Xfinity               <ul style="list-style-type: none"> <li>Basic service starting at 300 Mbps</li> </ul> </li> </ul>
Recommendations	<ul style="list-style-type: none"> <li>N/A</li> </ul>	<ul style="list-style-type: none"> <li>N/A</li> </ul>	<ul style="list-style-type: none"> <li>N/A</li> </ul>	<ul style="list-style-type: none"> <li>N/A</li> </ul>	



SECTION 6 | UTILITIES

# Utilities Layout



Hudson Industrial Park  
 Steger Industrial Drive  
 City of Hudson  
 Lenawee County, Michigan

- Utilities**
- Legend**
- Site
  - Three Phase Electric Distribution Line
  - Two Phase Electric Distribution Line
  - 46kV Electric Line
  - Gas Main
  - Water Main
  - Stormwater
  - Sanitary

## SECTION 6 | UTILITIES

## Power



Power		Extension or Upgrade Details	
<b>Provider</b>	<ul style="list-style-type: none"> <li>• <b>Distributor / Provider:</b> Consumers Energy</li> <li>• <b>Is Customer Choice Available:</b> Yes</li> </ul>	<b>Necessary Line Extensions or Upgrades</b>	<ul style="list-style-type: none"> <li>• For the full 7 MW across the available acreage, a 46 kV substation and new lines from the existing 46 kV transmission infrastructure will be required.</li> <li>• Additional Power beyond 7 MW would require Consumers to pull from an adjacent system, estimated time to provide is around 30 months.</li> </ul>
<b>Available Electric Capacity</b>	<ul style="list-style-type: none"> <li>• <b>Short Term:</b> Adjacent 3-phase distribution system has 953 kW currently available (0.953 MW)</li> <li>• <b>Long Term:</b> TBD</li> </ul>		<b>Estimated Cost</b>
<b>Nearest Distribution Line</b>	<ul style="list-style-type: none"> <li>• <b>Voltage:</b> 4.8/8.32 kV 3-Phase Electric Distribution</li> <li>• <b>Location:</b> East-West along State Trunkline 34/Carleton Road</li> </ul>	<b>Estimated Timing</b>	
<b>Nearest Transmission Line</b>	<ul style="list-style-type: none"> <li>• <b>Voltage:</b> <ul style="list-style-type: none"> <li>• 46 kV Transmission adjacent to site</li> <li>• 138 kV Transmission approx. 2-miles east of site</li> </ul> </li> <li>• <b>Location:</b> East-West along State Trunkline 34/Carleton Road</li> </ul>		<b>Current Lead Time For Upgrade Materials</b>
<b>Nearest Substation:</b>	<ul style="list-style-type: none"> <li>• <b>Voltage(s):</b> N/A</li> <li>• <b>Name:</b> Hudson</li> <li>• <b>Location:</b> Approx. 1-mile northwest of site.</li> </ul>	<b>Necessary Rights-Of-Way to Provide Service</b>	
<b>Line Extension or Upgrades Required</b>	<ul style="list-style-type: none"> <li>• Yes, 7 MW within 9 months</li> </ul>		<b>Feasibility of Electric Redundancy</b>
<b>Adjacent Property Service</b>	<ul style="list-style-type: none"> <li>• Adjacent 3-phase distribution system has 953 kW currently available (0.953 MW)</li> </ul>	<b>Maximum Available Capacity Within 60 Months</b>	
<b>Location of Primary Service</b>	<ul style="list-style-type: none"> <li>• N/A</li> </ul>		
<b>Other Commentary</b>	<ul style="list-style-type: none"> <li>• Customer Choice is permitted however Michigan's Customer Choice Program is limited to no more than 10% of Consumers previous calendar year's weather adjusted sales.</li> <li>• Per Consumers there is a current waitlist of 3,000 customers for this service.</li> <li>• Per Consumers: "Consumers has a robust construction incentive allowance that is based on customer's rate, electric demand, usage, and contract length."</li> </ul>		
<b>Presence of Electrical Redundancy</b>	<ul style="list-style-type: none"> <li>• None</li> </ul>		
<b>Recommendations (If Applicable)</b>	<ul style="list-style-type: none"> <li>• N/A</li> </ul>		
<b>References</b>	<ul style="list-style-type: none"> <li>• N/A</li> </ul>		

