

DEER PARK ESTATES

Partially Developed Residential Subdivision

DEER PARK
CAPAC, MI 48014



80 Acres remaining

42 single-family lots - Phase 2 & 3

41 condominium units - Phase 3

250 mini self-storage units - Phase 3

All utilities on-site



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OFFERING SUMMARY

Sale Price: \$656,000

Price / Acre: \$8,208

Lot Size: 80 Acres

Zoning: Residential

PROPERTY OVERVIEW

Deer Park is a prime residential development site of 137+ acres in Capac, St Clair Shores County, Michigan. 24 home units and 16-condo buildings with 48 units have been completed.

LOCATION OVERVIEW

This property is located on the south border of the valley of Capac. The village of Capac located in St Clair County shows a population of 1,829 as of 2018. St. Clair County is the home to more than 163,000 residents.

DEMOGRAPHICS

| | 1 MILE | 3 MILES | 5 MILES |
|-------------------|----------|----------|----------|
| Total Households | 671 | 1,615 | 3,001 |
| Total Population | 1,953 | 4,683 | 8,702 |
| Average HH Income | \$48,299 | \$54,477 | \$59,165 |

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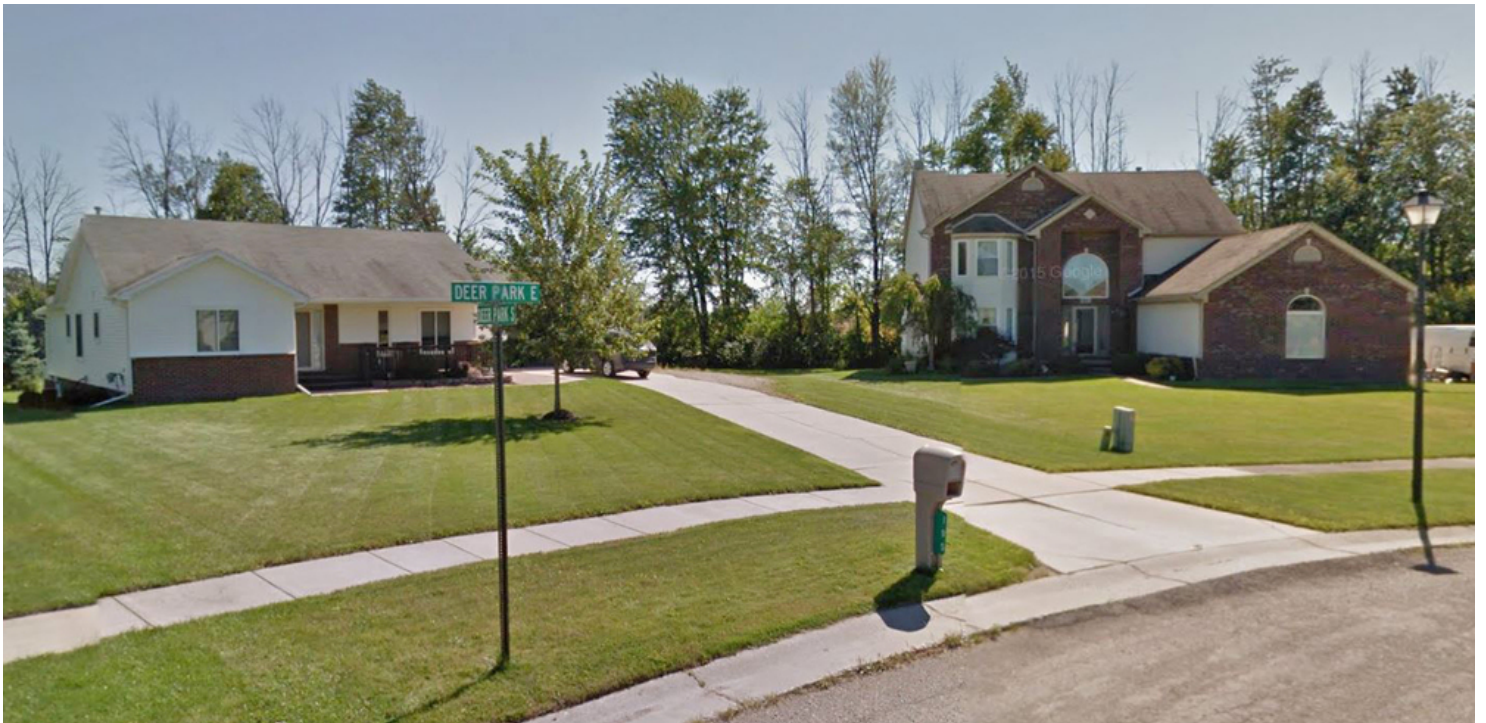
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Why St. Clair County, MI?

St. Clair County is a continental crossroads, one of the rare places where major expressways and railways converge with North America's great inland seaway. As the easternmost of Michigan's 83 counties, we are an international gateway with the third-busiest commercial truck crossing and busiest rail crossing on the U.S.-Canadian border.

We are a county of 163,000 people, with no town larger than 30,000, spread over 725 square miles, much of it farmland and forest.

It may sound slow-paced and sleepy, but we also sit on the edges of a metropolitan area of 3.7 million people. Want to catch a Tigers' game in downtown Detroit, or check out a popular restaurant in Oakland County? You can be at either in an hour.

Port Huron, our county seat, is precisely halfway between Toronto and Grand Rapids, either of those cities a leisurely three-hour drive. It's also midway between London, Ontario, and Flint, Michigan, both just an hour away by car. And Port Huron is literally within sight of its sister city, Sarnia, Ontario.

