

RACER TRUST PROPERTY AVAILABLE



Prime industrial land for sale in **Ewing Township, NJ**

Created January 25, 2012 • Updated December 7, 2017

[racertrust.org](http://racertrust.org)

## Table of Contents

3	Property Summary
4	Property Location
5	Property Assets
8	Property Details
10	Property Ownership and Recent History
11	Community Vision for Property
13	Environmental Conditions
14	Collateral Information, including:
	* Transportation Assets
	* Access/Linkage
	* Airports
	* Port Facilities
	* Utilities and Natural Gas
	* Zoning and Business Assistance
	* Small Business Centers
22	Regional Overview, including:
	* Community Snapshot
	* Workforce
	* Education
	* Largest Private-Sector Employers
	* Medical Facilities and Emergency Services
	* Links to Helpful Resources
30	Demographic Information
32	RACER Summary
33	Conditions
34	Transaction Guidelines/Offer Instructions
35	Links for Buyers



## Property Summary

**Delphi Trenton Industrial Land**  
1445 Parkway Avenue  
Ewing Township, NJ 08618

This land offers 80 acres on the south side of Parkway Avenue in Ewing Township. Only a slab (approximately 1 million square feet) remains on the property, which is adjacent to the CSX West Trenton rail line on the western edge and a freight spur to the south. The CSX line currently serves Philadelphia with rail passenger service via SEPTA.


- County:** Mercer
- Land Area:** 80 acres
- General Description:** Vacant land; slab remains
- Zoning:** Zoning details can be found in the Property Details pages.
- Tax Parcel Number:** Block 343, Lot 1.01
- RACER Site Number:** 10090

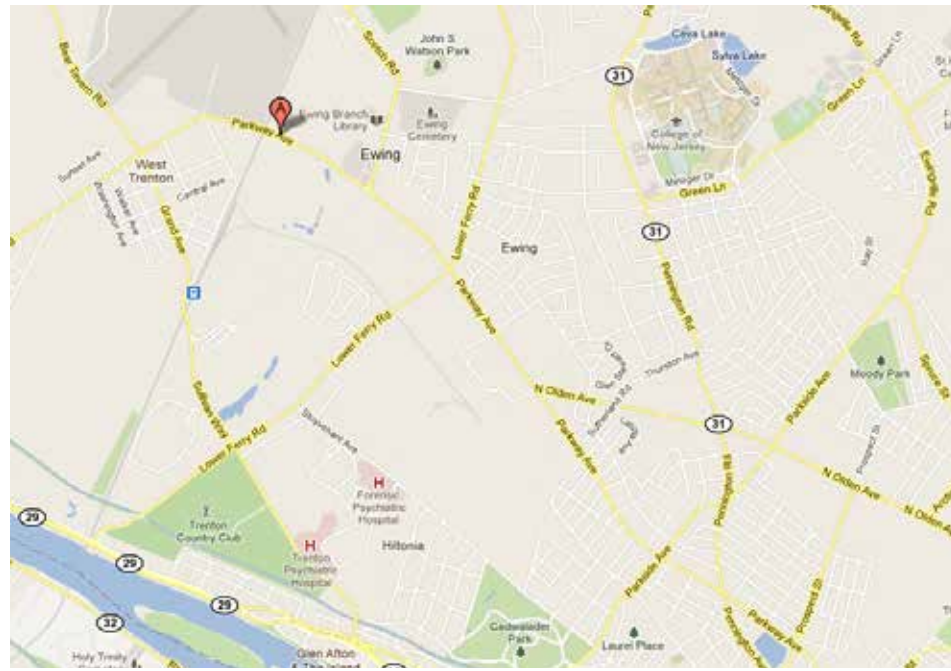


More information about this property may be reviewed on RACER's website at [www.racertrust.org/Properties/PropertyDetail/Delphi\\_Trenton\\_10090](http://www.racertrust.org/Properties/PropertyDetail/Delphi_Trenton_10090).



## Property Location

 Delphi Trenton Industrial Land  
1445 Parkway Avenue  
Ewing Township, NJ 08618



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*\*Disclaimer: Property boundaries presented on this map are for informational purposes only and have not been prepared for legal, engineering, or surveying purposes. RACER makes no representations as to the accuracy of the maps, aerial photographs, or boundary depictions contained herein.*

## Property Assets

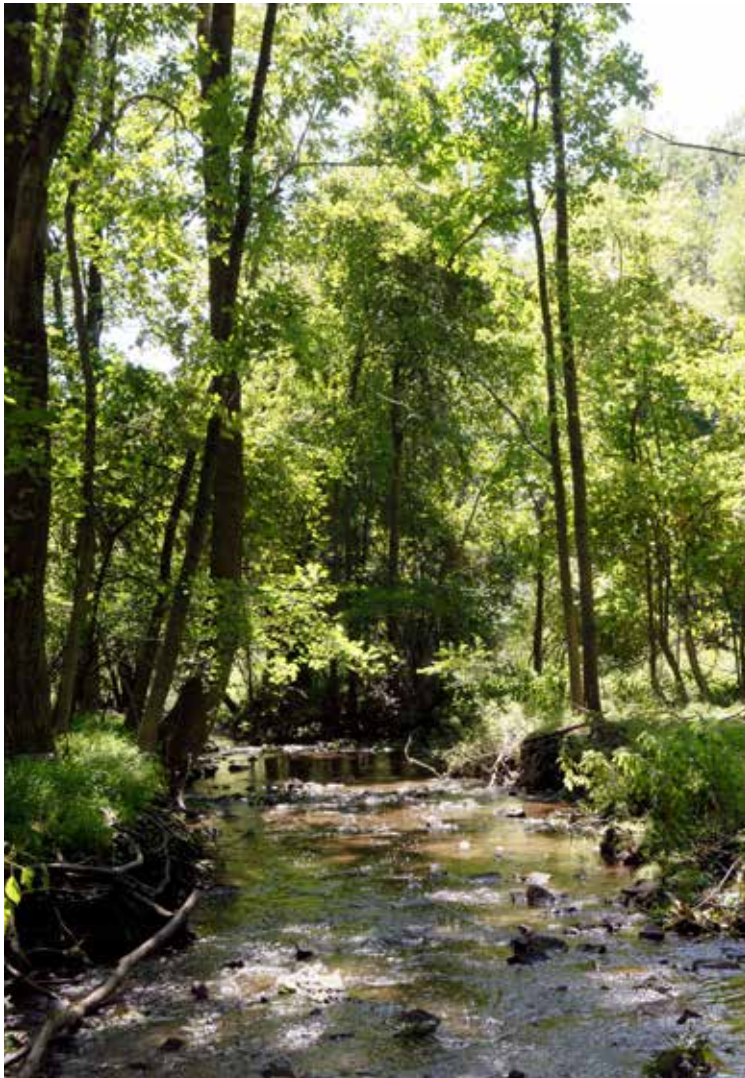
Site offers 80 contiguous acres with excellent road frontage and convenience to outstanding transportation assets, including air, rail and a mature highway network. The Property is within 75 miles of 10 percent of the U.S. population and just northwest of Trenton, the New Jersey state capital.



