

SHALDA PARK

041-719-023-00

11100 S Park St.

11.50 Acres

Ownership:

Village of Empire

Ball Field

S

Strengths

Village owned, no acquisition cost. Open space with new walking trail. Ties into existing resident amenity.

W

Weaknesses

Water wells restrict use of septic within 300 foot range. Topography presents need for ample fill and grading. Location is not visible. Destination driven location. Economic impact for events and retail is weaker.

O

Opportunities

Strong ability to tie in recreational uses for outdoor space in a placemaking capacity. Tie in with recycling, brush and other municipal services.

T

Threats

None of note at this time.

LOTS ON LACORE

S

Strengths

Prime locations with visibility. Ability to activate roadway with pop-up retail and events. Walkable.

W

Weaknesses

Multiple sites privately held makes for potentially more nuanced acquisition.

O

Opportunities

Potential for paid municipal parking to have positive economic impact. Public bathrooms for tourists and events.

T

Threats

Potential brownfield. No public record.

041-400-025-00

S Lacore Rd.

0.37 Acres

Ownership:

Privately Held

041-300-019-00

S Lacore Rd.

0.43 Acres

Ownership:

Privately Held

SCHOOL HOUSE

041-300-036-00

10017 W Front St.

0.86 Acres

Ownership:

Privately Held

S

Strengths

Prime locations with visibility. Ability to activate roadway with pop-up retail and events. Walkable. Very strong cultural character to represent the community.

W

Weaknesses

Environmental history. Baseline Environmental Assessment in place. Former UST closed in place under alley. Higher energy and maintenance costs.

O

Opportunities

Ample room for community gathering space and commercial kitchen.

T

Threats

Unknowns of a historic rehabilitation. Unknown interior conditions.

HARDWARE STORE

041-824-056-00
11738 S Lake St.
0.74 Acres
Ownership:
Privately Held

S

Strengths

Downtown location. Ability to activate roadway with pop-up retail and events. Walkable.

W

Weaknesses

Condition of the property, potentially extensive rehab. Energy and Maintenance would be higher.

O

Opportunities

Economic opportunity to capture tourism income off day-trippers to the beach amenity and bring them into downtown businesses. Paid public parking opportunity.

T

Threats

Environmental investigation needed. Former 300 gallon tank removed. No baseline environmental assessment on file. Requires investigation.

REDEVELOP VILLAGE OFFICE

041-824-083-00

11518 S Lacore Rd.

0.72 Acres

Ownership:

Village of Empire

S

Strengths

Owned by Village. Continuance of same location.

W

Weaknesses

Coordinating space with DPW to best meet all space needs and requirements. Not highly visible and space constrained to meet needs, definitely no space for wants.

O

Opportunities

Limited/Not many additional opportunities.

T

Threats

None of note at this time.

BANK BUILDING

041-719-006-01

11470 S Leelanau Hwy

0.95 Acres

Ownership:

Privately Held

S

Strengths

Prime highly visible location. New construction. Occupied with income producing tenants.

W

Weaknesses

Space is larger than needed. Difficult to host events in parking and exterior space as it can negatively impact other tenants business operations. No commercial kitchen and event space may require a cost benefit analysis of revenue generation.

O

Opportunities

Ability to generate revenue from other tenants.

T

Threats

Former gas station, site is a facility. One incident regarding PNAs and drinking water.