

DELTA CROSSINGS PHASE III

MULTIFAMILY RESIDENTIAL DEVELOPMENT

E Saginaw Hwy & Broadbent | Delta Township, MI



DELTA CROSSINGS



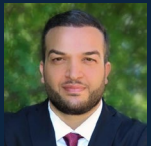
**345 UNITS APPROVED FOR
CONSTRUCTION
FUNDED THRU TAX INCREMENT
FINANCING**



**STRATEGIC LOCATION
ONGOING ECONOMIC GROWTH**



**46 +/-
ACRES
LANSING
MSA**



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JONNA GROUP
REAL ESTATE INVESTMENT SERVICES

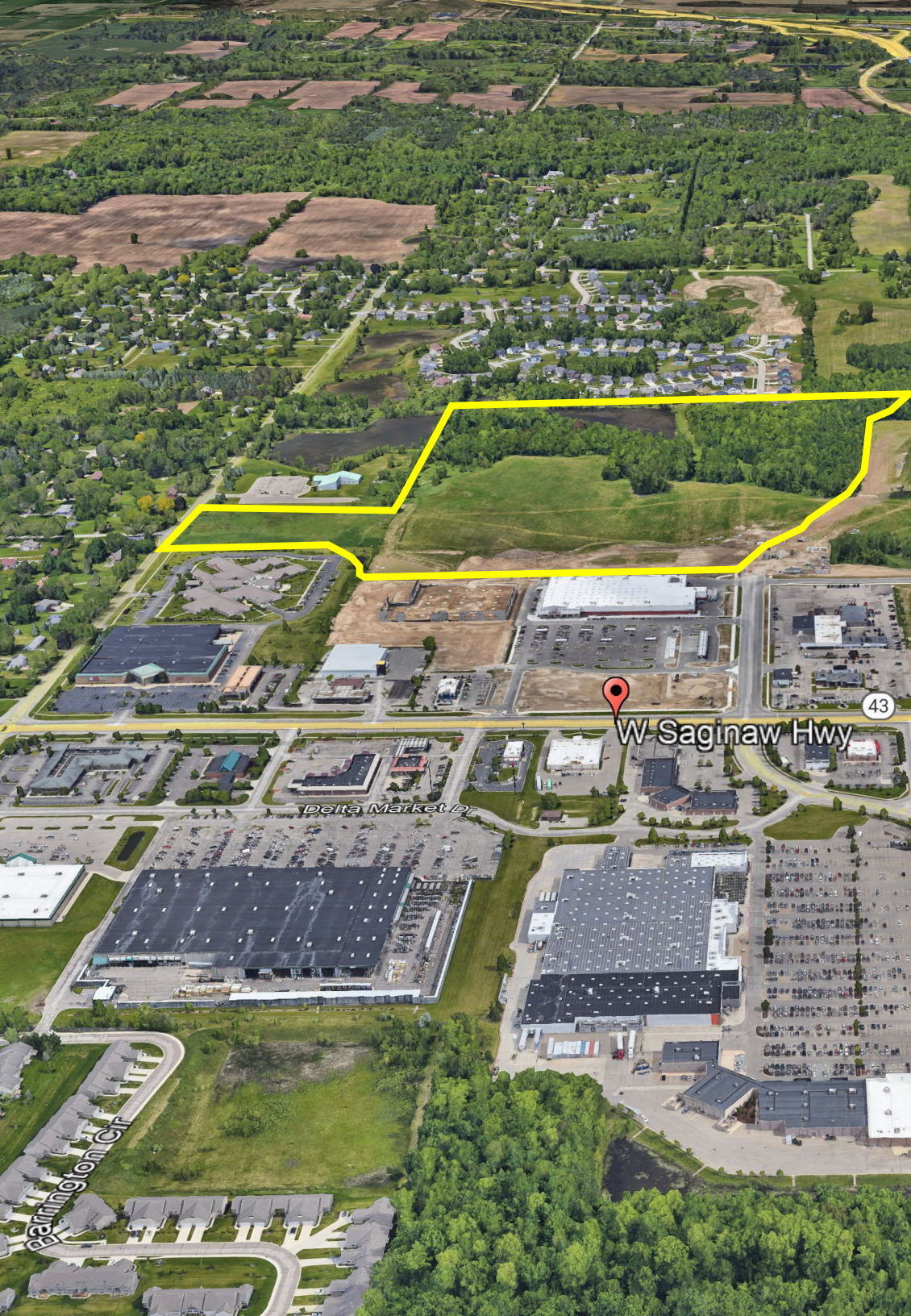


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DEVELOPMENT SUMMARY



PROPOSED DEVELOPMENT

Delta Crossings (Phase 3) proposes construction of a multifamily apartment development with clubhouse. The site is located north of Saginaw Hwy (M-43) and West of I-96 and Marketplace Boulevard.