## Property Assets (continued)



## Property Assets (continued)



## Property Details

Overview	
Location	1445 Parkway Avenue, Ewing Township, NJ 08618
Zoning/Tax ID Number(s):	IP-1, Industrial Park & OP-3, Office Park: Block 343, Lot 1.01
Total Land Area of Property (Acres)	80
Total Assessment	\$3,653,400
Total Annual Property Taxes	\$197,466 (2017)
Visibility	Average
Shape	Irregular
Road Frontage	1,967 feet
Road Access	Adequate
Number of Structures at Property	None
Condition of Slab	Investigation under way
Utilities	Available at site
Electricity	Available at site
Sewer	Available at site
Water	Available at site
Natural Gas	Available at site
Licenses for Temporary Use (If Any)	None
Storm Water Management System	Storm sewers on the site likely remain, but are inactive and their integrity would be questionable.





## Property Details (continued)

Sulfur Dioxide (2010)	Attainment Area
Particulate Matter 2.5 (2006)	Maintenance Area
Lead (2008)	Attainment Area
Carbon Monoxide	Maintenance Area
8-Hour Ozone (2008)	Nonattainment Area
Nitrogen Dioxide	Attainment Area
Particulate Matter 10	Attainment Area
Previous Operations by GM	When the site closed in 1998, approximately 900 employees worked in two shifts, producing automotive moldings, power-painted exterior products and power seat adjusters. The plant was built in 1937 and production of automobile window regulators began in 1938 under management of the former Temstedt Division of General Motors. The plant was the first built outside of Detroit to produce Temstedt products. During WWII, the plant became Eastern Aircraft Corp., and the first Avenger Bomber was built there.
Surrounding Owners/Uses	The parcel is located in a mixed-use area in the midst of residential, commercial and undeveloped parcels.
Rail Service	Yes. Adjacent to the CSX West Trenton rail line on the western edge, and a freight spur to the south. SEPTA Regional Rail Trenton Line serves City of Philadelphia and Philadelphia International Airport.
Name and Proximity to Nearest Interstate Highway(s)	I-95 (about 1.5 miles)
Name and Proximity to Nearest Commercial Airport(s)	Adjacent to Trenton Mercer Airport
Name and Proximity to Nearest Commercial Seaport(s)	The Port of Philadelphia (about 35 miles)
School District	Ewing Public Schools



## Property Ownership and Recent History

The plant at this site was built in 1937, and production of automobile window regulators began in 1938 under management of the former Temstedt Division of General Motors. The plant was the first built outside of Detroit to produce Temstedt products. During WWII, the plant became Eastern Aircraft Corporation.

During the war effort, GM operated as a division of Eastern Aircraft on January 21, 1942. The plant began to partially fabricate and assemble the Naval carrier-based torpedo bomber plane, called the Grumman Avenger, daily. Testing occurred across Parkway Avenue in a newly created airfield, which now is the Trenton Mercer Airport. The plant operated around the clock, and its 14,000 workers produced 7,546 airplanes.

Returning to manufacturing auto parts, GM stayed in production until it ceased all operations in June 1998. At its peak as an auto parts manufacturer, in the 1950s, the plant employed 5,500 workers.

As the plant was closed in 1998, operations were consolidated at Delphi's facility in Grand Rapids, Mich. Since that time, the facility has been demolished and extensive environmental investigation and remediation has taken place.



## Community Vision for Property

*The RACER Trust was created in March 2011 by the U.S. Bankruptcy Court to clean up and position for redevelopment 89 properties and other facilities owned by the former General Motors Corp. before its 2009 bankruptcy. The Settlement Agreement establishing the Trust described the criteria that the Trust, at a minimum, must consider when selling properties. These criteria include the views of the local communities. The community has provided the following in response to RACER's request:*

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The General Motors site has long been the heart of Ewing Township. Originally a magnet within the regional economy, Ewing Township grew, prospered and matured around the plant, which hosted thousands of jobs for area residents.

Located close to the geographic center of the Township, the 80+/- acres is located within the Parkway Avenue Redevelopment Area, which also includes the former Naval Jet Propulsion Testing Center. The area is ripe with opportunity.

The Township and its residents seek a vibrant mixed-use community taking shape as a “traditional” downtown for the redevelopment area.

Taking advantage of the site's position in the regional marketplace is an unparalleled opportunity, as located within close proximity or adjacent to the site are the West Trenton Train Station, Capital Health System Campus, Trenton Mercer Airport and Interstate 95.

