RACER TRUST PROPERTY AVAILABLE



Prime industrial land for sale in **Salina, NY**

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Property Summary

Ley Creek Land
Factory Avenue
Salina, NY 13208



This narrow strip of land, 19.1 +/- acres in total area, is wedged between Factory Avenue and Interstate 90, the New York State Thruway. The land is vacant but for utility structures, has more than a mile of frontage on Factory Avenue and abuts a wooded buffer. It is ideal for solar energy developers. The Property is located one mile from the New York State Thruway and 2.5 miles from Syracuse Hancock International Airport. This property is suitable for solar development. Ground-mounted solar systems are not an identified use in Salina's zoning ordinance. However, the Planning & Development Department has stated in 2022 that it would encourage such a use at this Property. Refer to the Town's zoning ordinance for more detail.

County: Onondaga

Land Area: 19.1 +/- acres

General Description: Ley Creek flows through a highly urbanized and commercial area in the Town of Salina, just north of the City of Syracuse. The narrow, mostly vacant property is along Factory Avenue and zoned for industrial use. The property formerly was owned by GM but was never developed. The property was among the assets the former General Motors relinquished as part of its 2009 bankruptcy, along with the former Inland Fisher Guide Plant, now Salina Industrial Powerpark. RACER Trust was given ownership of both properties and is seeking buyers for each.

Zoning: I-1, industrial

Tax Parcel Numbers: 067.-01-09.1 (1.30 Acres); 067.-01-18.3 (1.49 Acres); 067.-01-18.4 (1.98 Acres); 067.-01-21.1 (15.49 Acres)

RACER Site ID: 11100

More information about this property may be reviewed on RACER's website at
https://www.racertrust.org/Properties/PropertyDetail/Ley_Creek_11100

Property Details

Overview	
Location	Factory Avenue, Salina, NY 13208
Zoning/Tax ID Number(s):	I-1, industrial. 067.-01-09.1 (1.30 Acres); 067.-01-18.3 (1.49 Acres); 067.-01-18.4 (1.98 Acres); 067.-01-21.1 (15.49 Acres)
Total Land Area of Property (Acres)	19.1 +/-
Taxable Value	$8,810
Total Annual Property Taxes	$362 (2023)
Visibility	Good
Shape	Narrow strip
Road Frontage	4,275 feet (Factory Avenue)
Road Access	Excellent
Number of Structures at Property	0
Types of Structures at Property	NA
Utilities	Available
Electricity	Available
Regional transmission organization (RTO)	https://www.nyiso.com
Public utilities commission (PUC)	https://www.dps.ny.gov
Sewer	Available
Water	Available
Natural Gas	Available
Adequacy of Utilities	Excellent
Licenses for Temporary Use (If Any)	None
Stormwater Management System	NA
Owner(s)/Use(s) Priori to GM	NA
Previous Operations by GM	Undeveloped land

Property Details (continued)

Surrounding Owners/Uses:	Factory Avenue (industrial thoroughfare), wooded land, NYS Thruway
Rail Service	None
Name and Proximity to Nearest Interstate Highway(s)	New York State Thruway I-90 (1 mile); Interstate 81 (2 miles)
Name and Proximity to Nearest Commercial Airport(s)	Syracuse Hancock International Airport (2.5 miles)
Name and Proximity to Nearest Commercial Seaport(s)	The Port of Oswego (45 miles)
School District	Lyncourt Union Free School District

Property Ownership and Recent History

The Brown-Lipe-Chapin Division of General Motors Corporation began operations at the adjacent Inland Fisher Guide facility — now Salina Industrial Powerpark — in 1952. Manufacturing operations ceased in 1993. The former GM owned but never developed the Ley Creek Land property.



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Environmental Conditions

A portion of the creek was dredged in the 1970s for the purposes of flood control. These dredged sediments were placed along the southern banks of the creek. In 1998, GM implemented a cleanup at the site, which included removal and off-site disposal of PCB-containing soils and placement of a vegetative cover over the area. The U.S. Environmental Protection Agency has determined the site is no longer a significant threat to human health and the environment and no additional cleanup work is needed. Because the remedy left some PCBs in soils at the site, a long-term monitoring program is in place and performed by RACER. In 2016 and 2017, portions of Ley Creek were remediated in accordance with the remedy identified in the joint Record of Decision issued by the New York State Department of Environmental Conservation and U.S. EPA on March 31, 2015.