Nothing defines St. Clair County more than our famously blue water.

Our long shoreline includes sandy beaches on Lake Huron, the second-largest of the Great Lakes, and a boaters' paradise on Lake St. Clair's 430 square miles. Connecting the two lakes is the 40-mile St. Clair River, the muscular strait that links the upper and lower Great Lakes.

Come and see us, sample what we offer in the way of location, aesthetics and quality of life. [Discover the Blue!](#)

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Cost of Doing Business

Invest in Blue. See Green.

In St. Clair County, you have the best of all worlds – you are close to the big city, its labor force, arts and culture, and institutions of higher learning, but you benefit from the lower costs of a fringe suburban community. St. Clair County is a unique destination, an international center of commerce and a critical stop along the I-69 International Trade Corridor, a NAFTA highway. With a proximity to the entire North American marketplace, multiple modes of transportation connecting Canada, the U.S. and Mexico via the Blue Water Bridge border crossing, and a community that is appealing to families, St. Clair County is an ideal location for corporate investment.

Here are a few of the cost advantages that we offer to businesses and investors:

- Land prices 30-50 percent lower than Southeast Michigan average
- Average industrial rental rate of \$4/sq. ft.
- Average office rental rate of \$12/sq. ft.
- The lowest average wage rates in Southeast Michigan
- Flat 6% corporate income tax rate for C Corporations and 4.35% personal income tax rate for S Corporations and LLC's.
- Stable public utility rates with electricity and gas rates regulated in St. Clair County
- Personal property tax slated to be eliminated in 2016
- Michigan does not levy inventory taxes or charge impact fees
- Blue Water Bridge is a preferred border crossing over the Ambassador Bridge in Detroit due to its closer proximity to Toronto and tolls based on number of axles vs. weight
- St. Clair County Cost of living 15% below national average
- Median home value of \$156,100 compared to U.S. average of \$181,400 and Southeast Michigan average of \$160,544

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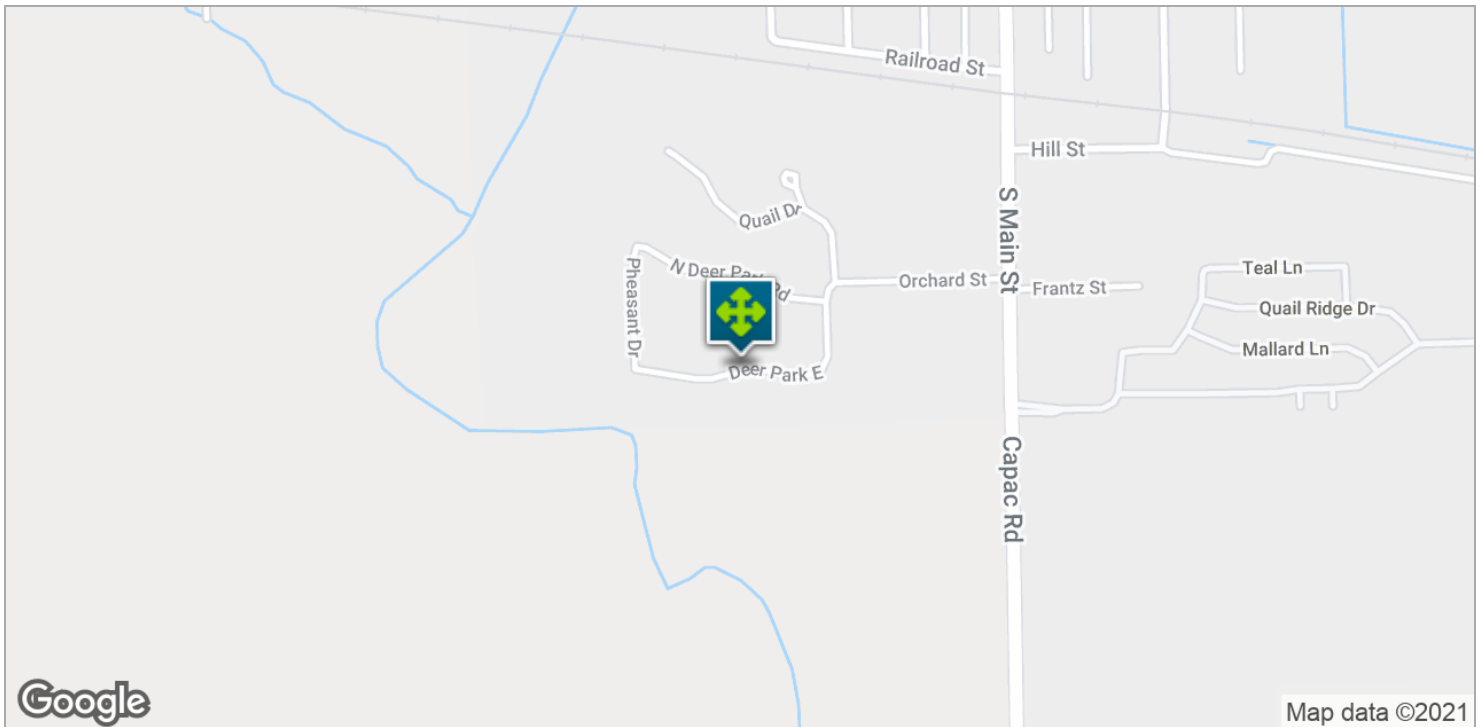
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