
Escanaba, Michigan - Residential Development



Escanaba, Michigan is a waterfront community with opportunities for development. The local economy is supported by several industries and small businesses. The area has experienced investment in new commercial and industrial property, but there remains need in all types of housing, especially multifamily.

Included in this document are sites that have been identified as ready to develop. Both private landowners and the City of Escanaba are ready to work with interested developers.

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Table of Contents

Contents	
Escanaba, Michigan - Residential Development	1
Table of Contents	2
Background of Escanaba, MI	3
House of Ludington	4
Golf View	5
Ludington Post Suites.....	6
Lakeshore Circle	7
The Clearings.....	8
The Landings	9
Richter Brewing.....	10
Downtown Vacant Land	11
State Library.....	12
The Shipyard	13
Commercial Hub.....	14
Escanaba National Bank	15

Background of Escanaba, MI

“The City of Escanaba is located at the heart of Michigan’s Upper Peninsula along the north shore of Lake Michigan on the western shore of Little Bay de Noc. Bounded by the bay to the east, Wells Township to the north and west and Ford River Township to the south, Escanaba serves as both the county seat and largest community in Delta County. Delta County has 211 miles of Great Lakes shoreline, more than any other county in the Upper Peninsula.

Escanaba has an area of roughly twelve square miles of land. The City is a small northern town that prides itself in its community values and natural beauty. Escanaba hopes to maintain and improve its historic character and aesthetic quality while expanding education and employment opportunities to further enhance the quality of life for the residents. Bay de Noc Community College provides area residents with opportunities for higher education and advancement.

With a population of 12,562 (2013 ACS Survey), Escanaba is one of the largest cities in Michigan’s Upper Peninsula. It is the service and shopping center for the south-central region of the Upper Peninsula. Additionally, Bay College and St. Francis Hospital offer educational and health care services as well as employment opportunities. Verso Corporation is the primary employer in Delta County and has long benefited from the rich forest resources throughout the Upper Peninsula. The deep water working port of Escanaba serves as a major point of shipping for natural resource based industries in the region.” – City of Escanaba Master Plan

Delta County Demographic and Economic Snapshot:

https://www.canr.msu.edu/uploads/annualreports/ABR-MSUE_County_Portrait_Delta.pdf

City of Escanaba Master Plan

<https://www.escanaba.org/planning/page/2016-master-plan-promotional-video>

House of Ludington

223 Ludington Street

Current Use: Lodging,
Restaurant

Future Use: Multifamily,
Mixed-Use

Ownership: Private

Square Feet: 38,380

Year Built: 1883

Zoning: E - Commercial

Land: .603 Acres
additional lot available

What is unique?

- Waterfront
- Proximity to Ludington Park
- National Register of Historical Places



Golf View

18th Avenue South

Current Use: Vacant

Ownership: Private

Future Use: Multifamily,
Stand Alone Condos

Zoning: A – Single Family

Land: 6.0 Acres
0.5 acre parcels

What is unique?

- Last remaining vacant land on Escanaba Country Club
- Proximity to Athletic Field
- Utilities available



Pricing as of December 2017

18th Avenue South Golf View Subdivision

- New home building sites
- Overlooks Escanaba CC
- Utilities available to each lot
- Access to golf course
- ½+ acre parcels
- 4 paved cul-de-sacs

Ludington Post Suites

524 Ludington Street

Current Use: Leased
Office Space

Future Use: Multifamily,
Mixed-Use

Ownership: Private

Square Feet: 18,604

Year Built: 1908

Zoning: E - Commercial

Land: .402 Acres
additional lot available

What is unique?