Collateral Information: Transportation Assets



Collateral Information: Access/Linkage



Syracuse is located at a major national crossroads, the intersection of Interstates 90 and 81.

I-81 is a major north-south highway that cuts through the city, providing straight, nonstop travel between the Canadian border to the north and the southern U.S.

I-90, the New York State Thruway, stretches east-west across the state and offers easy access to major metropolises of the East Coast and Midwest.

Syracuse in centrally located in New York State, within a 2½-hour drive of Buffalo or Albany and 4½ hours from New York City.

The highway system is complemented by I-690 and I-481, easing both commuting times and the time it takes to move materials through the Syracuse area.

The Salina Industrial Powerpark, featuring a 810,000 square-foot building on 78.46 +/- acres, is conveniently located one mile from I-90, two miles from I-81 and 2.5 miles from Syracuse Hancock International Airport. The Property has its own traffic circle to facilitate access and ease congestion, ideal for distribution of goods.

The Property is located on CSX's New York/Chicago "Water Level Route," built for the efficient and timely movement of freight. Seven dedicated rail spurs deliver unparalleled access to the national rail network.

An estimated 130 million people live within a day's drive of Syracuse, and major cities such as Boston, New York, Toronto, Philadelphia and Montreal are within a 5-hour drive.

Completed in 1998, the 22,000-square-foot William F. Walsh Regional Transportation Centerin Syracuse is a one-stop transportation center providing train and bus services from Amtrak, Greyhound and Trailways, all are under one roof.

**Information obtained from RACER research.*

Collateral Information: Airports

Syracuse Hancock International Airport, located six miles north of downtown Syracuse, offers 120 daily flights to 15 nonstop destinations, as well as U.S. customs services for import/export.

Air Canada, American Eagle, Continental, Delta, JetBlue, United Express and U.S. Airways are among the carriers with commercial service to Syracuse Hancock International Airport. Other carriers include Comair (a Delta affiliate), CommutAir (a Continental affiliate), Allegheny, Mesa, Trans States, Colgan Air, Piedmont, Chautaqua and Shuttle America (affiliates of USAirways).

Charter service also is available, and three major cargo carriers operate out of Syracuse Hancock International.



**Information obtained from RACER research.*

Collateral Information: Port Facilities

The Port of Oswego is about 45 miles northwest of Syracuse, on Lake Ontario. It is the first U.S. port of call and deepwater port on the Great Lakes from the St. Lawrence Seaway and is accessible from any international port in the world.

The Port of Oswego is strategically located at the crossroads of the Northeastern North American shipping market, within 750 miles of half of U.S. and Canadian populations, their businesses and manufacturing facilities.

Nearly 120 vessels and more than 1 million tons of cargo move through the port annually.

The Port is open 24 hours a day, seven days a week to accommodate vessels from all ports on the Great Lakes and around the world. The port entrance depth is 27 feet, with a width of 750 feet, a turning basin of 115 acres and no restrictions on beam length for ships entering the harbor. The port hosts a U.S. Customs service office to facilitate the movement of international cargo by rail, truck and water.



**Information obtained from RACER research.*

Collateral Information: Regional Bus Service

The Central New York Regional Transportation Authority, or Centro, provides public bus service for Syracuse and Onondaga County. The service is designed to have most routes converge simultaneously on a transfer location in downtown Syracuse for easy access to other Centro routes, or as a final destination.

Many Centro routes continue through downtown to provide cross-town suburb-to-suburb service without the need to transfer. Centro provides intercity service north to Phoenix, Fulton and Oswego and west to Weedsport, Elbridge and Auburn.

Centro's fleet of 262 buses moves an estimated 42,000 passengers a day and travels 7.75 million miles annually.



