

**GLADSTONE**



## City of Gladstone, Michigan North Shore Lakefront Development



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Gladstone, MI  
49837

for more information  
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The City of Gladstone in partnership with Besse Forest Products and Upper Lakes Coal Company is pleased to offer approximately 50 acres of prime development suited for mixed residential and commercial use. This beautiful property is located on the shores of Little Bay de Noc in Lake Michigan and features over 2,500 lineal feet of lake frontage:

- Water and Waste Water services are provided by the City of Gladstone
- Natural Gas is provided by DTE
- Electric Serviced by the City of Gladstone and WPPI Energy
- High speed internet options are available
- The property is suited for a mixed use waterfront development
- The Army Corp of Engineers has designated the channel as a natural deep-water port with depths of 18-24 feet.
- The City of Gladstone is known for its ease of doing business and flexible zoning.

## Michigan



Gladstone Marina



Van Cleve Park



Gladstone Ski Hill Tubing



Numerous Walking Trails



### City of Gladstone Quick Facts:

- Population 4,973 (2010 census).
- The city is approximately 5 square miles on a peninsula into Little Bay de Noc, which opens onto Green Bay on Lake Michigan.
- Conveniently located at the intersections of U.S. 2 and 41.
- The median home cost in Gladstone is \$83,600.
- Compared to the rest of the country, Gladstone's cost of living is 17.40% Lower than the U.S. average.
- The award winning Gladstone School District has 22 students per teacher. They have a 4-year 95.61% graduation rate.
- The Median Household Income in Delta County is \$42,804.
- The largest employers in Gladstone include Gladstone School District, VanAire (manufacturing), Besse Forest Products, Canadian National, U.S. Forest Service, and First Bank.
- We have a loyal and affordable workforce. Michigan Works! The Job Force Board is headquartered in Escanaba and has a successful track record of working with business owners to assist with recruiting, screening, mass hires, customized training, and business planning.
- Delta County offers a Quality of life unmatched in the U.P. With 211 miles of shoreline, we have more access to fresh water than any other county in the U.S. We are known for our unusually warm temperate climates with an average snowfall of 49.5" as compared to Marquette with 117.2" and Houghton with 207.7" annually. We are home to world-class fishing, golfing, and incredible public access to forest lands for biking, hiking, ATVs, skiing, and snowmobiling.