



Ready to start your new business?

Looking for THE RIGHT LOCATION & BUSINESS OPPORTUNITY?

We have it with these 3

City-owned, vacant sites, immediate occupancy!

The City of Imlay City invites you to submit a business proposal for the purchase and re-development of several city-owned sites in the heart of Imlay City, Michigan. Our target objective is to have an operational business that will draw people (both visitors and locals) to downtown Imlay City and kickstart the revitalization of this once-vibrant area.

These three prime locations present an exciting opportunity for innovative ventures to contribute to the growth and vitality of our community. With its strategic positioning and access to key amenities, these sites hold immense potential for a variety of commercial, or mixed-use projects. We are seeking proposals that not only demonstrate a clear vision for maximizing the site's potential but also prioritize sustainable and inclusive development practices.

Collaborate with us to shape the future landscape of Imlay City, and let's create a vibrant space that stimulates our business base, and enhances the quality of life for this regional area. We look forward to reviewing your proposals and embarking on this transformative journey together.

The development site includes three individual parcels (see survey):

338 East Third Street - parcel ID#: I19-59-100-001-00 (former Fire Hall location - orange)

406 East Third Street - parcel ID#: I19-59-100-002-00 (former Public Works location - blue)

400 East Third Street - parcel ID#: I19-59-100-003-00 (former Sign Shop location - green)

Proposers can submit proposals for one, two or all three parcels based on their desired project outcome.

Electronic proposals will be accepted through 4:00 pm April 3 2024 via email to:

DDAdirector@imlaycity.org or in-person to City Hall 150 North Main Street, Imlay City, MI 48444.

The City of Imlay City reserves the right to reject any and all submissions at its sole discretion.

For requests of clarifications or a property tour contact City Manager Craig Horton

citymanager@imlaycity.org or DDA Director Christine Malzahn ddadirector@imlaycity.org

The entire RFP, completed EGLE Environmental Study Reports, and a Fire Hall marketing brochure can be found on our website: www.icdda.com or documents can be downloaded from the following links:

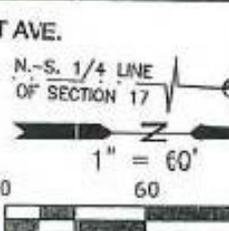
<https://www.icdda.com/download/9083/imlay-city-development-rfp-v3.pdf>

<https://www.icdda.com/doing-business/assistance-programs>

CERTIFICATE OF SURVEY

PART OF THE SOUTHEAST 1/4 OF SECTION 17, TOWN 7 NORTH, RANGE 12 EAST, CITY OF MILAY, Lapeer County, Michigan.