**Information obtained from www.centro.org.*

Collateral Information: Utilities and Natural Gas

National Grid, a shareholder-owned utility, provides electric service to approximately 1.5 million customers and natural gas service to approximately 540,000 customers in upstate New York, including the Syracuse area.

National Grid also offers a full range of economic development services to expedite the site selection process, including confidential site selection assistance, economic and demographic research, introductions to local vendor networks, and financial assistance to improve utility infrastructure associated with a new capital investment.

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 90. 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 90 grantee, the County of Onondaga, at 315-435-3770.

Several local, regional and state economic development programs are available to assist businesses seeking to build, hire or expand. According to a study by Regional Financial Associates, Syracuse is America's 6th-most affordable place for business.

The Central New York Regional Planning and Development Board is a public agency that provides a comprehensive range of services associated with the growth and development of communities in Central New York.

To support economic growth in Central New York, the CNY RPDB administers a number of programs, including project development activities, business assistance and finance, regional marketing and various planning and research studies.

Since its inception in 1989, the CNY RPDB's Enterprise Development Fund has issued more than 80 loans valued at nearly $5 million to businesses throughout Central New York. This regionally based loan program was established to assist businesses with the costs associated with starting or expanding operations in Central New York. The program is administered in cooperation with the COMCO Development Corp., the Central New York Enterprise Development Corp., and local economic development agencies.

The CenterState Corporation for Economic Opportunity, or CEO, links business leaders to each other and helps companies access services and funding offered by the region's economic development partners.

CenterState CEO is able to assist on behalf of companies by:

- Securing job-related training
- Obtaining grants and low-interest loans
- Expediting zoning and planning approvals

CEO
CENTERSTATE
CORPORATION FOR ECONOMIC OPPORTUNITY

RACER®

Collateral Information: Zoning and Business Assistance

- Arranging for complete incentive packages
- Selecting sites for business expansion

The Greater Syracuse Business Development Corporation is a certified business development corporation, offering a variety of financing packages for small to medium-sized businesses located in Central New York. Its financing instruments assist with the acquisition of real estate, equipment and machinery; lease-hold improvements; working capital; new-to-market business; and downtown investment.

Empire State Development has a regional office in Syracuse. The mission of Empire State Development is to promote business investment and growth that leads to job creation and prosperous communities across New York State. The New York State Excelsior Jobs Program provides job creation and investment incentives to firms in targeted industries, including: biotechnology, pharmaceutical, high-tech, clean-tech, green-tech, financial services, agriculture and manufacturing. Incentives are structured as tax credits for job creation, capital investment, and research and development. Property Tax Credits also may be available to projects located in distressed areas or meeting higher employment and investment thresholds.

The New York Business Development Corporation, which has an office in Syracuse, is a complement to conventional banking, working in partnership with banks to provide term loans, many of which do not meet the requirements for traditional financing. In many cases, the NYBDC includes multiple participations, U.S. Small Business Administration loan guarantees, flexible amortization and long-term payouts.

NYBDC also manages the Empire State Certified Development Corporation, also known as The 504 Company. Empire State CDC is licensed by the U.S. SBA to provide the SBA 504 Loan Program — a fixed-asset economic development program designed to promote growth and job creation in small businesses — to eligible New York State businesses.

A third component of NYBDC is the Statewide Zone Capital Corporation (SZCC), a privately owned loan and investment fund whose capital is used to promote the expansion and growth of new and existing businesses located within New York's participating Empire Zones.

Collateral Information: Zoning and Business Assistance (continued)

The Onondaga County Industrial Development Agency provides payment-in-lieu of tax agreements; exemptions from sales, use and mortgage recording taxes; industrial revenue bonds; worker training grants; and other benefits to qualified projects.

Other state, regional and local agencies are available to assist in relocation or expansion projects, be it the incubation of a small start-up business or the siting and layout of a large manufacturing center. The Onondaga County Office of Economic Development (www.syracusecentral.com/home.aspx) is your link to these business support agencies.

Collateral Information: Small Business Centers

Small Business Development Center at SUNY Onondaga Community College.

Regional Overview: Community Snapshot

Syracuse combines big-city energy and amenities with the safety, comfort and reasonable cost of living of a small town.