**As Ewing Township plans for the rebirth of what once was the heart of our community, the General Motors facility, we look forward to working with RACER to clean up and redevelop this important site. Making the center of town a destination is a great opportunity toward sustainable economic growth for the region. — Mayor Bert Steinmann**



## Community Vision for Property (continued)

Through its ongoing planning and design efforts, the Township is not as concerned with the land-use mix as it is the quality of place that the development will create and evolve into. Complete with public spaces and walkable streets, the development will seek the critical mix of office, retail and housing necessary to create a viable project that transforms this once-major job center into a re-imagined town center.


As the Township undertakes the public process toward the development of the redevelopment plan, it will seek strong alliances with not only its public, but with property-owners and investment partners alike, to ensure a quality development while maintaining market feasibility.



## Environmental Conditions

RACER Trust, U.S. EPA and State regulatory authorities offer a variety of buyer protections designed to shield your investment and restrict or eliminate your liability for environmental impacts resulting from previous uses, regardless of whether these conditions were known at the time of purchase or transfer. For more information about liability protections, please visit <http://bit.ly/1EsnxjB>.

For the latest environmental information, please visit [www.racertrust.org/files/ewing-environmental-fact-sheet.pdf](http://www.racertrust.org/files/ewing-environmental-fact-sheet.pdf)



**The RACER Trust:**  
Empowering America's Auto Communities

**Ewing Township, NJ** | Delphi Trenton Industrial Land  
1445 Parkway Avenue  
Ewing Township, NJ 08618  
RACER Site 10090

**Site Description**

This site includes approximately 80 acres of land in an area of mixed industrial, commercial and residential properties.

The site was home to Delphi Interior & Lighting Systems. The manufacturing facility was built in 1937, and production of automobile window regulators began in 1938 under management of the former Temstedt Division of General Motors. The plant was the first to be built outside of Detroit to produce Temstedt products, and more than 3,000 people worked there before World War II. During WWII, the plant became Eastern Aircraft Corp., and carrier-based Avenger Bombers were built at the site to support the U.S. Navy.

When the plant closed in 1998, approximately 900 employees worked in two shifts, producing automotive body side moldings, powder-painted exterior products and power seat adjusters. When it closed, operations were consolidated at Delphi's facility in Grand Rapids, MI. The buildings at the Ewing facility were demolished between 2000 and 2002, although concrete slabs and paved parking lots remain.

Site cleanup activities are now performed by the RACER Trust under the Licensed Site Remediation Professional (LSRP) program. General Motors Corporation (GM, subsequently renamed as Motors Liquidation Company or MLC), the former owner and operator of the Site, negotiated with the State of New Jersey regarding the Site remediation costs and liabilities as part of GM's bankruptcy proceedings in 2009. On October 20, 2010, a bankruptcy settlement (Settlement Agreement) was signed by MLC, the U.S. Environmental Protection Agency (EPA), the State of New Jersey, and other parties including the Trust. On March 31, 2011, as stipulated in the Settlement Agreement the real property and cleanup funding of \$10.5 million for this property were transferred to the Trust. Since March 31, 2011, RACER Trust has undertaken Site investigations and remedial work pursuant to the New Jersey Industrial Site Recovery Act (ISRA).

*Continued*

**Cleaning Up & Positioning for Redevelopment Former GM Properties in 14 US States**



## Collateral Information: Transportation Assets



5 mi  
10 km

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## Collateral Information: Access/Linkage

Ewing Township is located along the scenic Delaware River just northwest of Trenton, the New Jersey capital. It is within convenient driving distance of major population centers of the Northeast and Mid-Atlantic regions, including New York City, Philadelphia, Baltimore and Washington, D.C. It is roughly midway between New York City and Philadelphia.

Interstate 95, the longest north-south highway in the U.S., passes through Ewing Township and is about 1.5 miles due west of the Property. Ewing Township offers easy access to several other major expressways, including the New Jersey Turnpike. Its excellent highway transportation network has long made Mercer County, where Ewing Township is located, an attractive destination for businesses.

In addition to Interstate 95 and the New Jersey Turnpike, Interstates 195 and 295, as well as highways 1, 29, 31 and 130 pass through Mercer County.

The Property is adjacent to the CSX West Trenton rail line on the western edge and a freight spur to the south. Currently SEPTA serves the Philadelphia market with passenger rail service along the Trenton Line to Philadelphia International Airport. New Jersey Transit has studied the feasibility of reestablishing passenger service north through Bound Brook, en route to Newark and New York City.

Trenton-Mercer Airport is located off Exit 2 of Interstate 95 in Ewing Township, adjacent to the Property. Several other major airports are nearby.

To increase understanding of the goods movement issues, constraints and opportunities facing the state now and in the future, the New Jersey Department of Transportation (NJDOT) in 2007 developed the first Comprehensive Statewide Freight Plan ([www.nj.gov/transportation/freight/plan/pdf/2007statewidefreightplan.pdf](http://www.nj.gov/transportation/freight/plan/pdf/2007statewidefreightplan.pdf)). The plan:

- Describes the goods movement transportation network in New Jersey from a physical, operational, economic and citizen's perspective.



## Collateral Information: Access/Linkage (continued)

- Produces a synthesis of previous work and outreach highlighting issues, trends, challenges and opportunities in goods movement in New Jersey.
- Identifies, evaluates and recommends alternative options/policies that address constraints by mode.
- Increases public understanding of the goods movement and logistics issues.
- Develops better tools and performance measures to evaluate freight issues and options.
- Strengthens partnerships and coordination with sister transportation agencies, other government organizations, private industry and the public.

*\*Information obtained from RACER research.*





## Collateral Information: Airports

Trenton-Mercer Airport ([www.nj.gov/counties/mercero/departments/airport](http://www.nj.gov/counties/mercero/departments/airport)) has been an important part of the Greater Central Jersey Region for more than 80 years. It is both a major economic engine for the area and an air travel hub that hosts a robust mix of commercial, corporate, private and government aviation users.

