

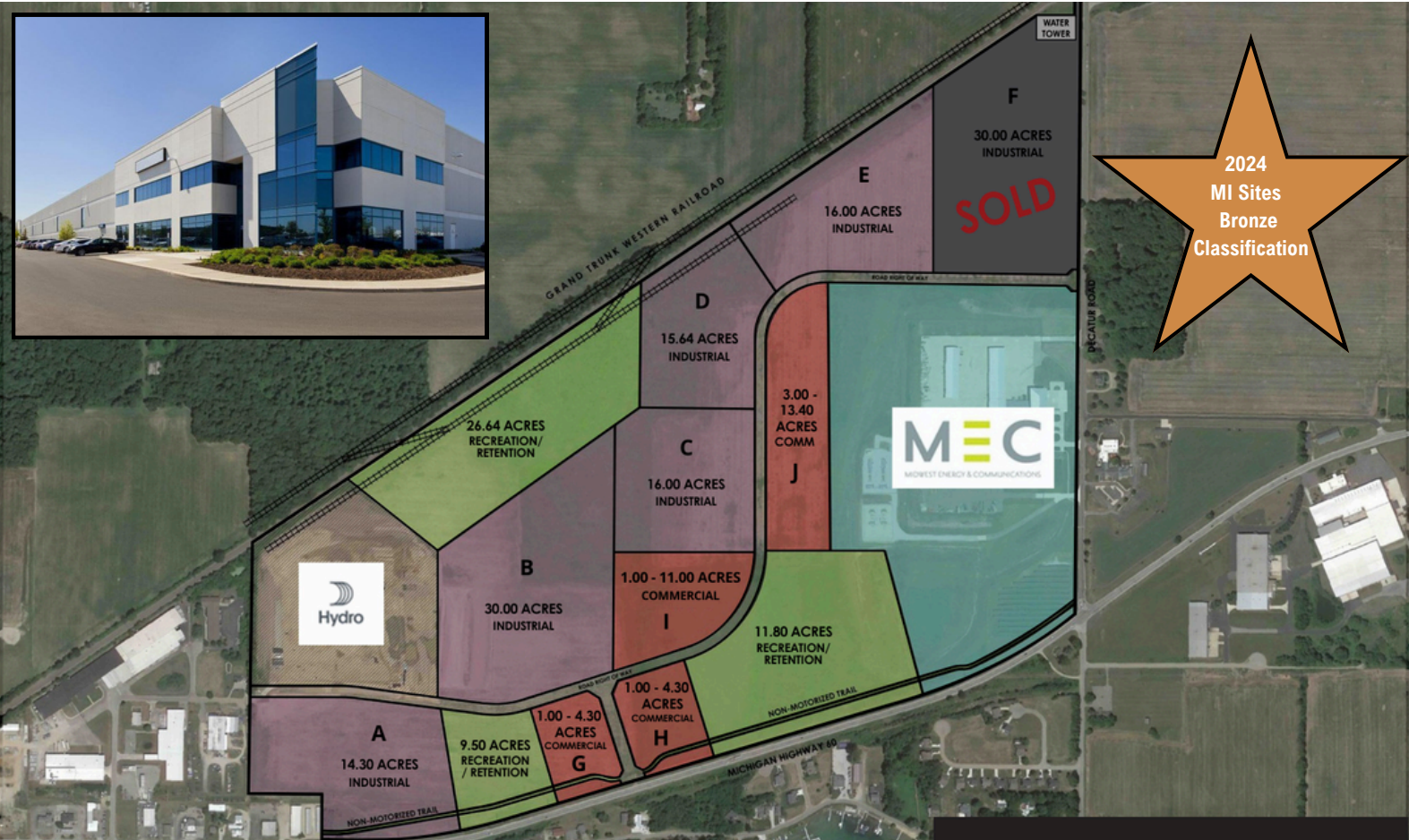
COMMERCIAL & INDUSTRIAL LAND FOR SALE

60590 Decatur Road, Cassopolis, MI 49031

SMART PARK

1 - 50 ACRES

Price: \$100,000 - \$200,000 PER ACRE



- SMART Park is a 250-acre privately owned business park in Cassopolis, MI offering companies a myriad of opportunities to stand out and grow in both commercial and industrial markets. The site is under ownership by Midwest Energy & Communications (MEC), an electric cooperative, fiber internet provider and propane provider. MEC is a company continually looking for innovative ways to improve their community and customer's lives. MEC developed their state-of-the art headquarters facility adjacent to SMART Park with a goal to develop the land in order to bring opportunity to this sought after area on the cusp of growth.
- An abundance of commercial development options have come online directly across M-60 from the 1,078-acre Diamond Lake, featuring 900 upscale homes and cottages with some of the best demographics in southwest Michigan. Restaurants, retail, light medical, office and multi-family opportunities could be excellent fits for the underserved population of Cassopolis, Diamond Lake and the surrounding area.
- The park is served by Canadian National Railroad and is designated as a CN Certified Rail Ready Site, a certification only a handful of sites in the US have earned.
- Other features include:
 - 4,750 feet of shared use (non-motorized trail) pathway
 - 15 MW Substation on-site with transformers
 - No retention needed on individual sites
 - MEC-provided fiber-optics on-site
 - MEC-provided tier-two data center on-site



Ryan White, CCIM
 Managing Broker
 574.315.9615
 RWhite@PinnProp.Com

Andy Knapick, MS
 Senior Broker
 574.383.8896
 AKnapick@PinnProp.Com

Pinnacle Properties
 418 S. Main Street
 Elkhart, IN 46514

















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FEATURES & INCENTIVES

Property Highlights

-  Sale Price: \$100-200k/acre
-  Zoned as SMART Park
-  Flexible parcel sizes
-  Fewer government rules and regulations, as well as faster response times from the local government
-  CN Class I Rail - adjacent
-  US-131 - 18.8 miles
-  Kalamazoo/Battle Creek Intl. Airport (AZO) - 42 miles
-  I-80/90 - 20.3 miles
