



ROMULUS

TRADE CENTER NORTH

PLANNING COMMISSION PRESENTATION

Romulus : Michigan

ROMULUS TRADE CENTER NORTH

NorthPoint™ DEVELOPMENT

NORTHPOINT DEVELOPMENT
AT A GLANCE

158
MILLION SF
CURRENT INDUSTRIAL PORTFOLIO

$21.1
BILLION
TOTAL CAPITAL RAISED
SINCE INCEPTION

6.4
MILLION SF
INDUSTRIAL SPACE UNDER DEVELOPMENT

15.5
MILLION SF
INDUSTRIAL SPACE LEASED IN 2025

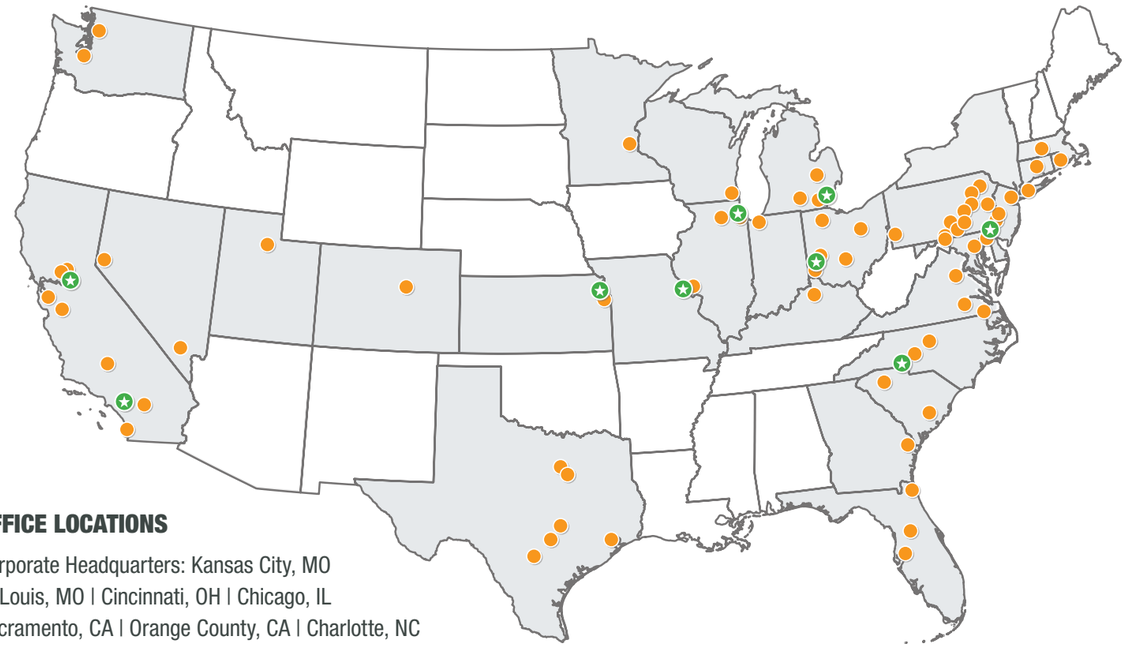
125
THOUSAND
EST. JOBS CREATED
OPERATIONAL & CONSTRUCTION

15.4
MILLION
CHARITABLE CONTRIBUTIONS
SINCE INCEPTION

*All stats last updated beginning of Q1 2026

ACTIVE MARKETS

CURRENTLY ACTIVE IN 28 STATES



OFFICE LOCATIONS

Corporate Headquarters: Kansas City, MO
St Louis, MO | Cincinnati, OH | Chicago, IL
Sacramento, CA | Orange County, CA | Charlotte, NC
Detroit, MI | Philadelphia, PA | Salt Lake City, UT*

**satellite office*

450+ INDUSTRIAL CLIENTS

References available from our clients; a few are represented below

NORTHPOINT DEVELOPMENT

EMPOWER PEOPLE : ENHANCE LIVES

THE FOUNDATION OF OUR CULTURE IS OUR CORE VALUES

DO THE RIGHT THING EVERY TIME

As we conduct our business, we will operate with the highest integrity and we shall strive to live by the Golden Rule.

PUT PEOPLE FIRST

The relationships with our customers, employees, and investors are our most valuable assets. We will strive to always take care of each other and to operate our business so that we maintain our culture of appreciation, respect, transparency, and we shall avoid office politics.

TAKE OWNERSHIP OF EVERY SITUATION

Every individual shall take ownership, be accountable, and take responsibility while avoiding blame, excuses, and denial. We will always strive to admit, learn, and grow from failure and mistakes.

LIVE GENEROUSLY

We believe we have an obligation to give back to the community through charitable efforts and, as a token of our appreciation to those who have helped us succeed, we pay it forward.