- Near waterfront
- Proximity to Ludington Park
- National Register of Historical Places
- Well-maintained



Lakeshore Circle

1400 Block Lakeshore Circle

Current Use: Vacant

Future Use: Stand Alone
Condos, Multifamily

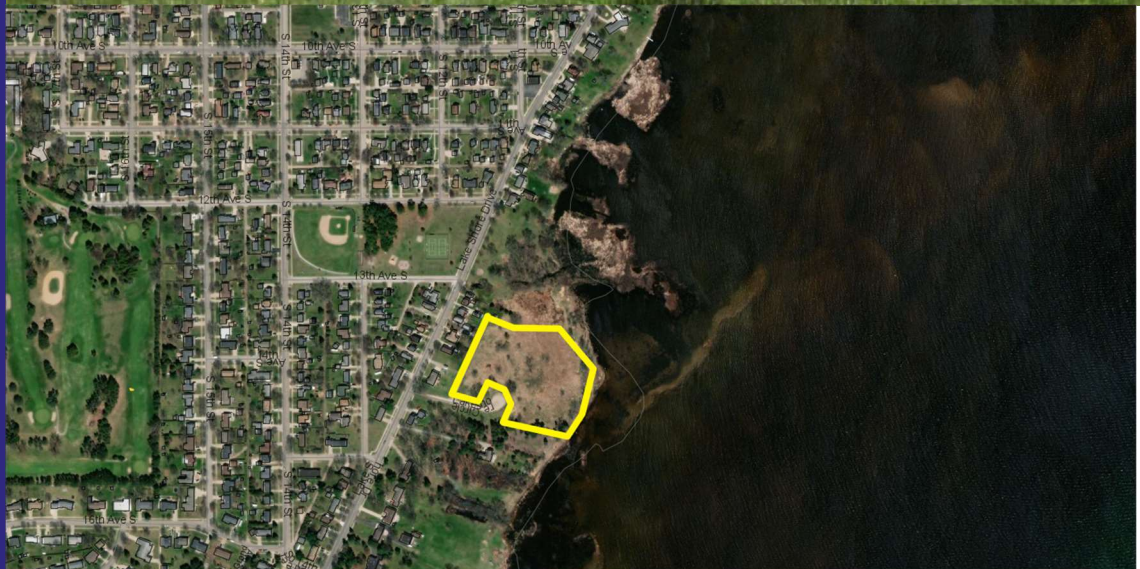
Ownership: Private

Zoning: A – Single Family

Land: 5 Acres

What is unique?