## SECTION 6 | UTILITIES

## Natural Gas



Natural Gas		Extension or Upgrade Details	
<b>Provider</b>	<ul style="list-style-type: none"> <li>• <b>Transmission:</b> Michigan Gas Utilities (WEC Energy Group)</li> <li>• <b>Distributor / Provider:</b> Michigan Gas Utilities (WEC Energy Group)</li> </ul>	<b>Necessary Line Extensions or Upgrades</b>	<ul style="list-style-type: none"> <li>• No offsite upgrades necessary to provide assumed demand.</li> <li>• 4" gas distribution main may need extension along southern portion of Steger Industrial Drive to reach all lots (see utility plan).</li> </ul>
<b>Available Distribution Capacity</b>	<ul style="list-style-type: none"> <li>• Up to 13 MCFH</li> </ul>	<b>Estimated Cost</b>	<ul style="list-style-type: none"> <li>• Not Provided</li> </ul>
<b>Distribution Line Servicing Site?</b>	<ul style="list-style-type: none"> <li>• <b>Size:</b> 4" Natural Gas Distribution</li> <li>• <b>Location:</b> Along Steger Industrial Drive <ul style="list-style-type: none"> <li>• Lots 8, 9, &amp; 10 may require line extension</li> </ul> </li> </ul>	<b>Estimated Timing</b>	<ul style="list-style-type: none"> <li>• <b>Design:</b> Assumed demand met by existing infrastructure</li> <li>• <b>Permitting:</b> N/A</li> <li>• <b>Acquisition of Rights-Of-Way:</b> N/A</li> <li>• <b>Construction:</b> N/A</li> </ul>
<b>Required Infrastructure Improvements</b>	<ul style="list-style-type: none"> <li>• <b>Yes (minimal)</b></li> </ul>	<b>Necessary Rights-Of-Way to Provide Service</b>	<ul style="list-style-type: none"> <li>• Right-of-way that would need to be acquired for possible line extension would be within the 20' easement along Steger Industrial Drive as noted in the Hudson Industrial Park covenants.</li> </ul>
<b>Capacity of Nearby Transmission Infrastructure</b>	<ul style="list-style-type: none"> <li>• <b>Size:</b> 42" Rover Pipeline</li> <li>• <b>Location:</b> Approx. 10-miles east of site.</li> </ul>		
<b>Other Comments</b>	<ul style="list-style-type: none"> <li>• N/A</li> </ul>		
<b>Recommendations (If Applicable)</b>	<ul style="list-style-type: none"> <li>• N/A</li> </ul>		
<b>References</b>	<ul style="list-style-type: none"> <li>• N/A</li> </ul>		

## SECTION 6 | UTILITIES

# Water



Water	
<b>Service Provider</b>	<ul style="list-style-type: none"> <li>City of Hudson Department of Public Works</li> </ul>
<b>Assumed Demand Baseline per Site Size</b>	<ul style="list-style-type: none"> <li>150,000 Gallons per Day (GPD)</li> </ul>
<b>Distribution Line Servicing Site?</b>	<ul style="list-style-type: none"> <li>8" water main loop along Steger Industrial Drive and Munson Hwy.</li> </ul>
<b>Required Infrastructure Improvements</b>	<ul style="list-style-type: none"> <li>No extensions or upgrades required to serve properties.</li> </ul>
<b>Capacity of Nearby Transmission Infrastructure</b>	<ul style="list-style-type: none"> <li>8-inch pipe can convey upwards of 1600 gallons/minute.</li> <li>City of Hudson Water Treatment Plan has available capacity of approximately 0.35 Million Gallons per Day (MGD)</li> <li>There is no infrastructure to supply the site with raw water.</li> </ul>
<b>Other Commentary</b>	<ul style="list-style-type: none"> <li>Excess capacity stored in a 500,000-gallon water tower located within the Hudson Industrial Park.</li> <li>Right-of-way that would need to be acquired for possible line extension would be within the 20' easement along Steger Industrial Drive as noted in the Hudson Industrial Park covenants.</li> </ul>
<b>Recommendations (If Applicable)</b>	<ul style="list-style-type: none"> <li>N/A</li> </ul>
<b>References</b>	<ul style="list-style-type: none"> <li>N/A</li> </ul>

