PROPERTY INFORMATION PACKET

Madison Park
Hamlin & Adams Road
Rochester Hills, MI 48309

Mixed-Use Development
Land for Sale / Build to Suit
97 Acre Parcels
### Fact Sheet

<table>
<thead>
<tr>
<th>County</th>
<th>Oakland</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>Hamlin &amp; Adams Road</td>
</tr>
<tr>
<td></td>
<td>Rochester Hills, MI, 48309</td>
</tr>
<tr>
<td>Zoning</td>
<td>governed by Consent Judgement</td>
</tr>
<tr>
<td>Owner</td>
<td>REI Brownstone LLC</td>
</tr>
<tr>
<td>Utilities</td>
<td>available</td>
</tr>
<tr>
<td>Property Type</td>
<td>vacant land</td>
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</tbody>
</table>

### Site Features

1. 97 acre parcel
2. Premier frontage on M-59
3. w/ 103,000 average daily traffic
4. Chrysler Headquarters and many Tier 1 suppliers nearby
5. Close to Oakland and Rochester University
6. Zoned for office, medical, R&D, and commercial
7. Redevelopment potential; incentives including Brownfield & real property tax abatements

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The City of Rochester Hills
History of the Site

Beginning in the late 1950s this site was a licensed landfill operating under the regulations of the Michigan Department of Environmental Quality. The landfills consisted of 3 cells and were used for household waste refuse. They were known as the Veteran’s and Cardinal’s landfills. These landfills ceased operations and were capped under MDEQ requirements. The site was sold for surface use and evolved into a sports complex used up to the early 2000s. This site became known as both Softball City and Suburban Softball, and was used extensively for private league play. A few years later a golf driving range was added along the eastern side of the 97 acre site.

In the early 2000s the property was optioned and then sold to REI Investments for their pursuit of repurposing the site to an Office Park focusing on High-Tech and R&D ventures with supporting commercial activities. Prompting the interest in this land was a commitment to build a new Adams Road/M-59 Interchange on the western side of the site. The interchange and realigned Adams Road were completed in 2006.

Potential Incentives

The City of Rochester Hills has established a Brownfield Redevelopment Authority (BRA) that allows for the approval of a Brownfield Plan and tax increment finance district. This could be used for reimbursement of eligible expenses in cleaning up the site. Dependent on the scope of development, a real property tax abatement may also be available. Storm water management for this site was handled by an agreement with the City for use of land areas across Hamlin Road.
Current Status of Property

The site is owned by REI Brownstown LLC and is known as Madison Park. Subsequently, a partnership was formed between REI and the Schostak Brothers. The site has had numerous environmental analyses completed to determine the best means to repurpose the site for the intended uses.

Initially the plan was to remove the waste materials and fill the site with clean fill. Through the years testing has been conducted to determine settlement rates of the subsurface materials that are degrading.

Utilities are available. Storm water management for this site was handled by an agreement with the City for use of land areas across Hamlin Road in Innovation Hills, the City’s newest park. The park contains a large wetland tract and the runoff waters from hard surfaces on the Madison Park site would be beneficial to the wetlands. Running along the southern portion of the site is the Clinton River Trail - a recreational multi-use trail on 16 miles of abandoned rail line, through the heart of Oakland County. It connects with the existing West Bloomfield Trail to the west and the Macomb Orchard Trail to the east.

The site is governed by a Consent Judgment. This agreement permits up to 2,000,000 sq. ft. office, hotel, commercial, and research/development uses (max 500,000 sq. ft. freestanding retail). Workforce or live/work housing could be considered.
Vision - Ideas for Redevelopment

This site is included in the Regional Employment Center category on the future land use map. This category is intended to be the city’s economic engine and includes a mix of office, research, technology, light industrial, commercial and regional retail uses.

Along with the Medical Main Street Program the site has also been suggested for a hotel/conference center supporting the numerous businesses in close proximity including Chrysler’s Headquarters and FANUC’s North and South American Headquarters. Also, due to the record low vacancy rate in the surrounding technology parks, market interest and proximity to M59, this site would be an ideal location for a high-tech, R&D park.

New Developments in the Area

1. Innovation Hills:
Located at 2800 W. Hamlin Road, Innovation Hills encompasses over 110 acres of woodlands, wetland and prairie habitat. The park is currently under construction. New amenities will include a 2,000-foot boardwalk, four miles of walkable trails, two new ponds, a community building, and much more.