It is home to Frontier Airlines' Regional Headquarters ([www.flyfrontier.com](http://www.flyfrontier.com)), which offers nonstop service to Orlando, Fort Myers, Tampa, Fort Lauderdale, New Orleans, Atlanta, Chicago-Midway, Columbus, Detroit and Raleigh/Durham. It also is home to the aviation division headquarters of a number of Fortune 100 companies, the New Jersey State Police, the New Jersey Army National Guard and two flight schools, as well as providing facilities and services to the U.S. Customs Service and the U.S. Marines.

The airport's history includes a preeminent role in the production of the World War II Avenger Bomber.

Ewing Township also is easily accessible to Philadelphia International Airport ([www.phl.org](http://www.phl.org)) and Newark Liberty International Airport ([www.panynj.gov/airports/newark-liberty.html](http://www.panynj.gov/airports/newark-liberty.html)) — both major, full-service airports — and Princeton Airport ([www.princetonairport.com](http://www.princetonairport.com)), a family-run operation that offers flight instruction and general aviation. LaGuardia Airport ([www.panynj.gov/airports/laguardia.html](http://www.panynj.gov/airports/laguardia.html)) and John F. Kennedy International Airport ([www.panynj.gov/airports/jfk.html](http://www.panynj.gov/airports/jfk.html)) in New York City also are viable options for commercial or business travelers.



*\*Information obtained from RACER research.*



## Collateral Information: Port Facilities

The Philadelphia Regional Port Authority ([www.philaport.com](http://www.philaport.com)), an independent agency of the Commonwealth of Pennsylvania, operates the Packer Avenue Marine Terminal in South Philadelphia, the Tioga Marine Terminal in Northeast Philadelphia and several piers in between, all on the Delaware River.

The Packer Avenue terminal handles containers, steel, meat, fruit and heavy lift/projects. It covers 112 acres, with rail service, six berths and a depth of 40 feet. The Tioga Marine Terminal, on 116 acres, has rail service and two berths, as well as 40-foot depth.

A third terminal, Southport, is scheduled for construction in the near future.

The Philadelphia port facilities are approximately 35 miles from the Property.

The Port Authority of New York and New Jersey ([www.panynj.gov/port-authority-ny-nj.html](http://www.panynj.gov/port-authority-ny-nj.html)) operates a network of ports 65 miles away in and around New York City.

The Port Authority conceives, builds, operates and maintains infrastructure critical to the New York/New Jersey region's trade and transportation network. These facilities include marine terminals and ports.

The Port of New York and New Jersey is the largest oil importing port and third-largest container port in the nation. The container ship facility at Port Newark-Elizabeth Marine Terminal in Newark Bay is the largest such port on the Eastern Seaboard.

Port Newark-Elizabeth is home to three fully equipped containership terminals. It features ExpressRail, the port's on-dock rail facility, more than 1 million square feet of warehouse space, seven distribution buildings, numerous terminal buildings and an auto preparation center. Located on 2,230 acres, the port offers 41,000 linear feet of berthing space and accommodates 3,700 vessels annually. An estimated 2.5 million containers are handled at the port each year.

The Port Authority, established in 1921, was the first bi-state agency ever created under a clause of the Constitution permitting compacts between states with congressional consent. Its area of jurisdiction is called the Port District, a region within a radius of approximately 25 miles around the Statue of Liberty.



*\*Information obtained from RACER research.*



## Collateral Information: Utilities and Natural Gas

Electricity and natural gas services are provided by PSE&G ([www.pseg.com](http://www.pseg.com)), serving 1.8 million residential customers in central New Jersey. Headquartered in New Jersey, publicly traded PSE&G is one of the 10 largest electricity companies in the U.S. and was No. 201 on the 2011 Fortune 500 list.

PSE&G is highly regarded for its reliable service. In 2009 PSE&G was named for the fourth time in five years as America's most reliable electric utility, receiving the prestigious National Reliability Excellence Award from the industry benchmarking group PA Consulting.



## Collateral Information: Zoning and Business Assistance

Zoning details can be found in the Property Details pages.

The Property is located within the boundaries of Foreign Trade Zone 200. A FTZ provides competitive advantages to companies involved in international trade through deferral, reduction or elimination of U.S. Customs duties. Potential buyers interested in applying for FTZ status or as a foreign trade subzone should contact the FTZ 200 grantee, the Mercer County Office of Economic Development and Sustainability, at 609-989-6059.

Several businesses utilize FTZ benefits in the communities of East Windsor, Ewing and Robbinsville. As a FTZ grantee, the county can and does broaden economic development incentives for businesses to build or relocate in the county.

**Local:** The Township is in the midst of developing a plan that includes zoning and design standards to facilitate redevelopment of the area.

The public process the Township plans to undertake will closely involve the area's property owners, the public and intergovernmental representatives from state agencies to ensure smooth implementation through coordination.

The Redevelopment Law in New Jersey affords tremendous opportunity for both the Township and its development partners. With long-term tax abatements and the ability to reinvest in the designated area's development efforts, the Township will seek to leverage this designation with the program incentives and legislation the state has made available to drive growth. Redevelopment-area designation is one of the strongest tools that can be leveraged toward development in New Jersey because it works to create predictability through partnership.

**State:** The New Jersey Partnership for Action ([www.nj.gov/njbusiness/nj-partnership-for-action](http://www.nj.gov/njbusiness/nj-partnership-for-action)) is the hub for economic activity in New Jersey. The Partnership, through the four interconnected and highly focused organizational elements of Choose New Jersey ([www.choosenj.com](http://www.choosenj.com)), the New Jersey Business Action Center (<http://nj.gov/state/bac>), the New Jersey Economic Development Authority ([www.njeda.com](http://www.njeda.com)), and the Office of the Secretary of Higher Education ([www.state.nj.us/highereducation](http://www.state.nj.us/highereducation)), seeks to accomplish the goals of attracting new business and helping existing businesses thrive. The Partnership does this by focusing on relationship building and person to person outreach, promoting the state's incentives and resources, developing pro-growth policies, and assisting businesses in navigating state government and programs.