- Waterfront
- Private
- Proximity to Escanaba Country Club
- Veterans Park



The Clearings

8th Ave S and S 30th Street

Current Use: Vacant,
Residential

Future Use: Multifamily,
Stand Alone Condos

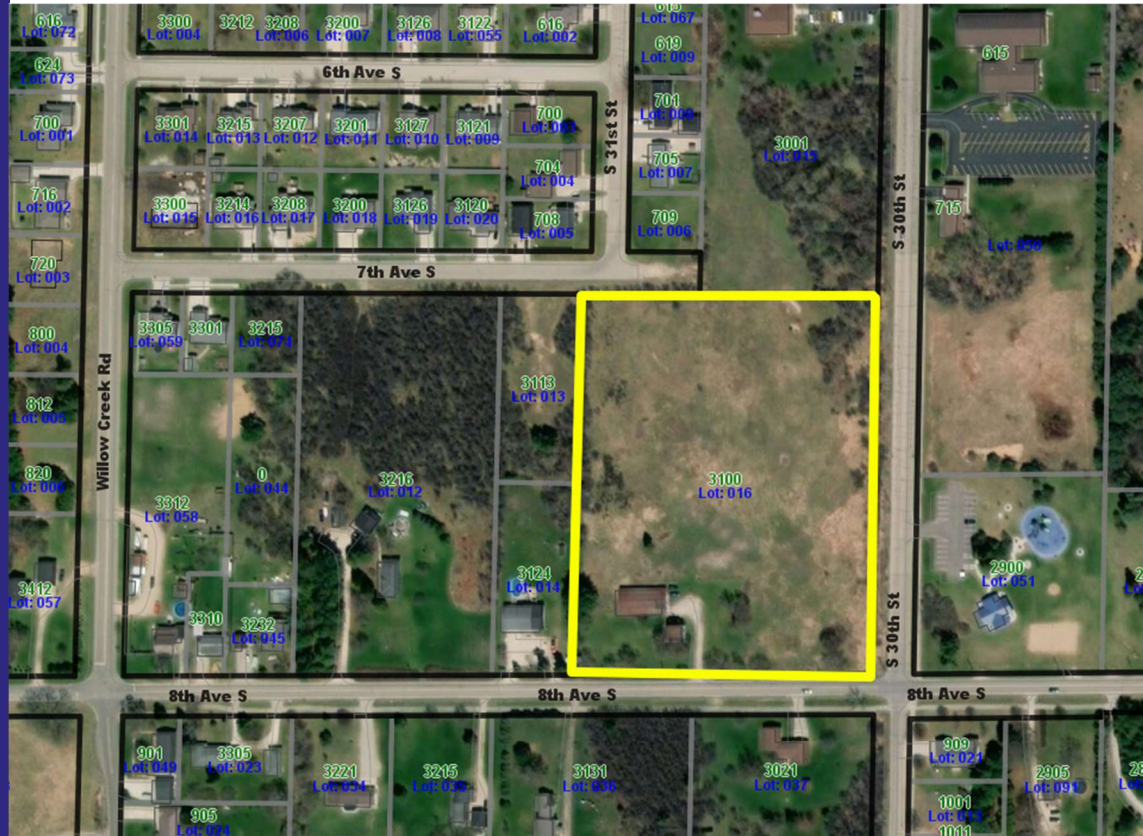
Ownership: Private

Zoning: A – Single Family

Land: 7 Acres

What is unique?

- Few Acreage Sites Available
- Proximity to Besse Park
- Potential to Acquire Adjacent Land
- Utilities Available



The Landings

1600 South Lincoln Road

Current Use: Vacant

Ownership: Private

Future Use: Multifamily,
Mixed-Use

Zoning: E1 – Planned
Commercial, E -
Commercial

Land: 5 Acres
40+ acres available

What is unique?