2. Legacy of Rochester Hills:
Located opposite Madison Park on the northeast corner of Hamlin & Adams on a former landfill the City approved the development of 359 high end apartments to be constructed in 2020. This development also received Brownfield tax incentives.

3. FANUC America:
... recently completed a 400,000 sq. ft. expansion to accommodate its growing engineering assembly & distribution operations. It is located just 1 mile west of this site along Hamlin Road.
About Rochester Hills

The City of Rochester Hills is situated in eastern Oakland County in the State of Michigan, USA and covers 32.91 square miles. It is located approximately nine miles east of Pontiac and 28 miles north of Detroit. Surrounding communities include Oakland Township (north), City of Troy (south), City of Auburn Hills (west), and Shelby Township (east in Macomb County). M-59, an east–west state trunkline highway, runs through the southern portion of the city. This highway affords access to I-75 to the west of the city and I-94, through Macomb County to the east.

Nestled in the center of Oakland County’s technical business community, Rochester Hills is also home to a number of businesses, both large and small. Businesses choose Rochester Hills because of exceptional real estate options and access to highly skilled workforce. The City prides itself in providing exceptional support services to its business community while maintaining one of the lowest municipal tax rates found in Oakland County. Many global companies choose the City of Rochester Hills for their growing operations.

With an aggressive economic development strategy focused on technology, health, manufacturing and education, Rochester Hills continues to attract forward-thinking leaders and businesses. Businesses in Rochester Hills have a large population pool (670,000 within a ten mile radius of Madison Park) from which to draw employees.

### POPULATION

- **Rochester Hills**: 75,476
- **Oakland County**: 1,257,560
- **Michigan**: 9,900,571
- **USA**: 328,975,700

### UNEMPLOYMENT RATE

- **Rochester Hills**: 2.6%
- **Oakland County**: 3.1%
- **Michigan**: 4.0%
- **USA**: 3.6%

### TOP INDUSTRIES *

- **Manufacturing**: 7,604
- **Healthcare**: 4,955
- **Retail**: 3,409
- **Educational Services**: 3,117

### MEDIAN HOUSEHOLD INCOME

- **Rochester Hills**: $92,223
- **Oakland County**: $79,256
- **Michigan**: $69,664
- **USA**: $56,124

### LABOR FORCE

- **Rochester Hills**: 53.13%
- **Oakland County**: 54.26%
- **Michigan**: 49.75%
- **USA**: 48.80%

### BACHELOR’S DEGREE OR HIGHER

- **Rochester Hills**: 55.26%
- **Oakland County**: 53.76%
- **Michigan**: 27.36%
- **USA**: 33%

Sources: MI School data.org, the United States Census Bureau, ZoomProspector MEDC, Advantage Oakland Gov.

* Top industries that employ City residents

** Estimate for 2018
Oakland County is located in southeast Michigan and is among the wealthiest counties in the country with a median household income of $67,475 in 2017, compared to $56,124 for all U.S. households. It is the second most populated county in the state, experiencing steady growth throughout the 20th century. The Southeast Michigan Council of Governments (SEMCOG) predicts a slight increase in population through 2040. Oakland County contains both highly developed urban areas, as well as open spaces and rural areas, with diverse topography, rivers and lakes.

Oakland County has the highest property values of all 83 Michigan counties, while experiencing the fastest rate of growth in Southeast Michigan. The County is a major hub for automotive corporate offices and has one of the highest concentrations of engineers per population in the country. Its pro-business environment is what draws the 1,040 international firms from 40 countries and a highly skilled, diverse workforce.
- Detroit, Michigan 25 miles
- Windsor, Ontario 28 miles
- Lansing, Michigan (State Capital) 80 miles
- Toledo, Ohio 84 miles
- Grand Rapids, Michigan 147 miles
- Cleveland, Ohio 229 miles
- Columbus, Ohio (State Capital) 229 miles
- Toronto, Ontario, Canada 230 miles
- Cincinatti, Ohio 290 miles
- Chicago, Illinois 295 miles
- Pittsburgh, Pennsylvania 311 miles
- Indianapolis, Indiana 317 miles
- Ottawa, Canada 502 miles
- Washington D.C. (U.S. Capital) 550 miles
- New York City, New York 640 miles

Connected in Michigan - Major Highways

Rochester Hills - City Hall
Strategic Partners
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