The Carrier Dome

The newest edition of the Places Rated Almanac ranked Syracuse the 32nd-best place to live in the U.S. Syracuse has scored well in a number of other national rankings as well, including No. 1 by CNNMoney.com for housing affordability in U.S. major metropolitan areas, No. 4 by Forbes magazine's America's Best Places to Raise a Family, 2010, and No. 17 on the Fun Index of America's 100 largest cities by Portfolio.com, a measure of high- and low-impact sports, recreation, culture, popular entertainment and dining.

There are more than 50 state, county and city parks and several nature centers in Syracuse and Onondaga County, including the Rosamond Gifford Zoo at Burnet Park, most within a short drive of downtown Syracuse. The area also has 40 golf courses and offers opportunities for boating, swimming, downhill and cross-country skiing, indoor and outdoor ice skating, and extensive trail systems. Lake Ontario and New York's Finger Lakes are less than an hour's drive and the Adirondack Park — the largest wilderness area east of the Mississippi — is within a three-hour drive.

NCAA Division I collegiate sports are played at Syracuse University, including nationally ranked teams in basketball and lacrosse. The Syracuse Chiefs, a Class AAA minor league affiliate of the Washington Nationals, play at Alliance Bank Stadium and the Syracuse Crunch hockey team, which plays downtown at the OnCenter, are the top minor league affiliate of the NHL's Anaheim Ducks. There is horse racing at Vernon Downs or Finger Lakes Race track, both within easy driving distance; and several area speedways host auto-racing events.

The area boasts a variety of cultural organizations (many nationally recognized) and their activities are a hallmark of the community. These include the Syracuse Stage, the Famous Artist Series, and the Syracuse Opera Company. The Everson Museum is downtown, as is Syracuse University's Lowe Art Center. Other venues for the arts and entertainment include the Landmark Theatre, the OnCenter Complex, and the Empire Expo Center at the New York State Fairgrounds, site of the annual New York State Fair.

Regional Overview: Community Snapshot (continued)

The area hosts a wealth of annual events in addition to the State Fair, including the JGB Jazz Fest, Syracuse Arts and Crafts Festival, the Renaissance Festival, and Lights on the Lake. There also are numerous downtown cultural festivals during the summer and fall.

The CenterState Corporation for Economic Opportunity offers a Relocation kit with Syracuse facts and a comprehensive Community Guide to Greater Syracuse, and can provide information or connections to business leaders and employers about schools, colleges, cultural and sports attractions.











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Regional Overview: Workforce

The U.S. Department of Labor's Bureau of Labor Statistics reported a preliminary unemployment rate of 9.8 percent in the Syracuse labor market for August 2020, the most recent month for which statistics are available. The state rate was 12.5 percent and the national rate was 7.9 percent.

The Syracuse area boasts a highly trained, highly skilled workforce, with access to excellent education and training resources.

CNY Works is the Onondaga County workforce investment board and one-stop job placement center. It provides a single point of entry for businesses, job seekers and training providers with the goal of providing skilled workers for every business and employment for every job seeker. CNY Works offers employee-training grants to local business.

The Onondaga-Cortland-Madison BOCES develops and provides educational programs and services of the highest quality for businesses, school districts and the community. OCM BOCES will customize training programs for a business located within its three-county area. Training is provided at a business location or in one of the BOCES classrooms. Successful programs include mechanical, electrical and computer training, professional development and customer service.

Regional Overview: Education

A community is only as strong as its education system. In Syracuse you don't have to go far to find a quality education. In addition to an outstanding K-12 system, there are 10 colleges and universities in the immediate area and 25 others within a 100-mile radius.

Syracuse University has a diverse student body of 12,300 undergraduates and 5,500 graduate students from all 50 states and more than 85 countries. The range of academic programs and activities available at its main campus and at learning centers throughout the world makes Syracuse one of the nation's most outstanding and progressive universities.

University College of Syracuse University is the home to Syracuse University's part-time and summer students. UC is committed to helping adult students continue their education or complete a degree they already have started.