-  I-94 - 20.7 miles
-  South Bend Intl. Airport (SBN) - 32 miles
-  EMS - < 5 miles
-  City of Dowagiac Municipal Airport (C91) - 12 miles
-  Fire (ISO 6) - 4 miles
-  Police - 1 mile



Utilities

-  MEC has 12.5 kV electric distribution lines and 138/69 kV transmission lines; can serve up to 15 MW; substation on property
-  SEMCO has an 8", 60 psig natural gas distribution line; 21,600 mcf/month available
-  CCWS has 12" water main with 0.97 mgd of excess capacity; WTP has 0.84 mgd of excess capacity
-  Village of Cassopolis has service lines with 0.216 mgd of excess capacity; Dowagiac WWTP has >1 mgd of excess capacity
-  MEC fiber and phone service provided on-site
-  0.75 MW community solar array on-site

Due Diligence

- Phase I ESA - 10/11/2021 - No RECs
- Rare Species Review - 2/26/2016
- Phase I Archaeological - 2/23/2022, 4/6/2022
- Geotechnical Investigation - 7/2/2019 - 39 borings
- Mass Grading Plan - October 2022 (revised 4/18/2023)



**MICHIGAN
ECONOMIC
DEVELOPMENT
CORPORATION**

The MI Sites program was developed in 2024 to enhance the readiness of industrial properties in the State of Michigan. The primary objective is to develop a statewide portfolio of ready sites to address the real estate needs of companies seeking to locate or expand in Michigan. Consistent statewide criteria for site readiness have been established in order to receive a classification. SMART Park received a bronze classification as part of the MI Sites program, being one of only nine sites in the state of Michigan to make it through the program. Attaining Bronze Status gives SMART Park access to priority marketing and capital from the State of Michigan.



AREA DETAILS



Demographics

	Cassopolis	Cass County
Population	1,750	51,642
Median Resident Age	41.2	41.3
Median Household Income	\$39,107	\$68,011
Median Individual Income	\$30,288	\$38,544

Sources: Data Commons and US Census Bureau

Community Overview

Cass County

- 20 miles from the shores of Lake Michigan
- Home to Southwestern Michigan College
- More than 800 farms, multiple small towns with rich histories and a variety of local festivals
- Abundant opportunities for both indoor and outdoor adventure including boating, fishing, kayaking, biking, hiking and cross-country skiing