- Convenience and
visibility



Richter Brewing

1601 Ludington Street

Current Use: Commercial

Future Use: Multifamily,
Mixed-Use

Ownership: Private

Square Feet: 11,000+

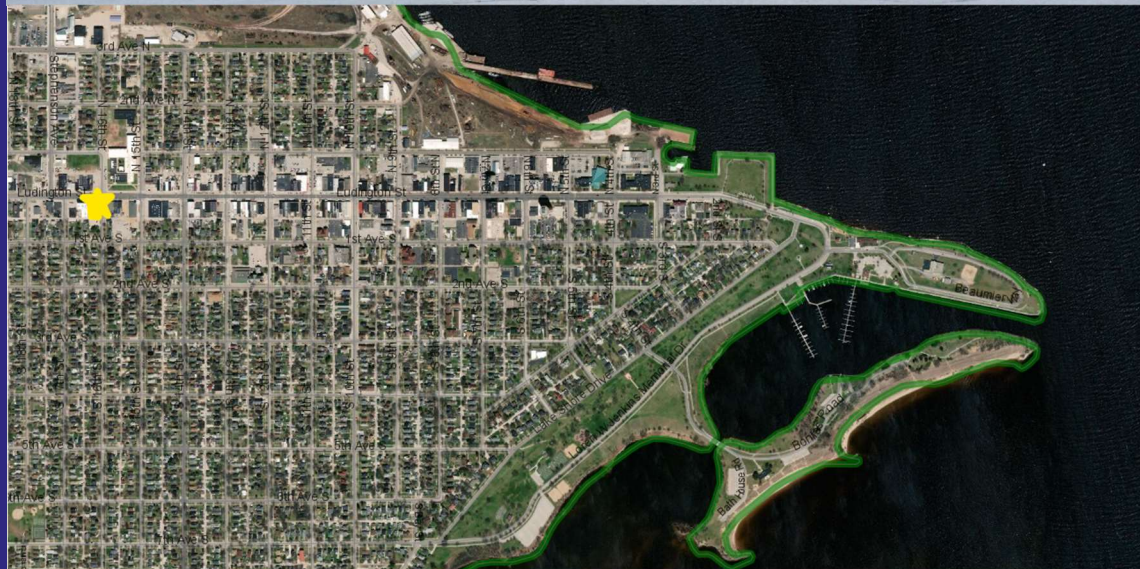
Year Built: 1900

Zoning: E - Commercial

Land: .212 Acres

What is unique?

- Heart of Downtown
- National Register of Historical Places



Downtown Vacant Land

700-710 Ludington Street

Current Use: Vacant

Future Use: Multifamily,
Mixed-Use

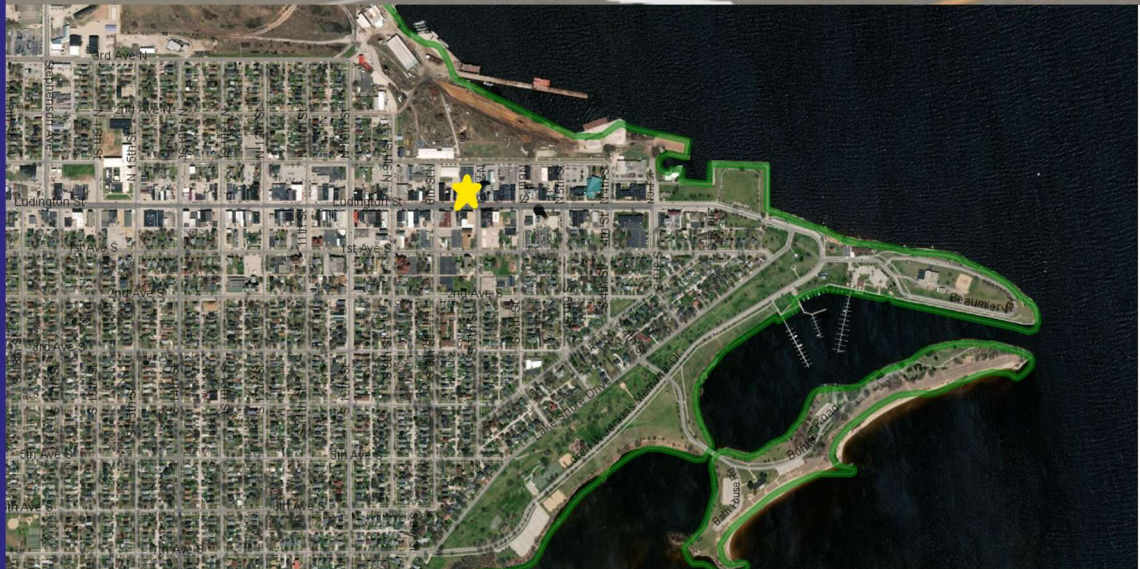
Ownership: Private

Zoning: E - Commercial

Land: .48 Acres

What is unique?

- Heart of Downtown
- Few vacant land parcels Downtown
- Proximity to working waterfront