CENTER POST
SECTION 17
T.7N., R.12E



R.A. DUTHLER
LAND SURVEYOR LLC

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LANDSURVEYOR@A7200.ORG
158 EAST THIRD STREET
MILAY CITY, MI, 48844

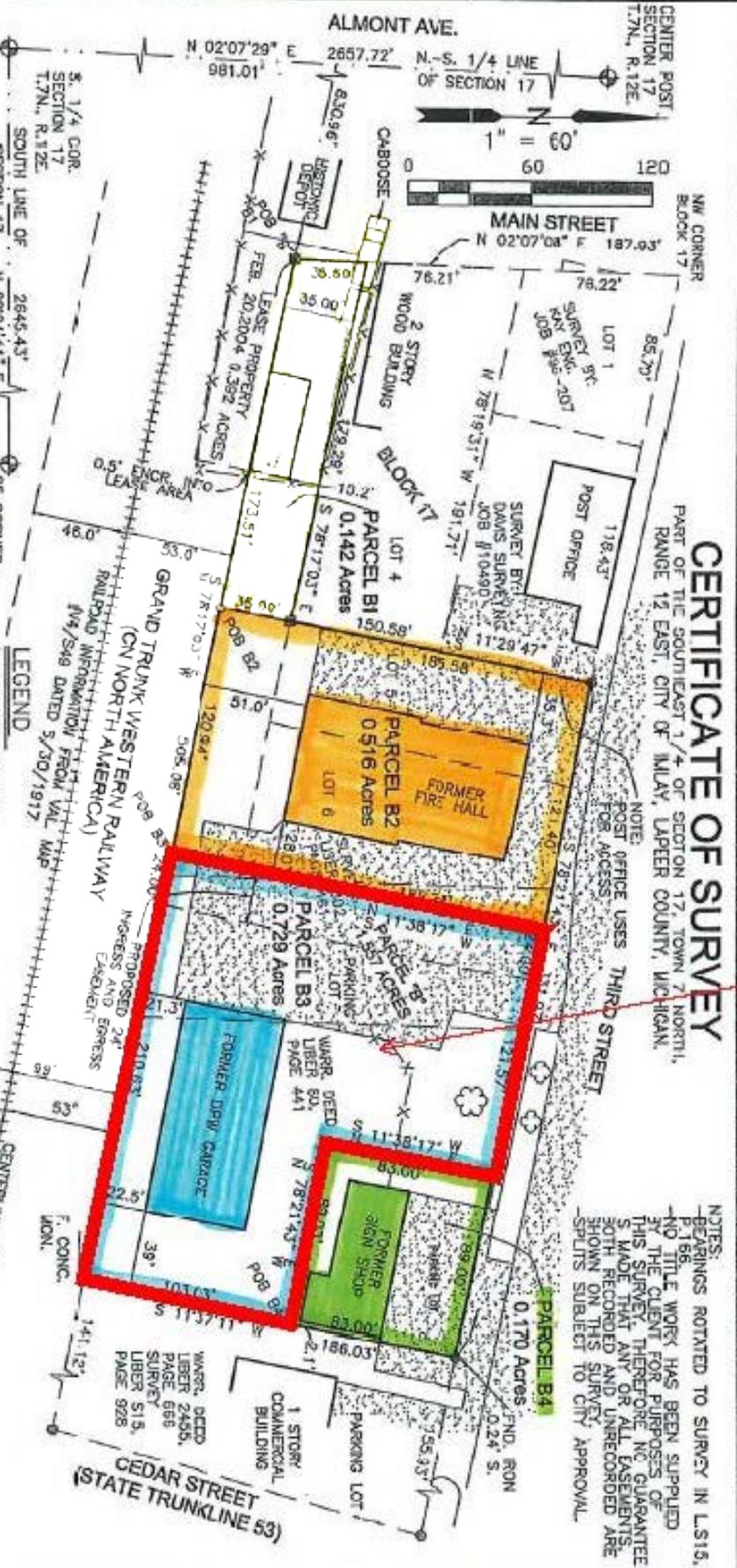
PREPARED FOR:
THE CITY OF MILAY CITY
JUNE 11, 2022
JOB# 110407-2822 SPUR



- LEGEND**
- ◆ GOVERNMENT COR.
 - ◊ FOUND IRON BAR
 - SET IRON BAR
 - FOUND CONCRETE MON.
 - (M) MEASURED
 - (N) RECORDED

SURVEYOR'S CERTIFICATE

I hereby certify that I have surveyed and mapped the land above platted and/or described on June 12, 2022 and that the relative positional precision of each corner is within the limits accepted by the practice of professional surveying and complies with P.A. 132 of 1970 as amended.



NOTES:

BEARINGS ROTATED TO SURVEY IN L.S.15.

P. 66

NO TITLE WORK HAS BEEN SUPPLIED BY THE CLIENT FOR PURPOSES OF THIS SURVEY, THEREFORE NO GUARANTEE IS MADE THAT ANY OR ALL EASEMENTS, BOTH RECORDED AND UNRECORDED ARE SHOWN ON THIS SURVEY. SPLIT SUBJECT TO CITY APPROVAL.

WARR. DEED LIBER 2455, SURVEY 515, PAGE 928

WARR. DEED LIBER 80, PAGE 441

WARR. DEED LIBER 2455, SURVEY 515, PAGE 928

CERTIFICATE OF SURVEY

LEGAL DESCRIPTION: (PARCEL B2) FORMER FIRE HALL PARCEL

A parcel of land in the Southeast 1/4 of Section 17, Town 7 North, Range 12 East, City of Imlay City, Lapeer County, State of Michigan is described as: Commencing at the South 1/4 Corner of said Section 17; thence N.02°07'29"E., 981.01 feet along the North-South 1/4 line of said Section 17; thence S.78°17'03"E., 1004.47 feet parallel with and 53 feet in perpendicular width North of the centerline of the main line tracks of the Grand Trunk Western Railroad (now Canadian National Railway) to the West line of Lot 5 of said Block 17 (if extended) to the Point of Beginning; thence along said West line, N.11°29'47"E., 185.58 feet to the Northwest Corner of said Lot 5; thence along the North line of Lots 5 and 6 and the South line of Third Street (80 feet wide), S.78°21'43"E., 121.40 feet; thence S.11°38'17"W., 185.74 feet to a point on the North line of said Grand Trunk Western Railroad (99 feet Wide) said point is 53 feet in perpendicular width from the centerline of the main tracks of said railroad; thence along said North line, N.78°17'03"W., 120.94 feet to the Point of Beginning and containing 0.516 acres. Subject to and together with a Proposed 24-foot ingress and egress easement, described below. Subject to all easements, restrictions, and right of ways of record.

LEGAL DESCRIPTION: (PARCEL B3) FORMER DPW GARAGE PARCEL

A parcel of land in the Southeast 1/4 of Section 17, Town 7 North, Range 12 East, City of Imlay City, Lapeer County, State of Michigan is described as: Commencing at the South 1/4 Corner of said Section 17; thence N.02°07'29"E., 981.01 feet along the North-South 1/4 line of said Section 17; thence S.78°17'03"E., 1125.41 feet parallel with and 53 feet in perpendicular width North of the centerline of the main line tracks of the Grand Trunk Western Railroad (now Canadian National Railway) to the Point of Beginning; thence N.11°38'17"E., 185.74 feet to the South line of Third Street (80 feet wide); thence along said South line, S.78°21'43"E., 121.57 feet; thence S.11°38'17"W., 83.00 feet; thence S.78°21'43"E., 89.03 feet parallel to the South line of Third Street to a point on the West line of Survey recorded in Liber S15, Page 928 of the Lapeer County Records; thence along said West line, S.11°37'11"W., 103.03 feet to a point on the North line of said Grand Trunk Western Railroad (99 feet Wide) said point is 53 feet in perpendicular width from the centerline of the main tracks of said railroad; thence along said North line, N.78°17'03"W., 210.63 feet to the Point of Beginning and containing 0.729 acres. Subject to a Proposed 24-foot ingress and egress easement, described below. Subject to all easements, restrictions, and right of ways of record.

LEGAL DESCRIPTION: (PARCEL B4) FORMER SIGN SHOP PARCEL

A parcel of land in the Southeast 1/4 of Section 17, Town 7 North, Range 12 East, City of Imlay City, Lapeer County, State of Michigan is described as: Commencing at the South 1/4 Corner of said Section 17; thence N.02°07'29"E., 981.01 feet along the North-South 1/4 line of said Section 17; thence S.78°17'03"E., 1336.04 feet parallel with and 53 feet in perpendicular width North of the centerline of the main line tracks of the Grand Trunk Western Railroad (now Canadian National Railway) to a point on the West line of Survey recorded in Liber S15, Page 928 of the Lapeer County Records; thence along said West line, N.11°37'11"E., 103.03 feet to the Point of Beginning; ; thence N.78°21'43"W., 89.03 feet parallel to the South line of Third Street; thence N.11°38'17"E., 83.00 feet to the South line of Third Street (80 feet wide); thence along said South line, S.78°21'43"E., 89.00 feet to a point on the West line of Survey recorded in Liber S15, Page 928 of the Lapeer County Records; thence along said West line, S.11°37'11"W., 83.00 feet to the Point of Beginning and containing 0.170 acres. Subject to all easements, restrictions, and right of ways of record.

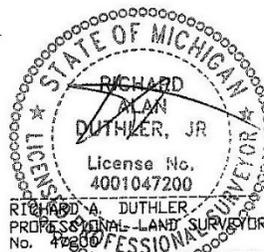
LEGAL DESCRIPTION: (INGRESS AND EGRESS EASEMENT)

A parcel of land in the Southeast 1/4 of Section 17, Town 7 North, Range 12 East, City of Imlay City, Lapeer County, State of Michigan is described as: Commencing at the South 1/4 Corner of said Section 17; thence N.02°07'29"E., 981.01 feet along the North-South 1/4 line of said Section 17; thence S.78°17'03"E., 1125.41 feet parallel with and 53 feet in perpendicular width North of the centerline of the main line tracks of the Grand Trunk Western Railroad (now Canadian National Railway) to the Point of Beginning; thence N.11°38'17"E., 185.74 feet to the South line of Third Street (80 feet wide); thence along said South line, S.78°21'43"E., 24.00 feet; thence S.11°38'17"W., 185.74 feet to a point on the North line of said Grand Trunk Western Railroad (99 feet Wide) said point is 53 feet in perpendicular width from the centerline of the main tracks of said railroad; thence along said North line, N.78°17'03"W., 24.00 feet to the Point of Beginning.

R.A. DUTHLER LAND SURVEYOR LLC

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IMLAY CITY, MI. 48444

PREPARED FOR:
THE CITY OF IMLAY CITY
JUNE 13, 2022
JOB# 110407_2022 SPLT



DUTHLERLANDSURVEYOR.COM

SHEET 3 OF 3