## SECTION 6 | UTILITIES

## Wastewater



Wastewater		Extension or Upgrade Details	
<b>Service Provider</b>	<ul style="list-style-type: none"> <li>City of Hudson Department of Public Works</li> </ul>	<b>Necessary Line Extensions or Upgrades</b>	<ul style="list-style-type: none"> <li>Sanitary Lift station would require upgrade to serve 100,000 GPD</li> </ul>
<b>Assumed Demand Baseline per Site Size</b>	<ul style="list-style-type: none"> <li>100,000 Gallons Per Day (GPD)</li> </ul>	<b>Estimated Cost</b>	<ul style="list-style-type: none"> <li>Not provided at this time</li> </ul>
<b>Distribution Line Servicing Site?</b>	<ul style="list-style-type: none"> <li>8-inch sewer main along Steger Industrial Drive and Munson Hwy.</li> <li>2 miles from wastewater treatment plant</li> </ul>	<b>Estimated Timing</b>	<ul style="list-style-type: none"> <li><b>Design:</b> Not provided at this time</li> <li><b>Permitting:</b> Not Provided at this time</li> <li><b>Acquisition of Rights-Of-Way:</b> Minimal, would be upgrade of existing infrastructure</li> <li><b>Construction:</b> Not Provided at this time</li> </ul>
<b>Required Infrastructure Improvements</b>	<ul style="list-style-type: none"> <li>Yes</li> </ul>	<b>Necessary Rights-Of-Way to Provide Service</b>	<ul style="list-style-type: none"> <li>Not currently known</li> </ul>
<b>Capacity of Nearby Transmission Infrastructure</b>	<ul style="list-style-type: none"> <li>8-inch sewer can convey over 100,000 Gallons per Day (GPD)</li> <li>Hudson Wastewater Treatment Plan has excess capacity of 250,000 GPD</li> </ul>		
<b>Lift Station Required?</b>	<ul style="list-style-type: none"> <li>Yes - Lift Station at northwest corner of site</li> </ul>		
<b>Other Commentary</b>	<ul style="list-style-type: none"> <li>N/A</li> </ul>		
<b>Recommendations (If Applicable)</b>	<ul style="list-style-type: none"> <li>N/A</li> </ul>		
<b>References</b>	<ul style="list-style-type: none"> <li>N/A</li> </ul>		

## SECTION 6 | UTILITIES

## Storm Sewer / Runoff Requirements



Storm Sewer	
<b>Stormwater Infrastructure On-Site?</b>	<ul style="list-style-type: none"> <li>Yes, the industrial park has a storm sewer system installed under Steger Industrial Drive to collect and convey runoff from each lot a centralized detention facility.</li> </ul>
<b>Regional Detention Available?</b>	<ul style="list-style-type: none"> <li>Yes, the industrial park has a centralized detention facility.</li> </ul>
<b>Site Attenuation Requirements</b>	<ul style="list-style-type: none"> <li>If the park system is not utilized, the Lenawee County Drain Commission (LCDC) requires a non-linear pond that is adequately sized to hold the following: <ul style="list-style-type: none"> <li>The 50-year 24-hour storm event; release rate not to exceed that of the pre-development 10-year 24-hour storm event.</li> <li>The "Bank Full flood" – the 1.5-year 24-hour storm event; release rate as such that volume will be stored not less than 24-hours nor more than 48-hours.</li> </ul> </li> </ul>
<b>Off-Site Stormwater Drainage Allowed?</b>	<ul style="list-style-type: none"> <li>Storm discharge to the industrial park storm sewer is allowed.</li> <li>If the park system is not utilized, LCDC requires all proposed impervious surface runoff to be conveyed into a stormwater storage facility for water quality treatment and detention.</li> </ul>
<b>Stormwater Pre-Treatment Requirements</b>	<ul style="list-style-type: none"> <li>In addition to capturing the storm events noted above; the system must be designed to capture and treat the first 0.5-inches (first flush) of rainfall. <ul style="list-style-type: none"> <li>This can be accomplished by holding this volume for at least 24-hours, or within a permanent pool.</li> </ul> </li> </ul>
<b>Other Commentary</b>	<ul style="list-style-type: none"> <li>Hudson Industrial Park – Site Grading and Drainage Plan</li> <li><a href="#">Lenawee County Drain Commission (LCDC) Stormwater Guidelines</a></li> </ul>
<b>Recommendations (If Applicable)</b>	<ul style="list-style-type: none"> <li>None</li> </ul>



## SECTION 6 | UTILITIES

# Fiber



Fiber	
<b>Service Provider</b>	<ul style="list-style-type: none"> <li>• D&amp;P Communications (Fiber)</li> <li>• Xfinity (Cable)</li> </ul>
<b>Line(s) Currently Servicing The Site? Describe Site(s) and Location(s)</b>	<ul style="list-style-type: none"> <li>• Buried telecom infrastructure along Carleton Road and Munson Hwy               <ul style="list-style-type: none"> <li>• D&amp;P Communications                   <ul style="list-style-type: none"> <li>• Basic service starting at 100 Mbps</li> </ul> </li> <li>• Xfinity                   <ul style="list-style-type: none"> <li>• Basic service starting at 300 Mbps</li> </ul> </li> </ul> </li> </ul>
<b>Required Infrastructure Improvements</b>	<ul style="list-style-type: none"> <li>• None Apparent</li> </ul>
<b>Other Commentary</b>	<ul style="list-style-type: none"> <li>• Rural Reach (Wireless)</li> <li>• T-Mobile 5G (Wireless)</li> <li>• Frontier (DSL) Adjacent</li> <li>• Midwest Connections (Fiber) Adjacent</li> </ul>
<b>Recommendations (If Applicable)</b>	<ul style="list-style-type: none"> <li>• D&amp;P Communications is in the process of upgrading to Fiber in Hudson, expected to be completed by 2026.</li> <li>• Verify Fiber/Cable availability at street with choice provider.</li> </ul>
<b>References</b>	<ul style="list-style-type: none"> <li>• <a href="#">BroadbandNow – National Broadband Map</a></li> </ul>

## SECTION 6 | UTILITIES

## Utilities- Provider Profiles



**Consumers Energy** Consumers Energy Company operates as an electric and gas utility in Michigan. It is involved in the generation, purchase, transmission, distribution, and sale of electricity through coal, wind, gas, renewable energy, oil, and nuclear sources. The company also engages in the purchase, transmission, storage, distribution, and sale of natural gas. It serves residential, commercial, and diversified industrial customers. Consumers Energy Company was formerly known as Consumers Power Company and changed its name to Consumers Energy Company in 1997. The company was founded in 1886 and is based in Jackson, Michigan. Consumers Energy Company operates as a subsidiary of CMS Energy Corporation.



**City of Hudson Department of Public works** delivers clean water and collects sanitary sewage and stormwater in the City of Hudson, Michigan



**MGU** delivers natural gas to about 185,000 customers in southern and western Michigan. Our employees are dedicated to delivering natural gas safely and reliably. We look for ways to reduce costs for our customers. And we help our local communities grow even more.





SECTION 7

# Resources & Tools

## SECTION 7 | RESOURCES &amp; TOOLS

## Entitlements / City Support

City of Hudson –

The Hudson Industrial Park is located on 150 acres of land at the southeast corner of M-34 and S. Munson Highway at the southeast corner of the City. The Park is home to several manufacturers, including the City's largest current employer, Hi-Lex Controls, Inc.

The Industrial Park is accessed exclusively via Class A all-season roads. The major street within the Park, Steger Industrial Drive, was completed in 2013. The development of the Industrial Park also saw the installation of all infrastructure needed for prospective manufacturing tenants, including storm and sanitary sewers, fire main, a retention pond and a 500,000-gallon water storage tank.

In 2010, the facility received its State designation as a Michigan Certified Business Park, signifying meeting all of the highest standards required by the State and the Michigan Economic Developers Association (MEDA).

## SECTION 7 | RESOURCES &amp; TOOLS

## Available Incentives

### Local

#### **Industrial & High-Technology Property Tax Exemption -**

Provides property tax abatements to industrial processors, high-technology activity companies, research and development laboratories, and large communication centers, which can reduce certain property taxes by up to 50%. A P.A. 198 abatement is negotiated at the local municipal level and is available for up to 12 years.

#### **New Warehousing, Distribution, and logistic Facilities in Border Counties -**

Provides up to a 50% reduction in property taxes for a new warehouse, distribution, or logistic facilities locate in a border county (Lenawee is a border county). To qualify for this incentive, at least 90% of the facility, excluding the surrounding green space, must be used for warehousing, distribution, or logistic purposes and occupy a building or structure at least 100,000 square feet in size.

### State

**Michigan Business Development Program-** The program is available to eligible businesses that create qualified new jobs and/ or make qualified new investment in Michigan. See reference for further details.