Le Moyne College, also located in Syracuse, is an independent college established by the Jesuits in 1946 to provide students with a values-based, comprehensive academic program designed to foster intellectual excellence and preparation for a life of leadership and service. Today, Le Moyne has evolved into a nationally acclaimed college of liberal arts and sciences that draws students from across the U.S. and abroad.

SUNY College of Environmental Science and Forestry in Syracuse offers students a niche education with the benefits of life at a large institution. ESF, as the school is known, offers about 20 Bachelor of Science degrees ranging from Aquatics and Fisheries Science to Paper Engineering, as well as a Landscape Architecture program. Students can get a broader experience, however, through neighbor school Syracuse University. The two institutions have a collegiate partnership. ESF students can enroll in courses, live in residence halls, use campus facilities, and join student organizations at Syracuse University. ESF and Syracuse students even graduate in a joint commencement ceremony each May.

ESF has an additional campus in the Adirondack Mountains, called the Ranger School, where students study forest technology during their sophomore year. The Ranger School offers associate degree completion programs, as well as courses toward a bachelor's degree. ESF is one of 64 schools in the State University of New York system.

Cazenovia College, located 19 miles southeast of Syracuse, is a small, independent, coeducational college offering baccalaureate programs in the liberal arts and professional studies.

Onondaga Community College is part of the State University of New York system and one of 30 locally

Regional Overview: Education (continued)

sponsored community colleges throughout New York State. OCC offers two-year degree programs that serve as transfer opportunities to baccalaureate degree programs at four-year campuses or for direct entry to the workforce. The college also offers certificate programs that generally can be completed in one year.

OCC's Community Education programs include classes for personal enrichment and professional development; accelerated degree programs for working adults; customized training for local businesses; and special programs for children and teens, small businesses and school districts.

There is a variety of local public and private school options, from large city and suburban districts to small rural districts. Several Onondaga County public school districts are highly regarded, including Fayetteville-Manlius, Skaneateles, Westhill, Jamesville-DeWitt and West Genesee.

Regional Overview: Largest Employers

Cornell University	8,881
SUNY Upstate Medical University	7,651
St. Joseph's Health	4,755
Oneida Indian National Enterprise	4,600
Syracuse University	4,536
Mohawk Valley Health System	4,274
Lockheed Martin Mission Systems and Training	4,100
Walmart	4,050
Price Chopper Supermarkets	3,900
Crouse Health	3,351
Tops Friendly Markets	3,196
National Grid	2,500
Samaritan Health System	2,400
Upstate Cerebral Palsy	2,000
KPH Healthcare Services, Inc. (Kinney Drugs)	1,860
The Raymond Corporation	1,800
Target Corp	1,700
BNY Mellon	1,600
Cayuga Medical Center	1,540
BorgWarner Morse Systems	1,500
Wegman's Food Markets, Inc.	1,459
Loretto	1,429

Source: Business Journal News Network 2018 Book of Lists

Regional Overview: Medical Facilities and Emergency Services

The Syracuse area is home to several world-class hospitals and specialized medical facilities. More than 1,600 general and specialty physicians practice in the area. The region also is a center of medical education and research and the new Upstate Golisano Children's Hospital.

SUNY Upstate Medical University Hospital is the only academic medical center in Central New York. It is also the region's largest employer with 9,460 employees.

Affiliated with the State University of New York, its mission is to improve the health of the community through education, biomedical research and health care.

Upstate Medical University's educational mission is anchored by its four colleges — Medicine, Nursing, Health Professions and Graduate Studies (biomedical sciences). Since 2006, student enrollment has grown by 30 percent.

The Upstate University Health System serves 1.8 million people, often the most seriously ill and injured, and includes Upstate University Hospital, Upstate University Hospital at Community General, Upstate Golisano Children's Hospital and numerous satellite sites.