MULTIFAMILY DEVELOPMENT TYPES

Ranch Unit
Ranch 4-Unit Building
Townhouse Unit
Townhouse 6-Unit Building
18-Unit Building
36-Unit Building
Community Building

PROJECT INCENTIVES

Funded through Tax Increment Financing
Strategic location & Access to a Growing Community
Area's Ongoing Expansion & Economic Growth

Parcel ID	040-009-300-033-01 & 040-009-300-025-00
Land Size	46 +/- Acres
Proposed Use	Multifamily
Units	345
Ownership	Fee Simple

DEVELOPMENT HIGHLIGHTS

- ✓ **Lansing MSA, Capital of Michigan**
- ✓ **Easily accessibly by I-96/I-69 & I-496**
- ✓ **Minutes from Wal-Mart, Lowe's, PetSmart, Menards, Furniture Row & Cracker Barrel**
- ✓ **Strategically located on W. Saginaw Highway and Broadbent Road**
- ✓ **Close proximity to major retail, restaurants, gyms, dry cleaners, lodging & grocery**
- ✓ **15 Min from Lansing Capital Region International Airport**
- ✓ **Ongoing economic growth & development in the area**
- ✓ **Grand Ledge Schools**



OFFERING MEMORANDUM

DELTA CROSSINGS MULTIFAMILY DEVELOPMENT | DELTA TWP, MI



DEVELOPMENT RENDITION



DELTA  CROSSINGS

PHASE 3

OFFERING MEMORANDUM

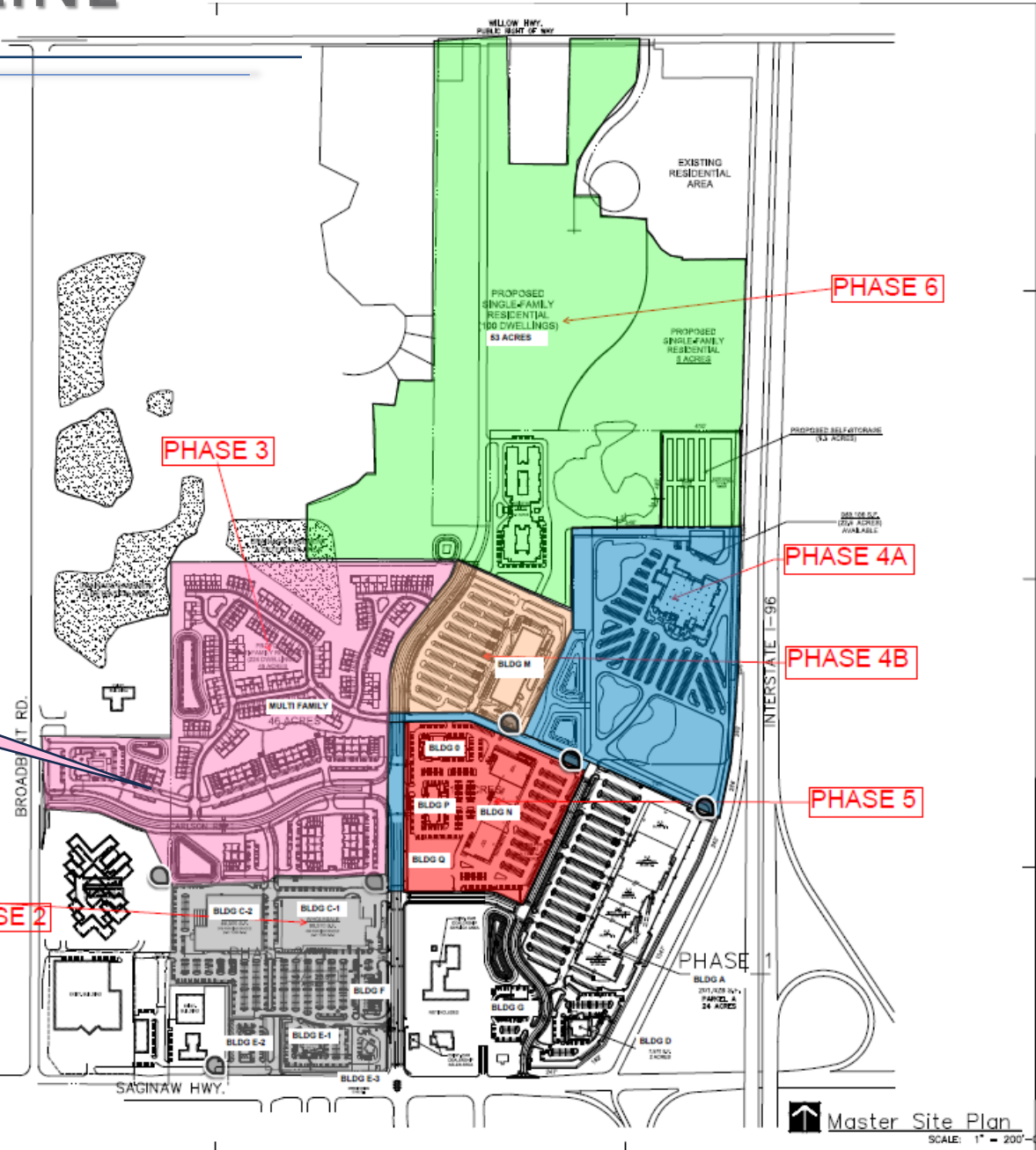
DELTA CROSSINGS MULTIFAMILY DEVELOPMENT | DELTA TWP, MI




PROPERTY OUTLINE

Subject Property

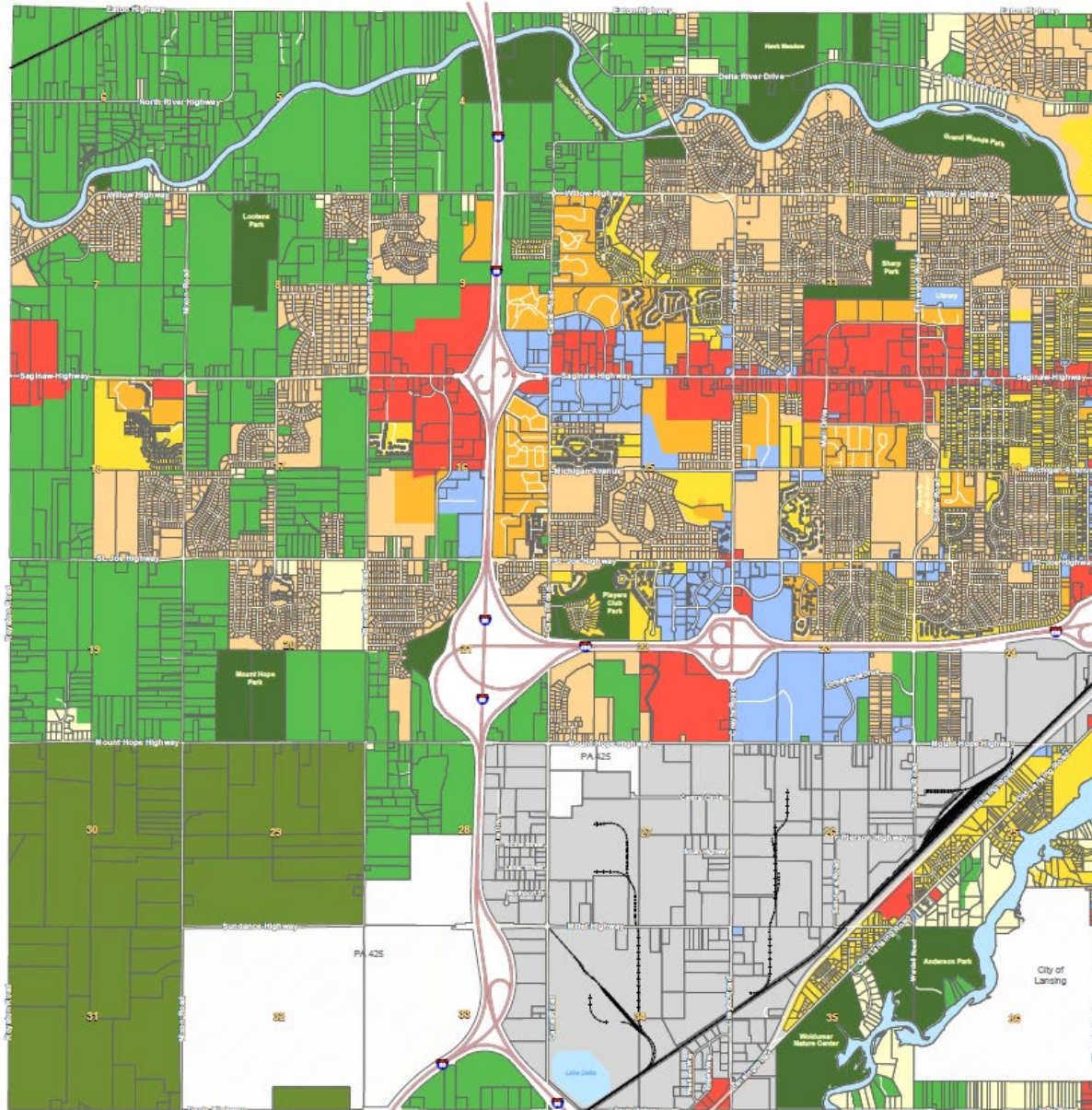
DELTA CROSSINGS



Master Site Plan
SCALE: 1" = 200'