**Jobs Ready Michigan-** Funding to meet the talent needs of companies that are expanding or relocating to Michigan. Program designed to address costs associated with recruiting and training individuals for occupations that are high-wage, high-skill or high-demand

Reference: [Jobs Ready Michigan](#)

### Federal

**In addition to these programs, recent Federal legislation (Infrastructure Investment and Jobs Act & Inflation Reduction Act)** has opened a plethora of energy grants and tax credits. Many of these programs are still under development and will be issues through the respective state agency. Some highlights related to renewable energy and energy efficiency are detailed below...

#### **INFRASTRUCTURE INVESTMENT AND JOBS ACT**

Energy Efficiency Revolving Loan Fund Capitalization Program

Advanced Energy Manufacturing and Recycling Grant Program

#### **INFLATION REDUCTION ACT**

Investment Tax Credit and Production Tax Credit

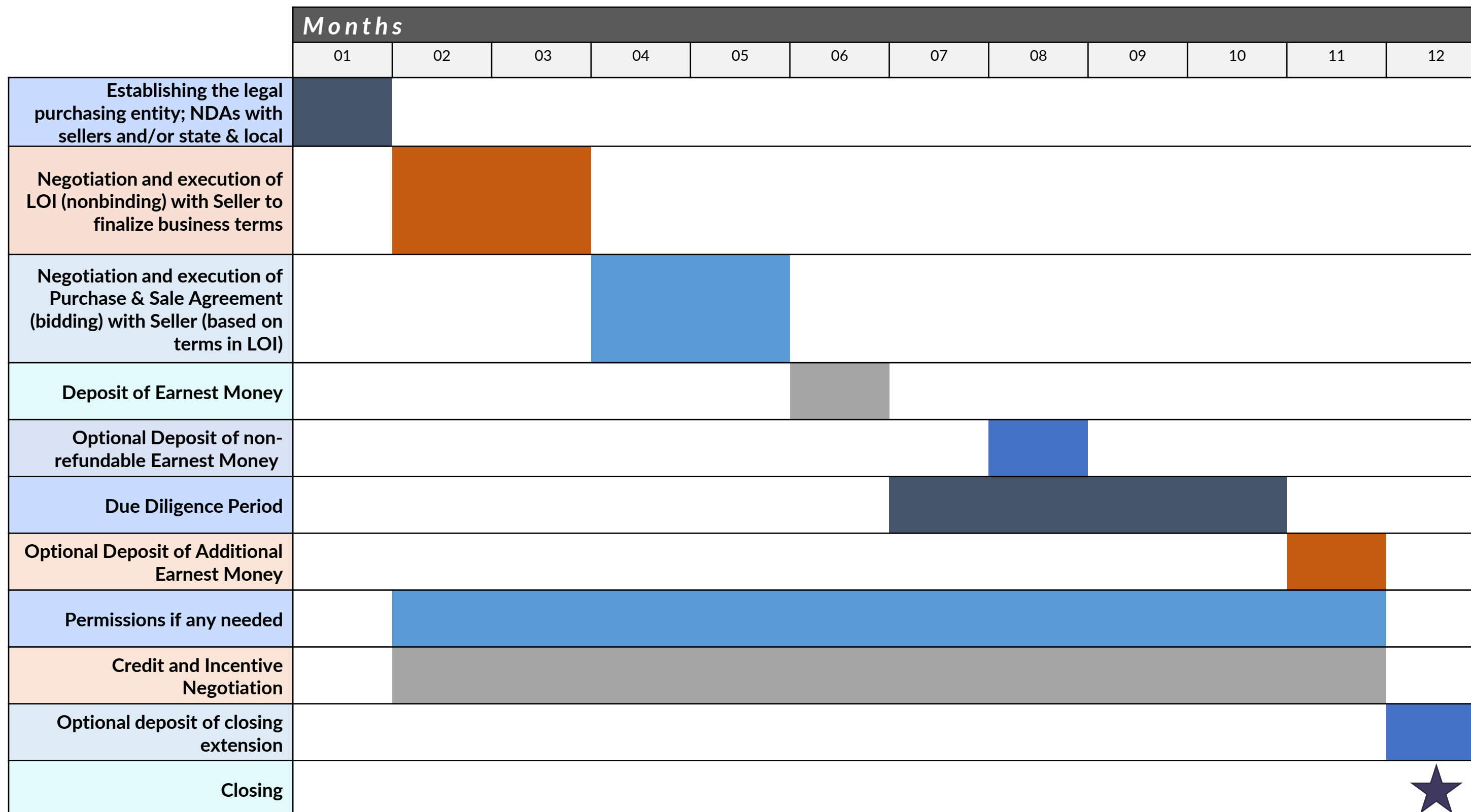
Clean Energy Investment Tax Credit

Clean Energy Production Tax Credit

## SECTION 7 | RESOURCES &amp; TOOLS

# Illustrative Purchase Process & Timeline

*Illustrative / Sample*



## SECTION 7 | RESOURCES &amp; TOOLS

# AHJ Site Plan Approval Process

## High Level Overview

Step 1: [Preliminary Plan Review \(PPR\)](#)

[Zoning Compliance Application](#)

Step 2: [Final Site Plan Review](#)

Step 3: [Building Permit](#)

### Departments and Contacts

<b>Building Department / Inspections</b>	<ul style="list-style-type: none"> <li><b>Name:</b> Hillsdale County Inspection &amp; Environmental Services Department</li> <li><b>Work Number:</b> (517) 437-4130</li> </ul>
<b>Hudson City Manager</b>	<ul style="list-style-type: none"> <li><b>Name:</b> Charles Weir</li> <li><b>Work Number:</b> (517) 448-8983</li> <li><b>Email:</b> <a href="mailto:cweir@ci.hudson.mi.us">cweir@ci.hudson.mi.us</a></li> </ul>