University Hospital at Community General is a nationally recognized health care facility that offers a comprehensive range of services, including medical and surgical care, emergency services, intensive care, acute rehabilitation and inpatient psychiatric care. The 306-bed hospital has been named a "Thomson Reuters 100 Top Hospitals: Performance Improvement Leader," and also is nationally recognized for its premier orthopedic program, spine surgery, bariatric surgery and maternity services. The hospital is rated number one in New York State for orthopedic services by HealthGrades (2007-2010). The hospital also is the only hospital in Central New York with a five-star rating for prostate surgery (2007-2010) and is Syracuse's only five-star rated hospital for maternity services (2008-2010) as ranked by HealthGrades. Community General has a medical staff of some 460 physicians who provide obstetric, psychiatric, orthopedic, gynecological and medical/surgical services to more 12,000 patients each year. The hospital also offers a wide range of outpatient and community health education services, including nutrition counseling and weight-loss programs.

Crouse Hospital has been caring for Central New Yorkers since 1887. A private, not-for-profit hospital, Crouse is licensed for 506 acute-care beds and 57 bassinets. It serves more than 23,000 inpatients, 66,000 emergency services patients and more than 250,000 outpatients a year from a 15-county area in Central and Northern New York. Crouse Hospital is

Regional Overview: Medical Facilities and Emergency Services (continued)

Central New York's largest provider of maternity care services, delivering more than 4,200 babies annually, and is the state-designated regional referral center for high-risk neonatal intensive care services. Crouse also operates one of the longest-running and largest ambulatory surgery programs in the U.S. in two surgery centers near the main hospital complex. It has just completed the $50 million Witting Surgical Center. Specialties include comprehensive diagnostic and interventional cardiac care (including the region's only pediatric cardiac catheterization program); surgical services (including the latest advancements in robotic surgery); orthopedics; stroke care; oncology; and the region's only hospital-based chemical dependency treatment services. The hospital also operates the Crouse Hospital College of Nursing, providing nursing education to more than 280 students annually.

St. Joseph's Hospital Health Center is a 431-bed comprehensive medical care institution that has stood as a community landmark atop Prospect Hill in Syracuse since 1869.

Sponsored by the Sisters of St. Francis, the institution has evolved into a medical complex that, in addition to the Hospital, includes a College of Nursing, psychiatric emergency program and physician's office building.

In addition to providing general medical and surgical care, St. Joseph's offers several specialty services, including hemodialysis, maternity services, a separate birth center, emergency care, intensive care, wound care, dental services, suicide prevention and certified home health care. St. Joseph's operates several satellite facilities, including two ambulatory surgery centers, family and maternal/child clinics, a dental clinic, psychiatric services center, The Wellness Place, Regional Dialysis Center, neighborhood dialysis centers and a cardiopulmonary rehabilitation center.

The Hospital's medical staff of more than 800 is comprised of physicians and dentists representing a broad spectrum of specialties. More than 3,100 other health care professionals and support personnel are employed by St. Joseph's.

Syracuse VA Medical Center, part of VA Health Care Upstate New York, utilizes state-of-the-art technology to provide a full range of patient care services, education and research. The 106-bed general medical and surgical facility provides comprehensive primary care, mental health care, tertiary care, long-term care, physical medicine, rehabilitation, neurology, oncology, dentistry and geriatrics.

The Syracuse VA Medical Center also operates a Community Care Center that provides a community day program, mental health intensive case management program, homeless veteran program and vocational services.

Regional Overview: Medical Facilities and Emergency Services (continued)

The Syracuse VA Medical Center has an active affiliation with the State University of New York Upstate Medical University, where more than 650 of its students, residents, interns and fellows receive training at the Medical Center each year. The Syracuse VA has eight affiliated nursing education programs and a physician assistant externship with Le Moyne College and a longstanding educational partnership with Syracuse University for field experience for audiology, speech pathology and social work students.

