

Former Hersey General Store Site Hersey, MI

In 2010 a local entrepreneur approached the Osceola County Brownfield Redevelopment Authority (OCBRA) about purchasing the site of the Former Hersey General Store located on Main Street in the Village of Hersey, Michigan. Due to the property's nominal value the only way the purchase would make economic sense was if the OCBRA performed the environmental due diligence.

The Former Hersey General Store Site used to be home to one of the oldest remaining general stores in Michigan until 2008 when it was destroyed by fire. After the fire the property lost almost all of its value. It was now a landlocked 0.15 acre lot with no possibility for expansion. Not a site for new construction by today's standards. The site looked destined to remain an empty parcel; however, the new owner felt he could use it for a business venture.

Soon thereafter, his focus turned to another project within the Village and he sold the property to the Village of Hersey. How the Village was able to purchase the property is a good example of how the Brownfield Program can facilitate the transfer of unused property with little nominal value.

The OCBRA performed a Phase I and Phase II Environmental Site Assessment (ESA) thus eliminating both from the cost of the real estate transaction. As a result, the local entrepreneur purchased the property; however, he soon turned his attention to another project.

The Village of Hersey and Hersey Township offices adjoin the small piece of property. With the environmental status of the property now known the Village of Hersey purchased the property from the local entrepreneur for future expansion of their older, cramped building. Currently the property is a greenspace on Main Street.



Former Hersey General Store Site, Hersey, Michigan

Current Use: Vacant Lot

Past Use: General Store (completely destroyed by fire, 2008)

Brownfield Tools Used:

Phase I, Environmental Site Assessment
Phase II, Environmental Site Assessment
Reliance Letter

Approximate # of Jobs within 2 Years: 0

Approximate Private Investment within 2 Years: None; the property is owned by a governmental entity.

Benefits to the Public

- Savings to taxpayers of the Village of Hersey
- Greenspace
- Village retains option to build addition to village hall at later date

FOR MORE INFORMATION CONTACT THE OSCEOLA COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY AT (231) 832-7397.