<b>Hudson DPW Superintendent</b>	<ul style="list-style-type: none"> <li><b>Name:</b> Jay Best</li> <li><b>Work Number:</b> (517) 403-9316</li> <li><b>Email:</b> <a href="mailto:dpw@ci.hudson.mi.us">dpw@ci.hudson.mi.us</a></li> </ul>
<b>Hudson Wastewater Superintendent</b>	<ul style="list-style-type: none"> <li><b>Name:</b> Josh Mattek</li> <li><b>Work Number:</b> (517) 448-4701</li> <li><b>Email:</b> <a href="mailto:wwtp@ci.hudson.mi.us">wwtp@ci.hudson.mi.us</a></li> </ul>
<b>Lenawee County Drain Commission</b>	<ul style="list-style-type: none"> <li><b>Name:</b> David Mitchel</li> <li><b>Work Number:</b> (517) 264-4696</li> <li><b>Email:</b> <a href="mailto:David.Mitchell@lenawee.mi.us">David.Mitchell@lenawee.mi.us</a></li> </ul>

### Permitting Bodies Dates and Times

<b>Planning Commission</b>	<ul style="list-style-type: none"> <li>Fourth Monday @ 6:30 PM</li> </ul>
<b>Zoning Board of Appeals</b>	<ul style="list-style-type: none"> <li>As Required</li> </ul>
<b>City Council</b>	<ul style="list-style-type: none"> <li>First and Third Tuesday @ 7:00 PM</li> </ul>

## SECTION 7 | RESOURCES &amp; TOOLS

## Development Process Overview

### High Level Overview

- 1) Schedule a predevelopment meeting with the city to get input on the conceptual plans.
- 2) Submit application for zoning compliance and initial site plan review. If variances are required, submit prior to final site plan application.
- 3) Submit for final site plan review.
- 4) Submit for erosion control permit with Lenawee County Drain Commission.
- 5) Submit for appropriate city building permits.
- 6) The city's inspectors reserve the right to inspect throughout the duration of the project.

### Checklist Links

[Zoning Compliance](#)

[Site Plan Approval](#)

[Hudson Right-of-Way](#)

[Water & Sewer Tap Permit](#)

[Erosion Control](#)

[Building Permits](#)