Links to Helpful Resources

* Local Resources
  - City of Syracuse — www.syracuse.ny.us
  - Regional Economic Development — www.centerstateceo.com
* State Resources
  - State — www.ny.gov
  - State Economic Development — www.esd.ny.gov
  - State Education: New York State Education Department — www.nysed.gov
* Federal Resources
  - U.S. Census Bureau — www.census.gov
  - U.S. Department of Commerce — www.commerce.gov
  - U.S. Economic Development Administration — www.eda.gov
  - U.S. General Services Administration — www.gsa.gov
  - U.S. Small Business Administration — www.sba.gov

Regional Overview: Demographic Information for Onondaga County, NY

Population:
2010: 467,026
2000: 458,336

Population Growth:
2000 – 2010: 8,690

Median Age:
2010: 38.6
2000: 36.3

Median Household Income:
2010: $50,426
2000: 40,847

Per Capita Income:
2010: $26,908
2000: 21,336

Housing Units:
2010: 202,357
2000: 196,633

Vacant Units:
2010: 14,671
2000: 15,480

Owner Occupied:
2010: 121,374
2000: 116,810

Renter Occupied:
2010: 66,312
2000: 64,343

Housing Value:
2010: $134,700
2000: 85,400

2010 Household Income:

Income less than $15,000:	13.8%
$15,000 to $24,999:	11.7%
$25,000 to $34,999:	10.3%
$35,000 to $49,999:	13.6%
$50,000 to $74,999:	18.3%
$75,000 to $99,999:	12.3%
$100,000 to $149,999:	13.2%
$150,000 to $199,999:	3.6%
$200,000 and Higher:	3.2%

Average Household Size:
2010: 2.40
2000: 2.46

2010 Population by Race and Origin:

White:	378,885
Black:	51,220
Asian:	18,829
Hispanic or Latino (of any race):	14,454
Native Hawaiian and Other Pacific Islander:	148
American Indian/Alaska Native:	3,818
*Some Other Race:	5,479
Two or More Races:	13,022

2010 Population by Age:

TOTAL POPULATION:	**467,026**
Aged Under 5 Years:	27,378
Aged 5 to 9 Years:	28,907
Aged 10 to 14 Years:	30,814
Aged 15 to 19 Years:	36,411
Aged 20 to 24 Years:	35,887
Aged 25 to 29 Years:	29,827
Aged 30 to 34 Years:	26,105
Aged 35 to 39 Years:	26,293
Aged 40 to 44 Years:	31,193
Aged 45 to 49 Years:	35,830
Aged 50 to 54 Years:	35,722
Aged 55 to 59 Years:	31,493
Aged 60 to 64 Years:	25,588
Aged 65 to 69 Years:	18,279
Aged 70 to 74 Years:	13,666
Aged 75 to 79 Years:	12,205
Aged 80 to 84 Years:	10,441
Aged 85 Years and Over:	10,987

**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:	9.9%
Completed High School:	28.1%
Some College:	17.8%
Completed Associate Degree:	11.9%
Completed Bachelor's Degree:	18.2%
Completed Graduate Degree:	14.2%

2010 Owner Occupied Units by Housing Value:

Valued Less than $49,999:	4.6%
Valued $50,000 to $99,999:	25.9%
Valued $100,000 to $149,999:	26.5%
Valued $150,000 to $199,999:	19.7%
Valued $200,000 to $299,999:	14.5%
Valued $300,000 to $499,999:	5.9%
Valued $500,000 to $999,999:	2.3%
Valued More than $1,000,000:	0.6%

2010 Estimated Housing Units by Year Structure Built:

Structure Built 2000 or Later:	6.9%
Structure Built 1990 to 1999:	7.3%
Structure Built 1980 to 1989:	9.7%
Structure Built 1970 to 1979:	13.5%
Structure Built 1960 to 1969:	12.4%
Structure Built 1950 to 1959:	17.0%
Structure Built 1940 to 1949:	8.2%
Structure Built 1939 or Earlier:	25.1%

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. 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
and Director of Government Relations
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 February 6, 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
1505 Woodward Avenue, Suite 200
Detroit, MI 48226

racertrust.org

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.

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
* Sale Process — www.racertrust.org/redevelopment-mission/our-successful-approach
* Sales Criteria — www.racertrust.org/redevelopment-mission/sales-criteria
* Confidentiality Agreement — http://buyfromracer.org/confidentiality_agreement
* Letter of Intent — www.racertrust.org/submitting-offers
* Online Property Information — www.racertrust.org/Properties/PropertyDetail/Salina_10100