## Collateral Information: Zoning and Business Assistance (continued)

Choose New Jersey, a privately funded not-for-profit corporation, promotes New Jersey to existing and new businesses, encourages economic growth and opportunity, and spearheads promotional activities to aggressively market New Jersey as a business destination.

The Business Action Center, reporting directly to the lieutenant governor, consists of a team of business liaison representatives who coordinate and navigate across state and local government agencies for businesses looking to remain, expand or locate in New Jersey. The center serves as a “one-stop” shop for business. The team at the Center works to encourage entrepreneurship by supporting New Jersey’s businesses of all sizes, supporting global competitiveness of New Jersey companies and promoting the state’s attractiveness as a business investment location nationally and internationally.

The Economic Development Authority is the financing component for New Jersey job growth, overseeing many of New Jersey’s programs that support the business community. Through financial programs that provide access to capital in partnership with banks throughout New Jersey, EDA organizes incentive programs aimed at attracting new business and supporting the retention of existing employers. The EDA acts as the state’s “bank for business” by providing support to the Partnership for Action with the state’s financing and incentive resources to leverage New Jersey’s strategic advantages.

**Mercer County:** Additional local assistance also is available through the Mercer County Office of Economic Development and Sustainability ([www.nj.gov/counties/mercercounty/business/economic](http://www.nj.gov/counties/mercercounty/business/economic)), which provides a variety of business development programs, business workshops, loans and beneficial financial programs to help small and large businesses in the county build growing, successful companies. Programs and services include small business development assistance, tax credits for businesses and financing assistance.

## Collateral Information: Small Business Centers

New Jersey Small Business Development Center at the College of New Jersey  
(<https://www.njsbdc.com/locations/mercercounty/>).



## Regional Overview: Community Snapshot

General George Washington led his famous December crossing of the Delaware River and routed the Hessians just north of the Property. That turning point of our country's struggle for independence and liberty is just one of the many historically significant events to have happened in the area. When the Revolutionary War concluded, Trenton and Princeton Township took turns serving as the temporary Federal Capital. Shortly thereafter, Trenton Township was redrawn and Ewing Township was created.

The available Property is located in the heart of Ewing Township. Surrounding the property are a mix of uses, including residential neighborhoods that once housed many General Motors employees, as well as commercial and vacated industrial parcels that also are included within the Redevelopment Plan for the area.

Ewing Township offers a blend of residential, commercial and recreational opportunities that make it an attractive place to settle. Home to New Jersey Manufacturers Insurance, Church & Dwight Co., Inc., Computer Associates International Inc. and other large employers, the job market is robust with magnets such as the Trenton-Mercer Airport and newly refurbished Capital Health Regional Medical Center. With some of the region's best recreational facilities, Ewing Township residents have many diverse opportunities. Less than 5 miles away is Amtrak's Northeast corridor, which provides convenient access to New York, Washington, Philadelphia and Boston.

Mercer County hosts 12 municipalities, is home to 350,000 people and is within 75 miles of 10 percent of the U.S. population. The county holds some of the state's greatest cultural and historic sites, including Revolutionary War battle sites in Trenton and Princeton. Recreation and entertainment are abundant with first-class parks, four public golf courses and the New York Yankees Class AA affiliate, the Trenton Thunder, who play at the beautiful Arm & Hammer Park on the Delaware River.

Excellent schools, tourist destinations, and a diverse, well-educated workforce make Ewing Township and Mercer County a great place to live, work, play and invest.



*Benjamin Temple House*



## Regional Overview: Community Snapshot (continued)



## Regional Overview: Workforce

The U.S. Department of Labor's Bureau of Labor Statistics reported a preliminary unemployment rate of 4.2 percent in the Trenton labor market for October 2017, the most recent month for which statistics are available. The state rate was 4.9 percent and the national rate was 4.1 percent.

Mercer County features a highly skilled and educated labor pool. It is home to Princeton University, Rider University, The College of New Jersey, Thomas Edison State College and Mercer County Community College.

Ewing Township has a median household income of \$71,617, according to the 2010 Census.

The New Jersey Department of Labor and Workforce Development (<http://jobs4jersey.com>) operates One-Stop Career Centers, including one in Trenton, that offer services free of charge to help develop the skills needed to succeed in a 21st century work environment. New Jersey's One-Stop Career Centers are staffed with qualified professionals who can assist with obtaining employment or the necessary training to meet current labor needs. Employment counselors can help explore career choices relating to individual interests, skills and abilities.

The One-Stop Career Centers also offer educational training programs in vocational or trade schools or on-site at the One-Stop; on-the-job training with local employers; and apprenticeships in many fields. In addition, Job Search Readiness Workshops provide information about how to successfully look for a job, conduct yourself in an interview, write a resume or learn about the local labor market. Computers, phones, photocopiers and fax machines are provided free of charge to aid in job searches.

Mercer County government has workforce development programs as well, including an on-the-job-training assistance program, hiring incentives for employers, and tax credits for businesses. The Mercer County Workforce Investment Board ([www.state.nj.us/counties/mercerc/commissions/investment](http://www.state.nj.us/counties/mercerc/commissions/investment)) features the county's most prominent business leaders, including CEOs, presidents, and directors from such organizations as the New Jersey Chamber of Commerce; Horizon New Jersey; Bristol-Myers Squibb; Verizon; Sun National Bank; and many other successful small businesses and non-profit organizations.

The WIB provides professional insight by guiding workforce programs and services that are capable of responding to the changing workforce needs of businesses and additional skill development of workers. Its mission is to develop, through





## Regional Overview: Workforce (continued)

public/private partnerships, a high-quality workforce that successfully meets employers' hiring needs and ensures the employment and advancement of jobseekers.