Michigan

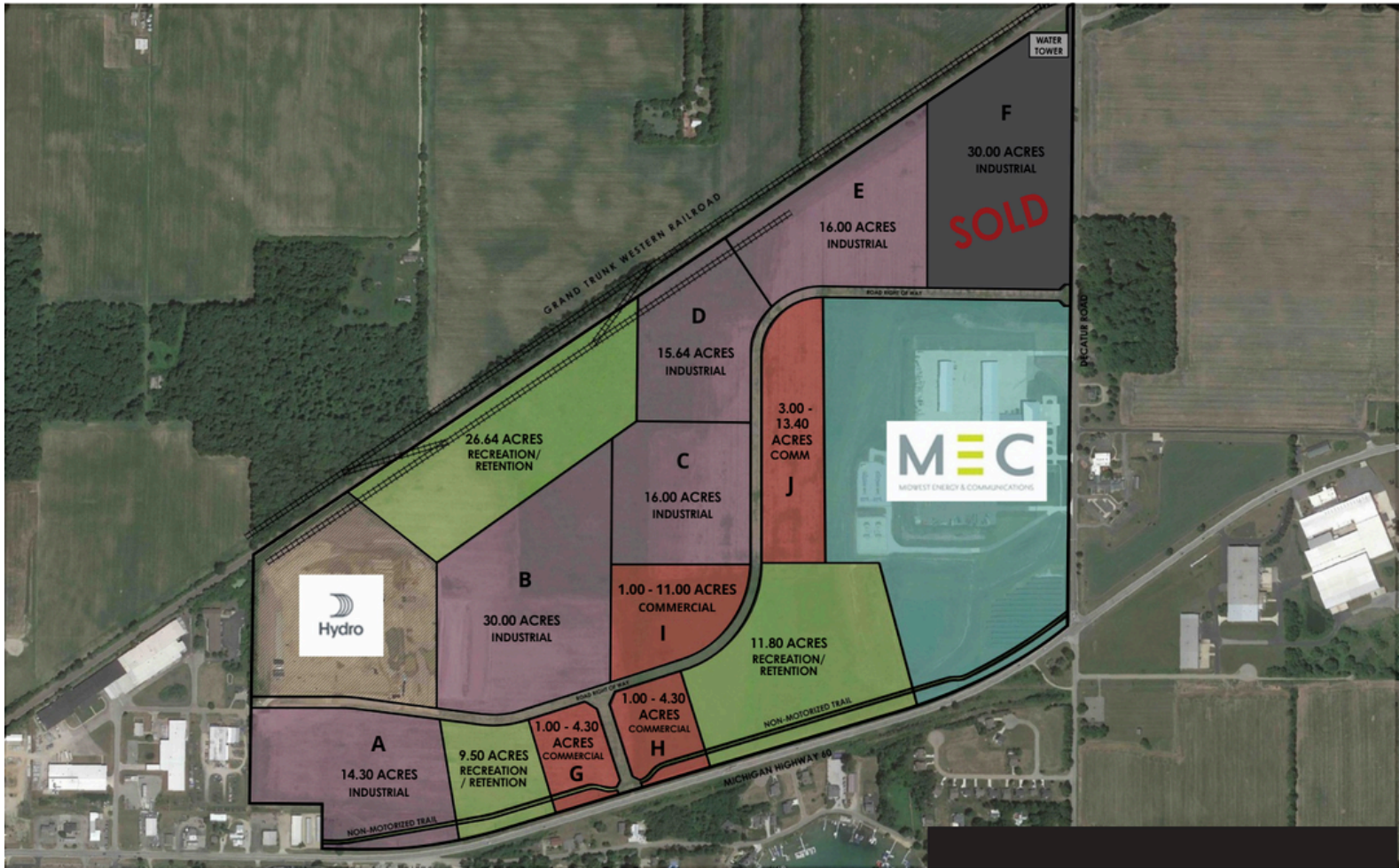
- Located within 500 miles of half the U.S. and Canadian populations
- Cost of living ranks as the 4th most affordable state in the country and is 10% below the national average
- Low risk of natural disaster



Cassopolis, MI is a charming, rural community nestled between beautiful Diamond and Stone Lakes near the border of Indiana. Easily accessible via several major highways and only a few hour drive from Chicago, Detroit, Indianapolis and Cleveland. Cassopolis has undergone a major transformation in the last several years. In 2020 it became a certified Redevelopment Ready Community (RRC) making the area more competitive and attractive to investors. With funding in place, the Village of Cassopolis is looking forward to continued growth with more residents and businesses to come.



AVAILABLE SPACE



LOT	TYPE	AREA (ACRES)	PRICE/ACRE
A	Industrial	14.30	\$125,000
B	Industrial	30.00	\$100,000
C	Industrial	16.00	\$100,000
D	Industrial	15.64	\$100,000
E	Industrial	16.00	\$100,000
F	Industrial	30.00	SOLD
G	Commercial	1.00 - 4.30	\$200,000
H	Commercial	1.00 - 4.30	\$200,000
I	Commercial	1.00 - 11.00	\$150,000
J	Commercial	3.00 - 13.40	\$100,000