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

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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