With its complement of large private educational institutions, hospitals and social services institutions, Mercer County's employment in the educational and health services sector posted an increase of 7.8 percent, growing from 35,278 jobs in 2004 to 38,047 jobs in 2009, according to the New Jersey Department of Labor. Statewide, jobs in this sector declined by 3.8 percent over the same period.

Professional and business services, the second-largest employment sector in Mercer County, posted a 2.9 percent increase in employment from 2004 to 2009. This sector expanded robustly from 2004 through 2006 before beginning a decline in 2007 that continued through 2009. At the state level, employment in professional and business services increased by 0.6 percent.

Mercer County payrolls in financial activities increased every year from 2004 through 2006, and then started to decline in 2007, reaching a level of 15,670 jobs in 2009. This is a reflection of the recession that started in 2007 and ran through 2009. However, while Mercer County demonstrated a 1.8 percent increase in this sector, New Jersey's employment in this sector declined by 5.9 percent.

Mercer County experienced a 10.4 percent decline in jobs in the trade, transportation and utilities sector, which gained jobs every year from 2004 through 2006 but relinquished jobs during the recent economic downturn. Jobs in this sector declined at a slower pace statewide (-6.1 percent) than in Mercer County.



## Regional Overview: Education

Ewing Township is home to The College of New Jersey ([www.tcnj.edu](http://www.tcnj.edu)), formerly Trenton State College, located just 1.5 miles from the Property. Princeton University ([www.princeton.edu](http://www.princeton.edu)), Rider University ([www.rider.edu](http://www.rider.edu)), Mercer Community College ([www.mccc.edu](http://www.mccc.edu)) and Thomas Edison State College ([www.tesc.edu](http://www.tesc.edu)) are all in Mercer County. Dozens of other colleges, universities and advanced technical schools are within easy driving distances of Ewing Township.

Preparatory schools in the county include the nationally renowned Lawrenceville School ([www.lawrenceville.org](http://www.lawrenceville.org)), The Hun School of Princeton ([www.hunschool.org](http://www.hunschool.org)) and The Peddie School in Hightstown ([www.peddie.org](http://www.peddie.org)). Ewing Township also is home to Marie Katzenbach School for the Deaf ([www.mkasd.org](http://www.mkasd.org)), Incarnation-St. James Catholic School ([www.isjschool.org](http://www.isjschool.org)) and the Villa Victoria Academy ([www.villavictoria.org](http://www.villavictoria.org)).

There are nine public school districts in Mercer County, with 94 schools, about 3,600 teachers and an enrollment of more than 50,000 students.

Ewing Public Schools ([www.ewing.k12.nj.us](http://www.ewing.k12.nj.us)) consists of three elementary schools, one middle school and one high school, with total enrollment of approximately 3,700.

The district is overseen by a Board of Education and supported by the Ewing Public Education Foundation ([www.epef.org](http://www.epef.org)), an independent, non-profit citizen's organization dedicated to providing innovative educational experiences for students and the community of Ewing Township. Established in 1995, EPEF's mission is to mobilize community support, concern, commitment and resources to help improve the quality of education in Ewing Township. EPEF provides grants to the Ewing Public Schools for innovative educational programs through fund-raising, and corporate and institutional sponsorship.

EPEF, a founding member of the New Jersey Education Foundation Partnership ([www.njefp.org](http://www.njefp.org)), also seeks to match corporate and organizational donors to fund additional projects of mutual interest. Its corporate partners include Educational Testing Service, Credit Union of New Jersey, New Jersey Manufacturers, American Properties, Janssen Pharmaceuticals, Hopewell Valley Bank and many other local organizations.



*The College of New Jersey*



## Regional Overview: Largest Private-Sector Employers in Mercer County (2012)

• Princeton University	6,011 employees
• Bristol-Myers Squibb Co.	6,000
• Capital Health Systems Inc.	3,200
• New Jersey Manufacturing Insurance Co.	2,478
• Educational Testing Services	2,277
• McGraw-Hill Co's Inc.	2,000
• Pharmanet Development Group Inc.	2,000
• RWJ Univ Hospital	1,800
• University Medical Center at Princeton	1,779
• Mercer County Community College	1,400
• NJ Manf Insurance Co.	1,345
• Presbyterian Homes & Services	1,300
• Janssen Pharmaceutical Inc.	1,100
• St. Francis Medical Center	1,069
• The College of New Jersey	994 (in 2010)
• Arm and Hammer	754
• Rider University	560
• Washington Group Int'l	500
• Computer Associates	500
• Conair Corporation	445
• Xerox	450
• Sarnoff Corp	425



## Regional Overview: Medical Facilities and Emergency Services

Ewing Township has a 75-member police force and is served by three volunteer fire companies that include daytime paid firefighters and EMS service.

The nearest hospitals are Capital Health Medical Center-Hopewell ([www.capitalhealth.org](http://www.capitalhealth.org)) and Capital Health Regional Medical Center. Capital Health Medical Center-Hopewell is located off I-95 on the Ewing Township border, approximately 2 miles from the Property.

Capital Health is the region's leader in advanced medicine, with significant investments in advanced technologies and top physicians. Comprised of its Hopewell Campus, the Capital Health Regional Medical Center in Trenton and the Capital Health in Hamilton outpatient facility, Capital Health has twice received Magnet recognition for nursing excellence.

Capital Health's commitment to making the latest technology available to patients in the region is headlined by the area's only CyberKnife® Robotic Surgery System and the first da Vinci® Surgical System in Mercer County, which are used for non-invasive and minimally invasive surgical treatments.

As a state designated Comprehensive Stroke Center, Capital Health also is home to the Stroke and Cerebrovascular Center of New Jersey, featuring two of the country's most experienced neurosurgeons. Capital Health has the region's only trauma center and state-designated regional perinatal center, and operates the mobile intensive care unit and psychiatric emergency screening center serving all of Mercer County.