State Library

415 Ludington Street

Current Use: Commercial

Future Use: Multifamily,
Mixed-Use

Ownership: Private

Square Feet: 12,620

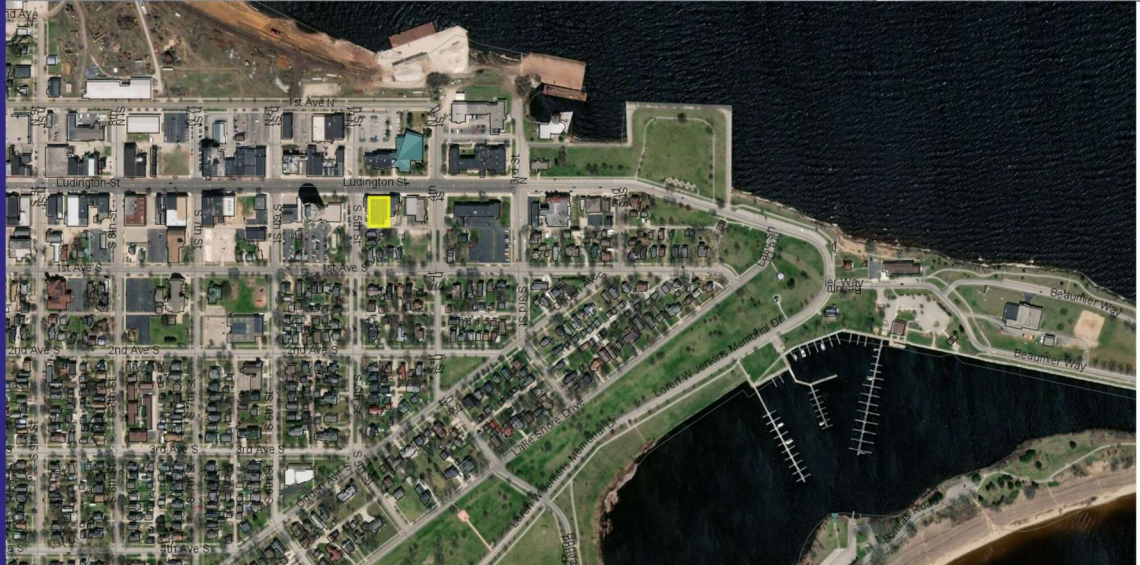
Year Built: 1890

Zoning: E - Commercial

Land: .321 Acres
additional lot available

What is unique?

- Proximity to waterfront and Ludington Park
- National Register of Historical Places



The Shipyard

620-710 1st Ave N

Current Use: Vacant

Future Use: Multifamily,
Lodging, Mixed-Use

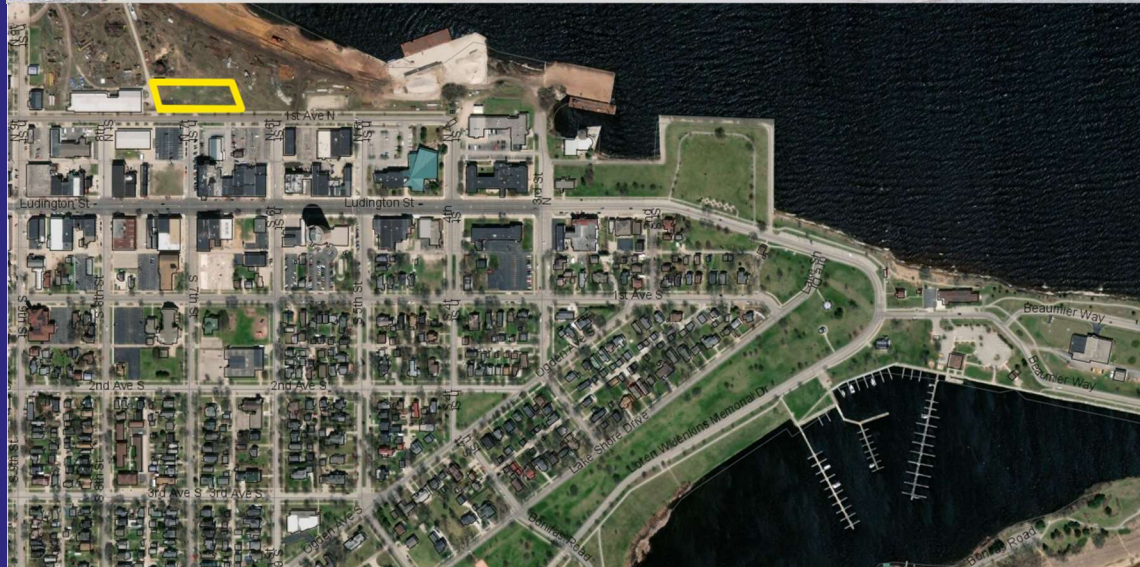
Ownership: Private

Zoning: F – Light
Manufacturing

Land: .968 Acres

What is unique?