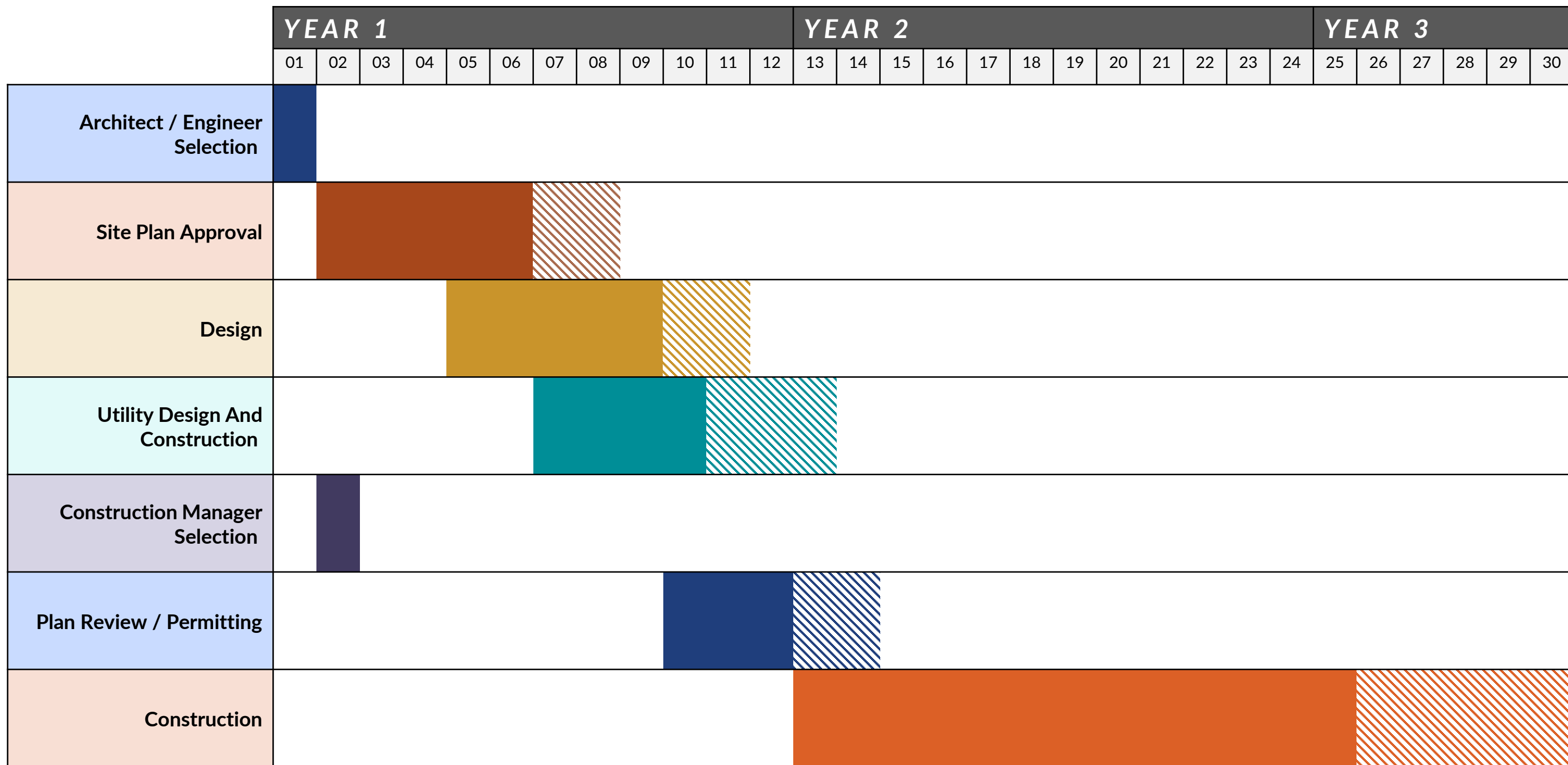
SECTION 7 | RESOURCES & TOOLS

# Illustrative Project Schedule

Estimate for full build schedule

Performed by: Third Party Feasibility Consultant

**Illustrative / Sample**





# Detroit Regional Partnership

**MARKET.**

**GROW.**

**SUPPORT.**

The DRP is an economic development 501(C)(3) nonprofit that offers confidential, no-cost assistance to domestic and international companies seeking to explore and invest in the 11-county Detroit Region.

## DRP SERVICES

- A Single Point of Contact
- Regional Data
- Connections to Key Partners
- Incentives and Talent Assistance
- Building and Site Analysis

## DRP CONTACT

- Email: [Info@DetroitRegionalPartnership.com](mailto:Info@DetroitRegionalPartnership.com)
- Phone: (313) 518-5600
- Office: 1001 Woodward Ave. Suite #800  
Detroit, MI 48226 United States
- Reach out for your local project partner!

[DetroitRegionalPartnership.com](http://DetroitRegionalPartnership.com)



@DetroitRegionalPartnership



@DetroitRegional