MAINTAIN FINANCIAL DISCIPLINE

We will approach every deal with an appropriate margin of safety and maintain our financial discipline while never stretching for a deal or becoming greedy.

ALWAYS COMPETE AND HUSTLE

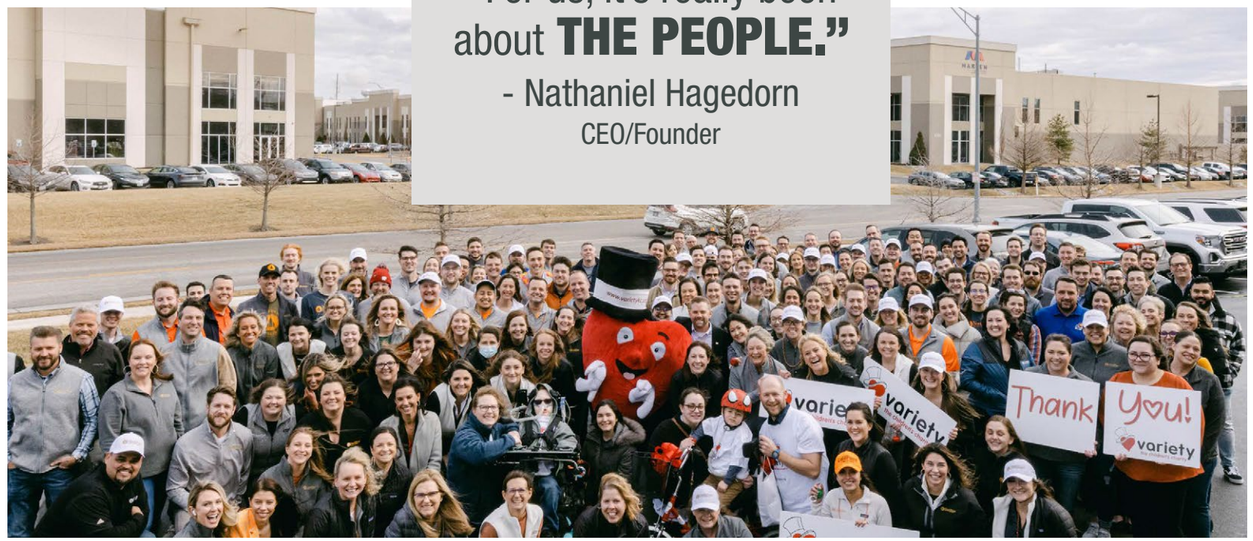
We approach every challenge with grit, determination, and the drive to succeed, staying humble, hungry, and committed to excellence.

$15.4M
TOTAL CHARITABLE
CONTRIBUTIONS





> “For us, it’s really been about **THE PEOPLE.**”
> - Nathaniel Hagedorn
> CEO/Founder



BEST PLACE TO WORK

AWARDS & RECOGNITIONS

KANSAS CITY BUSINESS JOURNAL

13 YEARS IN A ROW

Large Company Category
2025 | 1st Place
2024 | 1st Place
2023 | 2nd Place
2022 | 1st Place

Medium Company Category
2014-2021 | 1st Place

Small Company Category
2013 | 2nd Place

ST. LOUIS BUSINESS JOURNAL

Small Company Category
2025 | 3rd Place

CINCINNATI BUSINESS COURIER

Micro Company Category
2025 | Finalist
2024 | 1st Place

Small Company Category
2021 | 1st Place
2020 | 1st Place

CHARLOTTE BUSINESS JOURNAL

Small Company Category
2025 | Finalist

NORTHPOINT DEVELOPMENT AND ROMULUS

A TRUE PARTNERSHIP

HIGHLIGHTS OF OUR COMMUNITY INVOLVEMENT

- Sponsored and volunteered at Pumpkin Festival since 2022
- Sponsorship of Unity Day
- Volunteered at Romulus 8th Grade End of Year Picnic 2024 and 2025
- Supported Five Points Church when they needed roof replaced
- Installed Welcome to Romulus monument sign on Vining Road and completed flag pole project for the City
- Membership with Chamber of Commerce and Aerotropolis
- Supported Veteran wreath memorial initiative at Romulus cemetary













HOW WE OPERATE

ROMULUS TRADE CENTER – COMMUNITY SUCCESS

- Five Industrial buildings (1,712,000 SF) built or under construction as of January 2026
- Five Tenants
- Successful attraction of retail development: 6+ total users; 4 pads sold, development beginning on 2 new users in 2026 and 2 additional pads are under contract