## Links to Helpful Resources

### \* Local/Regional Resources

- Local Economic Development: Mercer County — [www.nj.gov/counties/mercerc/business/economic](http://www.nj.gov/counties/mercerc/business/economic)
- Ewing Township — [www.ewingnj.org](http://www.ewingnj.org)

### \* State Resources

- State — [www.nj.gov](http://www.nj.gov)
- State Economic Development: New Jersey Economic Development Authority — [www.njeda.com](http://www.njeda.com)

### \* Federal Resources

- U.S. Census Bureau — [www.census.gov](http://www.census.gov)
- U.S. Department of Commerce — [www.commerce.gov](http://www.commerce.gov)
- U.S. Economic Development Administration — [www.eda.gov](http://www.eda.gov)
- U.S. General Services Administration — [www.gsa.gov](http://www.gsa.gov)
- U.S. Small Business Administration — [www.sba.gov](http://www.sba.gov)



## Regional Overview: Demographic Information for Ewing Township, NJ

### Population:

2010: 35,790  
2000: 35,707

### Population Growth:

2000 – 2010: 83

### Median Age:

2010: 37.2  
2000: 37.0

### Median Household Income:

2010: \$71,617  
2000: 57,274

### Per Capita Income:

2010: \$31,136  
2000: 24,268

### Housing Units:

2010: 13,926  
2000: 12,924

### Vacant Units:

2010: 755  
2000: 373

### Owner Occupied:

2010: 9,161  
2000: 9,286

### Renter Occupied:

2010: 4,010  
2000: 3,265

### Housing Value:

2010: \$253,000  
2000: 133,100

### 2010 Household Income:

Income less than \$15,000:	8.0%
\$15,000 to \$24,999:	7.4%
\$25,000 to \$34,999:	16.0%
\$35,000 to \$49,999:	10.2%
\$50,000 to \$74,999:	21.3%
\$75,000 to \$99,999:	19.6%
\$100,000 to \$149,999:	16.6%
\$150,000 to \$199,999:	6.6%
\$200,000 and Higher:	4.4%

### Average Household Size:

2010: 2.68  
2000: 2.62

### 2010 Population by Race and Origin:

White:	24,645
Black:	8,863
Hispanic or Latino (of any race):	1,586
Asian:	811
Native Hawaiian and Other Pacific Islander:	22
American Indian/Alaska Native:	55
*Some Other Race:	653
Two or More Races:	658

### 2010 Population by Age:

<b>TOTAL POPULATION:</b>	<b>35,790</b>
Aged Under 5 Years:	1,492
Aged 5 to 9 Years:	1,516
Aged 10 to 14 Years:	1,718
Aged 15 to 19 Years:	3,691
Aged 20 to 24 Years:	4,574
Aged 25 to 29 Years:	2,033
Aged 30 to 34 Years:	2,040
Aged 35 to 39 Years:	2,029
Aged 40 to 44 Years:	2,139
Aged 45 to 49 Years:	2,471
Aged 50 to 54 Years:	2,537
Aged 55 to 59 Years:	2,347
Aged 60 to 64 Years:	1,928
Aged 65 to 69 Years:	1,420
Aged 70 to 74 Years:	1,050
Aged 75 to 79 Years:	959
Aged 80 to 84 Years:	869
Aged 85 Years and Over:	977

\*Includes people who self-identified as Hispanic or Latino.



## Regional Overview: Demographic Information (continued)

### 2010 Population Over 25 by Educational Attainment:

Did Not Complete High School:	8.2%
Completed High School:	32.0%
Some College:	18.1%
Completed Associate Degree:	6.5%
Completed Bachelor's Degree:	21.4%
Completed Graduate Degree:	13.7%

### 2010 Owner Occupied Units by Housing Value:

Valued Less than \$50,000:	1.5%
Valued \$50,000 to \$99,999:	1.8%
Valued \$100,000 to \$149,999:	4.1%
Valued \$150,000 to \$199,999:	16.1%
Valued \$200,000 to \$299,999:	51.8%
Valued \$300,000 to \$499,999:	23.6%
Valued \$500,000 to \$999,999:	0.9%
Valued More than \$1,000,000:	0.3%

### 2010 Estimated Housing Units by Year Structure Built:

Structure Built 1999 or Later:	2.4%
Structure Built 1995 to 1998:	5.0%
Structure Built 1990 to 1994:	3.9%
Structure Built 1980 to 1989:	7.1%
Structure Built 1970 to 1979:	14.1%
Structure Built 1960 to 1969:	21.2%
Structure Built 1950 to 1959:	25.9%
Structure Built 1940 to 1949:	9.6%
Structure Built 1939 or Earlier:	10.9%



Trustee:



**Elliott P. Laws**  
trustee@racertrust.org

## Who is RACER and What Do We Do

The RACER Trust was created in March 2011 by the U.S. Bankruptcy Court to clean up and position for redevelopment 89 properties and other facilities owned by the former General Motors Corp. before its 2009 bankruptcy.

Offers for purchase must be evaluated by RACER against six criteria required by a Settlement Agreement that, with the Court's approval, created the Trust. You may view the Settlement Agreement at [www.racertrust.org/About\\_RACER/Settlement\\_Agreement](http://www.racertrust.org/About_RACER/Settlement_Agreement). While purchase price is a factor, RACER also must consider each proposal's ability to create jobs and generate new economic opportunity in the communities hurt by the GM bankruptcy. RACER will require prospective buyers to furnish detailed information to demonstrate that its offer satisfies each of the six criteria described in the Settlement Agreement.





## The RACER Trust Redevelopment Team:



**Bruce Rasher**  
Redevelopment Manager  
brasher@racertrust.org



**Patricia Spitzley**  
Deputy Redevelopment Manager  
pspitzley@racertrust.org



**Steven Black**  
Transaction Manager  
sblack@racertrust.org

## Conditions

The material contained in this brochure is for the purpose of considering the purchase of the Property (the "Property") described herein.