- Waterfront
- Proximity to working waterfront



Commercial Hub

North 26th Street

Current Use: Vacant

Future Use: Multifamily,
Lodging, Mixed-Use

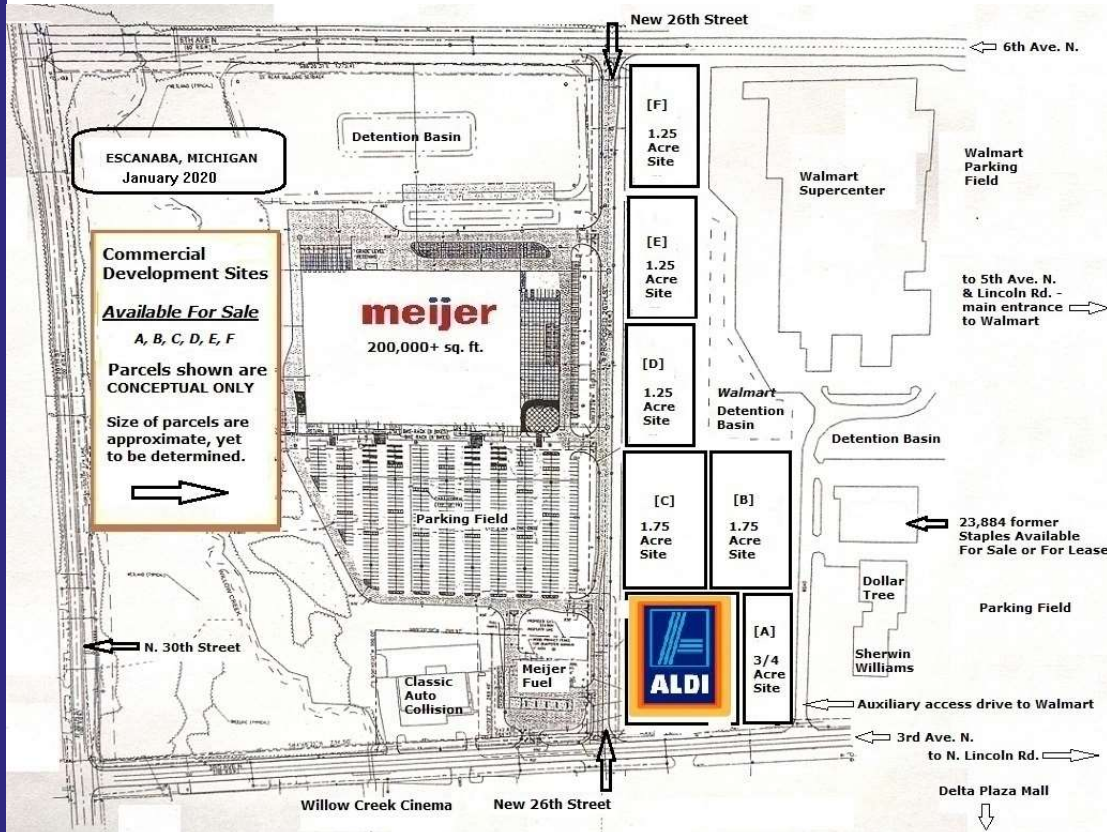
Ownership: Private

Zoning: F – Light
Manufacturing

Land: 8+ Acres
Comprised of 1+ acre lots

What is unique?

- In the center of new and future commercial development



Escanaba National Bank

723 Ludington Street

Current Use: Commercial

Future Use: Mixed-Use,
Multifamily, Commercial

Ownership: Private

Zoning: E – Commercial

Land: .636 acres

What is unique?

- Historical Building
- Proximity to Ludington Park and waterfront
- Downtown