 ARCHITECT STAMP
 SITE IMPROVEMENT FOR
DELTA CROSSINGS
 I-96 & W SAGINAW HIGHWAY
 DELTA TOWNSHIP, MI 48917
 PROJECT # 1828
 DRAWING TITLE
 NOTES
 REVISIONS
 DATE: 02/28/2024

ZONING MAP



Official Zoning Map

Zoning Districts

-  NR - Natural Resources
-  AG1 - Agricultural
-  AG2 - Agricultural / Residential
-  RA - Very Low Density Residential
-  RB - Low Density Residential
-  RC - Moderate Density Residential
-  RM - Multiple Family Residential
-  C - Commercial
-  O - Office
-  I - Industrial
-  City of Lansing



This is a public notice of the Official Zoning Map adopted by the Delta Charter Township Zoning Ordinance.

 Not Public, Township Supervisor

 Not Public, Township Clerk

Adopted: August 21, 2017
 Effective: September 3, 2017



DEVELOPMENT PLANS

DELTA  CROSSINGS



OFFERING MEMORANDUM

DELTA CROSSINGS MULTIFAMILY DEVELOPMENT | DELTA TWP, MI

 **JONNA GROUP**
REAL ESTATE INVESTMENT SERVICES

 **Colliers**

LOCAL OVERVIEW



Delta Crossing Multifamily
Phase II Development Project

DELTA CROSSINGS

Subject Property

LOCATION OVERVIEW



	1-Mile Radius	3-Mile Radius	5-Mile Radius
Total Population	5,146	28,058	64,691
Total Households	2,659	12,721	28,762
Total Family Households	1,225	7,079	16,441
Average Household Size	1.92	2.18	2.23
Median Age	37.3	42.0	40.9
Current Year Educational Attainment			
High School Graduate	14.1%	14.9%	18.6%
GED/Alternative Credential	2.3%	2.1%	3.0%
Some College, No Degree	17.1%	18.8%	21.9%
Associate Degree	12.5%	12.2%	12.0%
Bachelor's Degree	34.2%	31.4%	26.0%
Graduate/Professional Degree	16.9%	16.9%	14.4%
Current Year Income and Households Summary			
Median Household Income	\$71,667	\$77,246	\$70,898
Average Household Income	\$85,101	\$96,571	\$89,175
Current Year Summary Business Data			
Total Businesses	224	1,106	2,520
Total Daytime Population	6,290	34,726	74,938
Daytime Population: Workers	4,075	22,099	44,633
Daytime Population: Residents	2,215	12,627	30,305

IN 5-MILE RADIUS



POPULATION

64,691



HOUSEHOLD

28,762



AVG. HLD. INCOME

\$89,175

OFFERING MEMORANDUM

DELTA CROSSINGS MULTIFAMILY DEVELOPMENT | DELTA TWP, MI



LOCATION OVERVIEW



1. Location

Delta Township is located just west of Lansing, Michigan's capital city. It is easily accessible by I-96 and Saginaw Highway and serves as regional hub for commerce and community living.

2. Demographic and Economic Growth

Delta Township has experienced steady population growth, supported by a thriving local economy and an attractive quality of life, and has above-average household incomes. Continued investments in infrastructure and business development have further spurred economic growth, ensuring the township remains competitive and dynamic.

3. Major Employers in the Area

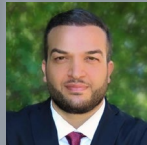
General Motors, Auto-Owners Insurance, and Lansing Community College, along with a variety of healthcare providers and government offices provide employment opportunities and a stable foundation for the area's continued growth.

4. Future Outlook

Delta Township is poised for sustained development, Future investments in infrastructure, housing, and commercial developments are expected to attract more businesses and residents, bolstering the township's long-term economic prospects.

5. What Differentiates Delta Township and Delta Crossings

Delta Township offers the charm of a suburban community with the conveniences of urban living, including excellent schools, parks, and a welcoming atmosphere. Delta Crossings adds a modern, mixed-use component to the township, combining retail, dining, and residential options in a cohesive, master-planned development.



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By acknowledging your receipt of this Offering Memorandum from Colliers International, you agree:

- 1) The Offering Memorandum and its contents are confidential;
- 2) You will hold it and treat it in the strictest of confidence
- 3) You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller; and
- 4) You understand and agree that any financial analysis uses industry standard assumptions and actual financial returns may vary.

Owner and Colliers International expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Colliers International or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property. This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum