

MULTI-FAMILY REDEVELOPMENT OPPORTUNITY

LESS THAN A HALF MILE NORTH OF DOWNTOWN JACKSON



FOR SALE

SW Corner of W. Ganson St.
and N. Jackson St., Jackson, MI

**AVAILABLE:
3.58 ACRES**

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CORNERSTONE MULTI-FAMILY OPPORTUNITY IN REVITALIZED DOWNTOWN JACKSON

This 3.58-acre assemblage positioned at the prominent corner of W. Ganson Street and N. Jackson Street offers a prime, high-potential infill opportunity for multi-family, medium-density, townhome, or mixed-use development. Zoned entirely C-4 (General Commercial), the land includes three existing structures situated on the northeast portion of the site that are already connected to municipal utilities. The property is exceptionally well-located along a high-visibility corridor serviced by the JATA bus transit system, providing effortless connectivity throughout the city.

The site directly benefits from close proximity to the county's two primary employers, **Henry Ford Jackson Hospital** and **CMS Energy International** headquarters, both situated less than a four-minute drive or seven-minute bike ride away. Driven by low rental vacancy and a high demand for modernized housing, the surrounding urban core features an aging inventory with an average age of roughly 32 years, contrasted by recent successful multi-family projects along Louis Glick Highway just one-third of a mile to the south. Additionally, developers can leverage active municipal support for downtown density, with the City of Jackson offering funding programs such as CDBG/ HOME grants and local tax abatements like Act 381 Brownfield incentives to facilitate project completion.

PROPERTY FEATURES



SIZE:
3.58 Acres
Multiple
Parcels



LOCATION:
Third of a Mile North of
Michigan Ave./
Downtown



ACCESS:
Corner Site



ZONED:
C-4 (General
Commercial)



UTILITIES:
To Site



COMMUTE:
<4 Minutes to
Largest Employers

SALE PRICE:

\$1,995,000

CASH OR NEW MORTGAGE



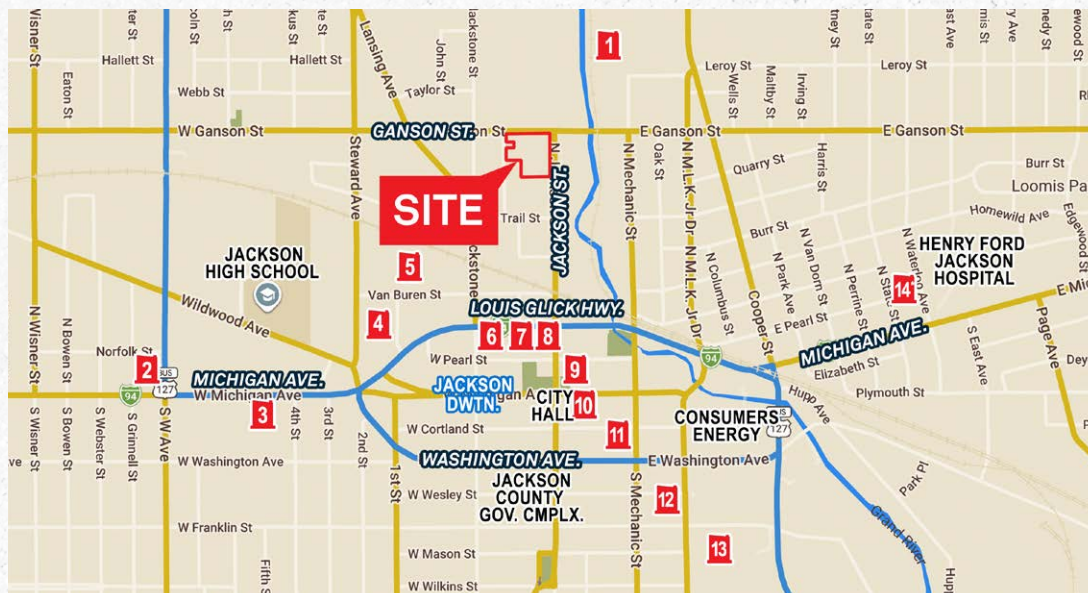
ASSEMBLAGE PARCEL DATA

Parcel Address	Parcel Number	Property Class	Acreage	Zoned
524 N Jackson St.	1-019100000	201 - Commercial	0.45	C-4
536 N Jackson St.	1-019600000	201 - Commercial	0.51	C-4
211 W Ganson St.	1-020300000	201 - Commercial	0.30	C-4
548 N Jackson St.	1-020000000	201 - Commercial	0.29	C-4
539 United Way	1-025000000	202 - Commercial Vacant	0.08	C-4
215 W Ganson St.	1-025200000	202 - Commercial Vacant	0.09	C-4
537 United Way	1-025300000	202 - Commercial Vacant	1.16	C-4
227 W Ganson St.	1-027300000	202 - Commercial Vacant	0.1	C-4
537 Blackman Ave.	1-027400000	202 - Commercial Vacant	0.09	C-4
541 Blackman Ave.	1-027500000	202 - Commercial Vacant	0.22	C-4
221 W Ganson St.	1-027700000	202 - Commercial Vacant	0.2	C-4
United Way	1-027800000	202 - Commercial Vacant	0.09	C-4
		Total Acres:	3.58	



AREA MULTI-FAMILY OVERVIEW

SITE	NAME	UNITS	BUILT	NOTES
1	Armory Arts Apt.	62	2006	Subsidized/income, restricted/affordable housing (LIHTC)
2	Fayette Arms Condo	55	1969	Age 55+ senior housing, fractured condo rental/market-rate
3	Nelson Towers Condo	64	1960	Class B/C 9- story, private/fractured condominium rental
4	Reed Manor	292	1953	Class C publicly owned HUD low-income public housing
5	Grand River Ridge	262	1968	Class C work force housing
6	The Blackstone	53	2025	Class A/ Class B+ Affordable housing, high-end modern finishes, (LIHTC)
7	Lofts On Louis	30	2018	Class A market-rate mixed-use/urban infill loft
8	The 200	86	2020	Class A market-rate multi-family/urban sustainable development
9	Blake Building	5	2005	Class B historic, loft, value-add, high-rise
10	Lofts Of Jackson	5	2018	Class B+ market-rate boutique urban loft
11	Albert Kahn	73	2021	Class B/Class A affordable housing, modern amenities (LIHTC)
12	310 S. Mechanic Lofts	18	2006	Class B adaptive reuse,historic loft (LIHTC)
13	Southridge Park	116	1963	Class C, HUD subsidized (Section 8) garden-style, low-rise, townhome community
14	Allen St. Lofts	62	Planned	Adaptive reuse historic loft development, part of proposed Health District Neighborhood Development 94 Units,32 parcels

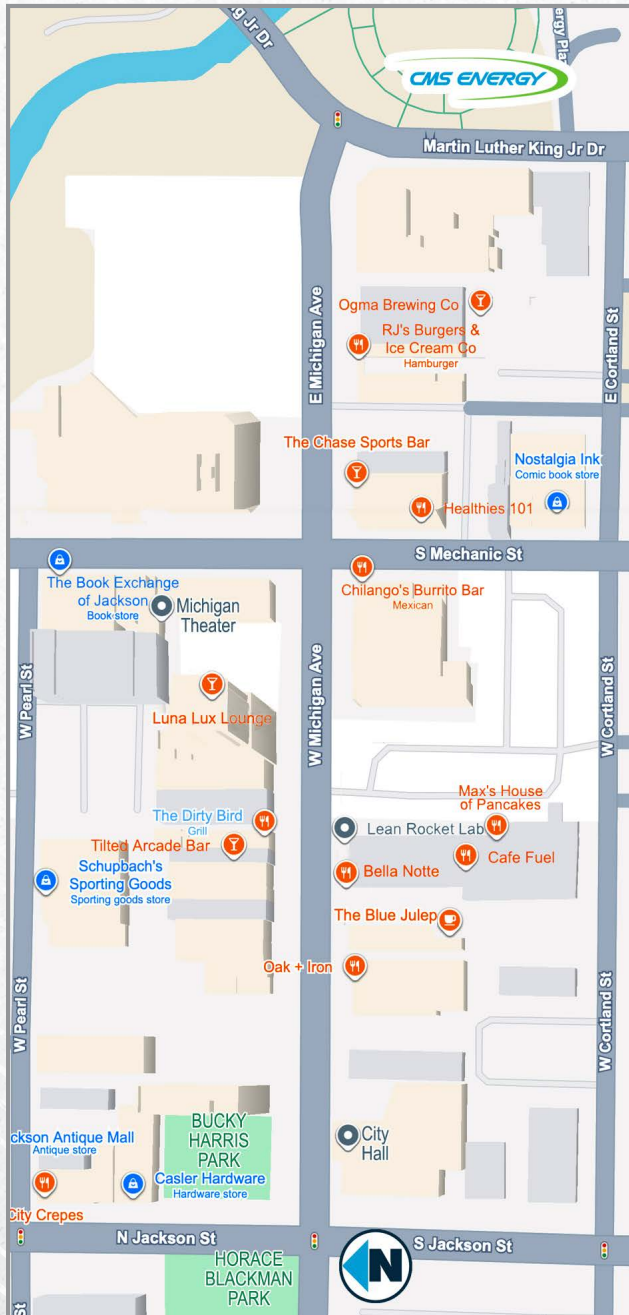


MULTI-FAMILY DEMOGRAPHICS

Proximity	1-Mile	3-Miles	5-Miles
Total Housing Units	6,190	24,059	36,137
Housing Occupied	91.5%	92.8%	93.2%
Housing Renter Occ.	57.7%	46.8%	39.1%



