



CASE STUDY:

Ultimate Soccer Arenas

PROJECT:

Pontiac Centerpoint/Meadow Redevelopment in Pontiac, MI



BACKGROUND:

The subject parcels were part of a large block of property that was conveyed to RACER as part of the GM bankruptcy settlement. The parcels were behind and adjacent to Ultimate Soccer Arenas, a successful indoor sports complex.

CHALLENGES:

The location of the parcels, which included an abandoned road that was built to service former GM properties, severely restricted prospects for sale and redevelopment. The highest and best use would be for expansion of an existing business or service, considerably narrowing the field of prospects.



Prior to Redevelopment

OUTCOME:

Pontiac-based Ultimate Soccer Arenas (USA) announced in April 2013 plans for expansion of its current facility at 867 E. South Blvd in Pontiac. USA purchased from RACER Trust about 15 acres of land along Centerpoint Parkway, behind and alongside the USA complex on East South Boulevard, nearly doubling its prior land holdings.

In operation since 2007, USA houses two full-sized indoor soccer fields, one smaller field, an equipment shop, café, and on-site physical therapy. Already the largest indoor soccer facility in North America at 267,000 square feet, it will



Redevelopment Plans

be the largest non-professional sports facility in the world at more than 335,000 square feet. USA will be adding a 60,000-square-foot indoor soccer field, two artificial turf fields with bleacher seating for up to 2,500, and 600 parking spaces.

In addition, USA expressed its commitment to carrying out the project using Michigan goods and services.

This is a major investment for Pontiac and a significant boost to its economic recovery — already, more than 1 million people passed through USA's doors each year, and about 20,000 used it at least 10 times per year.

Located within a one-hour drive of 70 percent of the registered youth and adult soccer players in Michigan, this facility is the site of numerous sporting and community events. High school, collegiate and youth soccer and lacrosse, high school and college graduations, after-school education and various community activities are held at USA. The Michigan Bucks, a minor league soccer team, and the Detroit Mechanics pro disc team also call USA home.

RACER Trust is selling former GM properties for redevelopment, reuse and jobs. The majority of our industrial land portfolio is in the Upper Midwest of the U.S., in states with favorable investment environments, superior multi-modal transportation, excellent energy infrastructure and service, and outstanding workforces. RACER sales have resulted in thousands of new jobs pledged in communities in Michigan, Ohio, Kansas and Louisiana, with major redevelopment projects pending in New Jersey and Indiana. Our mission is to help communities that were hurt by the GM bankruptcy and loss of jobs, and we do that by performing safe, comprehensive cleanups, where needed, and by seeking buyers who will invest in redevelopment and job creation at our former GM locations.

For more information, please contact:

Bruce Rasher, Redevelopment Manager, RACER Trust • brasher@racertrust.org

George Derderian, Ultimate, Soccer Arenas • George@ultimatesoccerarenas.com

www.racertrust.org

1-855-RACER-411