

1149 W JAMES ST - 1.77 ACRES FORMERLY COUNTRYSIDE FORD



WHY IS THE CITY SELLING THE BUILDING?

The City was not actively marketing the building and was approached with a re-development proposal from a potential buyer.

WHO IS THE POTENTIAL BUYER AND WHAT DO THEY PLAN TO DO?

The potential buyer is a local business that wishes to relocate to a property that can provide space and parking to serve its growing needs. They intend to invest in the property, making needed structural improvements and upgrades, including a new façade for the frontage on James Street and Meister Dr. The developer plans to convert the property into a multi-tenant layout where their business is in a portion of the facility while also developing 2-3 rentable suites for potential retail or business use. The façade improvements and investment in this building will significantly improve this space, which is a gateway to the city.

WHY ISN'T THE CITY CONSIDERING THIS SITE FOR A FIRE STATION?

The City recently completed a feasibility study for a Public Safety Building, which would serve as a combined police and fire station. The study is available [HERE](#). The benefits of a combined building are numerous, with projected cost savings of nearly 20%. The study recommended a site of at least 4 acres to accommodate a combined building, including ingress and egress of emergency management vehicles, and parking for the public and responders.