DOWNTOWN HIGHLIGHTS



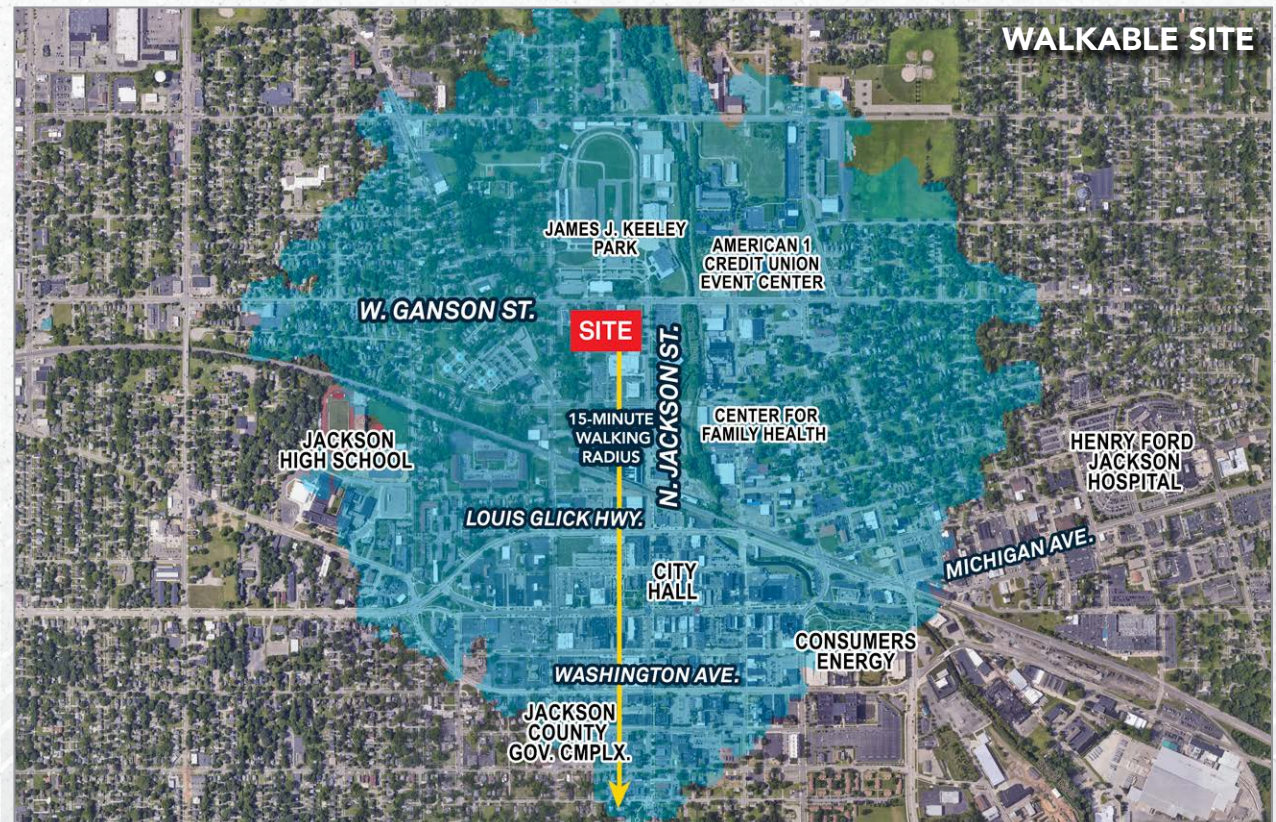
Vibrant Culture & Unique Local Living: The Appeal of Downtown Jackson

Downtown Jackson places residents at the center of a vibrant, connected community. The district has emerged as a dynamic economic and cultural hub, known for its striking public art, including large-scale murals and installations that bring color, character, and a strong sense of place to the downtown streetscape.

Ongoing preservation and redevelopment efforts continue to strengthen Michigan Avenue and the surrounding downtown, creating a walkable environment that blends everyday conveniences with distinctive dining, entertainment, and cultural experiences.

The Downtown Jackson Social District adds to the energy, particularly on evenings and weekends. Entertainment options range from classic games at **Tilted Arcade Bar** and axe throwing at **Axe Play** to locally crafted beverages at **Grand River Brewery**. Arts and culture are equally prominent, with performances by the **Jackson Symphony Orchestra** at Weatherwax Hall, films and events at the historic **Michigan Theatre**, and seasonal programming such as Cruise-In & Concert events.

With its combination of locally owned businesses, arts and entertainment, walkability, and strong community character, Downtown Jackson offers an engaging urban lifestyle with a distinctive sense of place.