The information contained in this brochure was prepared on January 25, 2012 and last updated on December 7, 2017 by the Revitalizing Auto Communities Environmental Response Trust ("RACER" or "Trust"), which owns the Property. It is intended to be used by prospective buyers in evaluating this Property for sale. Neither RACER, nor its respective officers, employees or agents, makes any representation or warranty, express or implied, as to the completeness or the accuracy of the material contained herein or any of its contents, and no legal commitments or obligations shall arise based upon this brochure or any of its contents.

Prospective buyers are advised (i) that changes may have occurred in the Property or property value described herein, as well as the condition of the Property since the time this brochure was issued and that (ii) all information is provided for general reference purposes only in that they are based on assumptions relating to the general economy, competition, and other factors beyond the control of RACER and, therefore, are subject to material variation. Prospective buyers are advised and encouraged to conduct their own comprehensive review and analysis of the information contained herein.

This brochure is a solicitation of interest only and is not an offer to sell the Property. RACER expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and expressly reserves the right, at its sole discretion, to terminate discussions with any entity at any time with or without notice.

RACER has no legal commitment or obligation to any entity reviewing this brochure or making an offer to purchase the Property unless and until a written agreement satisfactory to RACER has been fully executed, delivered and approved by RACER and any conditions to RACER thereunder have been satisfied or waived.

By accepting this brochure, you agree that the information contained herein (i) will be used solely for the purpose for which it is intended; (ii) will remain the property of RACER and; (iii) will not be used by you for your own purpose except in connection with a potential agreement with RACER.

The terms and conditions stated in this section relate to all sections of this brochure as if stated independently therein. If, after reviewing this brochure, you have no further interest in purchasing the Property at this time, kindly destroy any downloaded due diligence at your earliest possible convenience.

## Contact Us by Mail

To send correspondence to RACER Trust staff:

RACER Trust  
500 Woodward Avenue, Suite 2650  
Detroit, MI 48226



## Transaction Guidelines/Offer Instructions

Prospective buyers interested in making an offer on the Property described herein must first execute a Confidentiality Agreement, schedule a Property inspection through RACER's Redevelopment office and then submit a Letter of Intent form. A Confidentiality Agreement and Letter of Intent form are available for download at RACER's website: [www.racertrust.org](http://www.racertrust.org).

RACER will evaluate all Letters of Intent for the Property against six criteria (the "Sales Criteria") required by the Settlement Agreement that established the Trust. These Sales Criteria are described in detail on RACER's website and generally include:

- i. whether the monetary value of the purchase price is sufficient in light of the projected budget for the sale of the Property, taking into account any surplus from past Properties sold or projected shortfall on the sale of the remaining Properties;
- ii. the potential for the proposed reuse to create jobs in the State and the affected community;
- iii. other benefits to the State and affected communities (such as increasing tax revenue, reducing blight, and providing a sense of renewal);
- iv. avoiding a material increase in the cost of or interference with the Environmental Action;
- v. the views of the State and affected communities; and
- vi. the reputation and credibility of the prospective buyer.

The Letter of Intent will not constitute a binding offer by prospective buyers to purchase the Property for the price submitted. Letters of Intent must include a detailed proposal for the redevelopment of the Property and a detailed explanation with supporting information for how the proposal would satisfy all of the Settlement Agreement Sales Criteria.

RACER will evaluate the Letters of Intent received for the Property and may, in its sole discretion, select one or more for further due diligence and may request submission of final proposals for sale. If RACER approves a Letter of Intent, RACER is not obligated to sell the Property. RACER reserves the right to accept or reject any

or all proposals, regardless of purchase price, or to withdraw the assets from the sale, in its sole discretion, for any or no reason. Approval or consent by any community or stakeholder is not needed for RACER to move forward with a particular project.

Prospective purchasers may be asked to participate in the negotiation of a Purchase and Sale Agreement, which will be available for download on RACER's website. Purchase and Sale Agreements for the Property will be evaluated against the Settlement Agreement Sales Criteria generally described above and more fully described on RACER's website.

Each transaction involving Trust property will have unique circumstances, which may require RACER to consider additional factors, and balance their relative merits and weight differently, after analyzing the requisite due diligence, including a careful review of objective information, consultations with community officials and local community investment in the subject project, with due consideration given to any intangible benefits of the offer. The Trust will strive to balance all of these factors, with the ultimate goal of achieving the optimum outcome for stakeholders in every case, but the Trust retains the ultimate discretion on how best to weight these factors and which offer or project, if any, best satisfies the Sales Criteria and the Trust's other requirements.

As Purchase and Sales Agreements are evaluated, RACER also will encourage local community officials to execute a development agreement with prospective buyers describing, among other things, the level of investment, schedule for the project and specific job creation goals.

The Property will be sold for cash, due at closing, based upon the terms and provisions described in the Purchase and Sales Agreement. RACER will not pay a seller's commission to brokers, unless approved in advance by RACER in writing.

### File Review:

Prospective buyers are encouraged to review the information contained in this Brochure and on RACER's website prior to submission of a Letter of Intent.



## Links for Buyers

- \* Settlement Agreement — [www.racertrust.org/About\\_RACER/Settlement\\_Agreement](http://www.racertrust.org/About_RACER/Settlement_Agreement)
- \* Sale Process — [www.racertrust.org/Economic\\_Development](http://www.racertrust.org/Economic_Development)
- \* Sales Criteria — [www.racertrust.org/Economic\\_Development/Sales\\_Criteria](http://www.racertrust.org/Economic_Development/Sales_Criteria)
- \* Confidentiality Agreement — [http://buyfromracer.org/confidentiality\\_agreement](http://buyfromracer.org/confidentiality_agreement)
- \* Letter of Intent — [http://racertrust.org/Properties/Submitting\\_Offers](http://racertrust.org/Properties/Submitting_Offers)
- \* Online Property Information — [www.racertrust.org/Properties/PropertyDetail/Delphi\\_Trenton\\_10090](http://www.racertrust.org/Properties/PropertyDetail/Delphi_Trenton_10090)

