



Case Study:

FLINT WEST

300 NORTH CHEVROLET AVENUE, FLINT, MI

FACTS

Site ID: 12990

Acres: 1.5

SF at Time of Sale: 3,000

FMV: 0

Congressional District: MI-05

Date Sold: 2014 & 2021

Buyer: Kettering University

End-User(s): Kettering University,
Consumers Energy

New Use: A strip of land in front of the
campus needed to further the University's
master plan

Jobs Pledged: 0

Jobs Actual: 0

Investment Pledged: 0

Investment Actual: 0

Est. New Tax Base: 0

Lead Agency: U.S. EPA

Regulatory Programs: N/A

Remedial Activities: N/A

Est. Cleanup Cost: \$0

BEFORE



AFTER



THE CHALLENGE:

The Property is a narrow strip of land between the Flint River Trail and North Chevrolet Avenue, immediately east of Kettering University in the City of Flint and near the C.S. Mott Center. A covenant was recorded restricting various land and resource uses. The land had been part of a package of four small parcels known collectively as Flint West, encompassing 4.98 acres in aggregate. This parcel, given its size and location, had no practical market value beyond its value to Kettering University, which had maintained it for years. This second transaction, closed seven years after the first, gives Kettering ownership of additional property buffering the campus.

THE OUTCOME:

Though small, the parcel is in a strategically important area aesthetically for Kettering University, a four-year university known for its engineering and business programs. Kettering University President Robert K. McMahan called the acquisition "a component of significant university initiatives," adding, "We recently began unveiling a Campus Master Plan that will ensure that Kettering students have access to state-of-the-art facilities, housing, labs and leisure space. This property, which Kettering has always maintained but did not formally own, falls within an area of our campus that will see incredible transformation in the coming years."



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