AREA INFORMATION

Across

from Jacksons' Center for Family Health, James J. Keely Park and American 1 Union Event Center

0.6 Miles

to Jackson County Government Complex

0.3 Miles

North of Downtown

<1.1 Miles

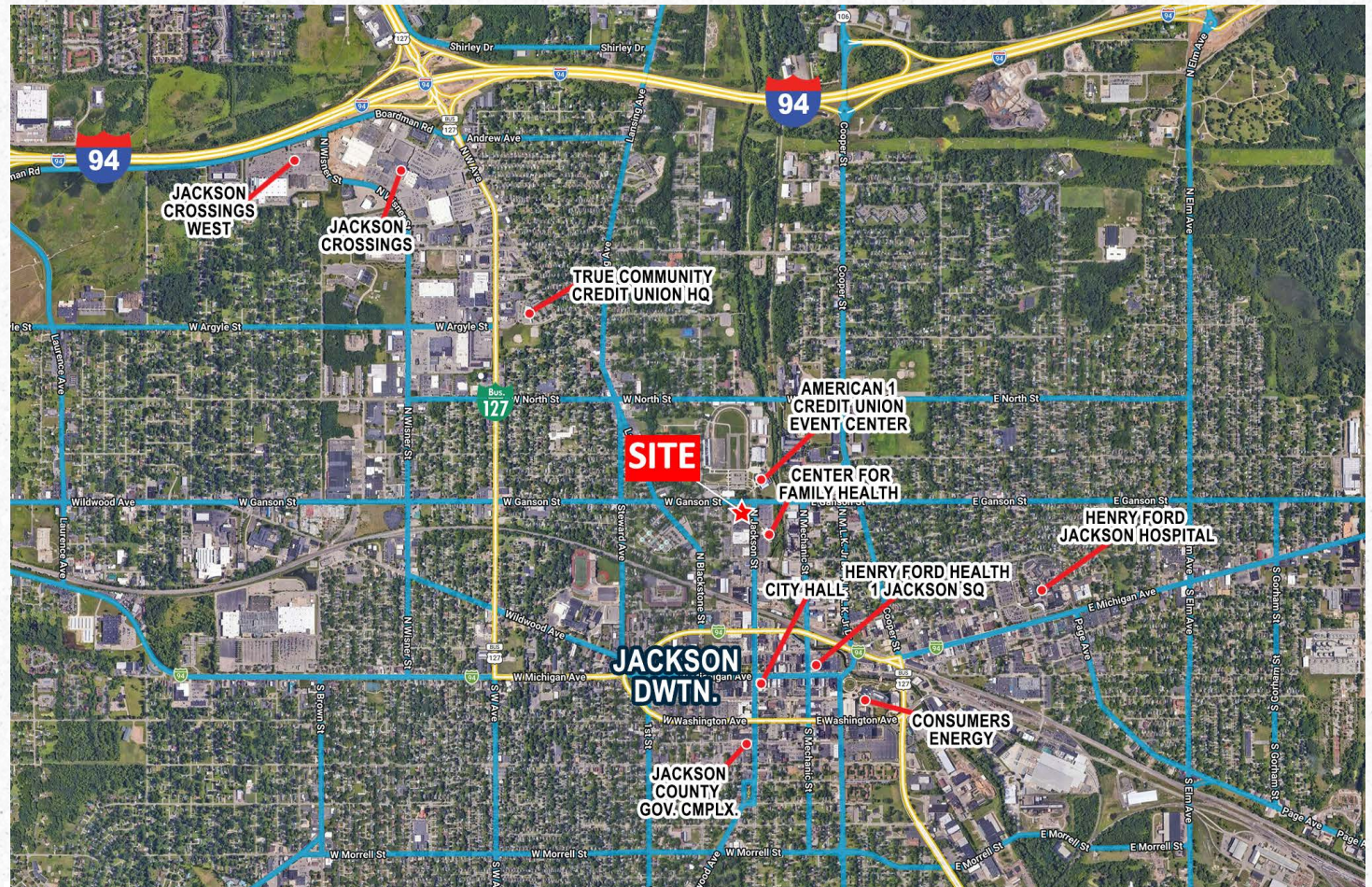
from Henry Ford Jackson Hospital and CMS Energy

5 Minutes

to I-94 and Jackson Crossings

Convenient

to downtown scene of locally owned restaurants, craft breweries, and charming shopping boutiques



DEMOGRAPHICS

Proximity	1-Mile	3-Miles	5-Miles
Population	12,828	56,723	84,124
Households	5,660	22,909	33,781
Labor Force	10,217	43,723	68,925

TRAFFIC COUNTS - VPD

W. Ganson St.	12,843
N. Jackson St.	2,536
N. Blackstone St.	4,738

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