$240M
TOTAL
INVESTMENT VALUE

$92M
PROJECTED
20 YEAR PROPERTY TAX GENERATED

94%
OF BUILT
SPACE LEASED

720
PERMANENT
JOBS CREATED

NORTHPOINT DEVELOPMENT

ROMULUS TRADE CENTER









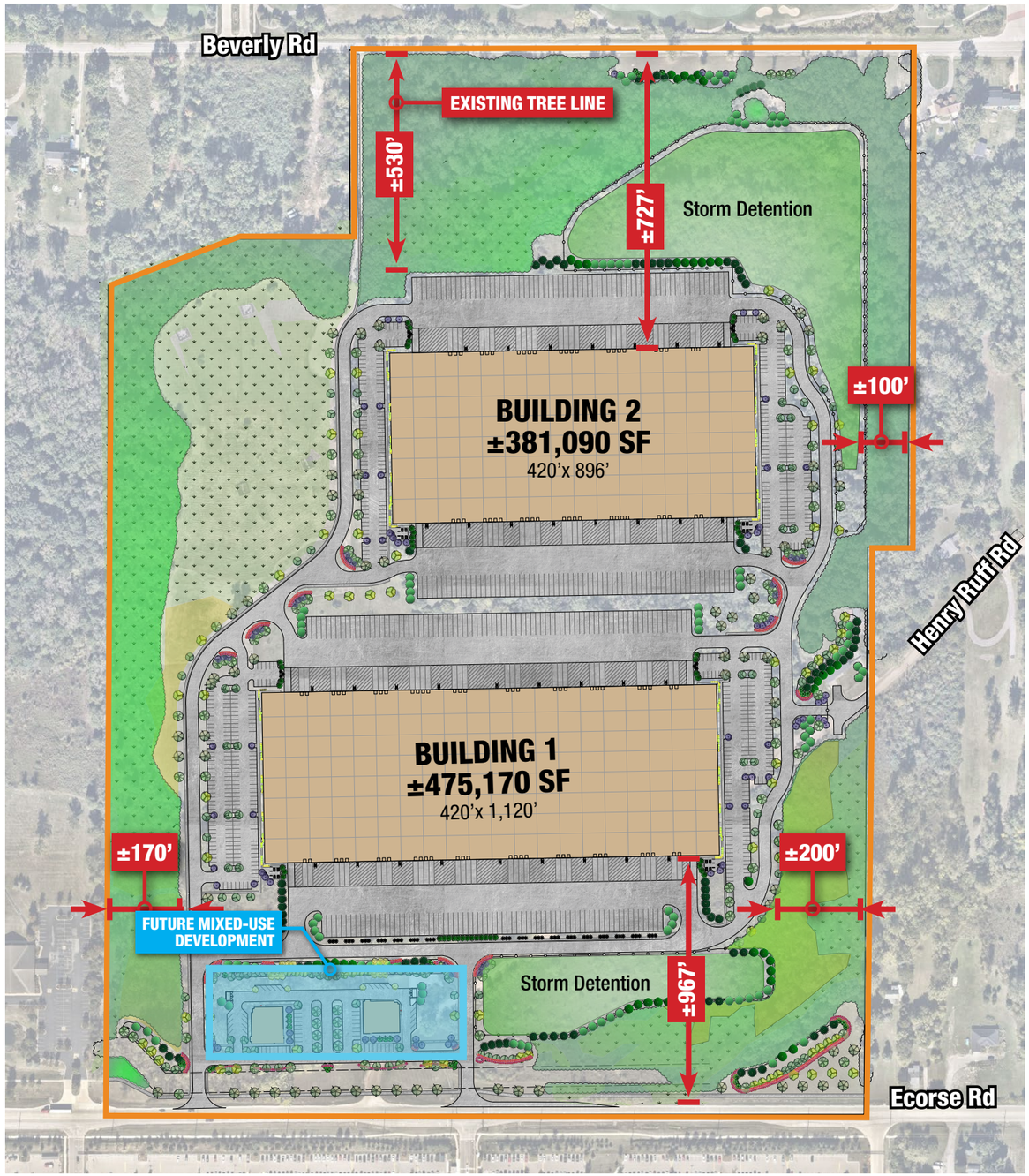
PROMISES MADE – PROMISES KEPT: ROMULUS TRADE CENTER



INITIAL RENDERINGS AND ACTUAL FOOTAGE OF ROMULUS TRADE CENTER

ROMULUS TRADE CENTER NORTH

SITE PLAN OVERVIEW



SITE PLAN HIGHLIGHTS

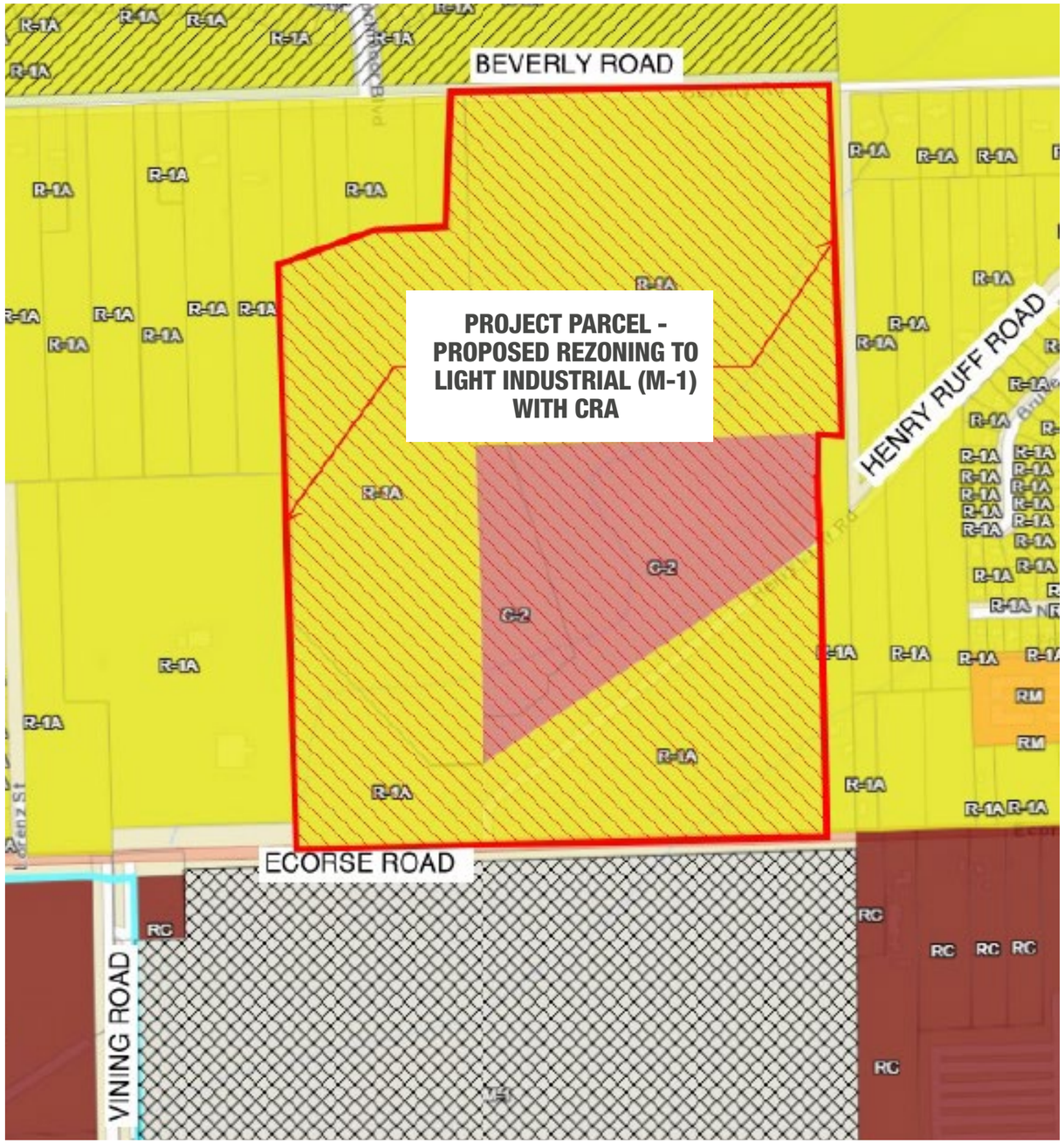
- **(2) Proposed Industrial Buildings**
  - › Cross-Dock Facilities
    - » Limited to 1 dock / 8,000 SF of Floor Area
    - » Oriented to be sensitive to neighboring uses
  - › Building 1: ±475,170 SF
  - › Building 2: ±381,090 SF
- **4.5 Acre Mixed-Use Development Area**
  - › Situated along Ecorse Road
  - › Warehousing and Industrial land uses will be prohibited in this area
  - › Potential uses: Office Space, Restaurant/Retail, Hotels, Public Park
- **Natural Buffering and Wetland Preservation**
  - › Emphasis on preserving existing wetlands and forested areas of the site
  - › Enhanced berming and landscaping to provide a buffer from adjacent residential uses

ALIGNMENT WITH CITY'S VISION

- **City Initiatives: LDFA, Ecorse Road Vision Study, Land Use Updates, Activating underutilized parcels**
- **Conditional Rezoning Agreement Highlights**
  - › Limits truck dock count to 1 dock / 8,000 SF GFA to limit traffic
  - › No roadway connection to Beverly Road. Sidewalk connection from Ecorse Road to Beverly Road must be provided
  - › Preserves setbacks from adjacent land uses to ensure adequate screening is provided
  - › Minimum of 15% of the existing tree canopy will be preserved, exceeding 10% M-1 minimum requirement
  - › The 4.5 acre "future development parcel" at Ecorse Road is flexible for a use desirable to the city - no industrial uses will be permitted in this parcel
  - › Commitment to attract mixed-use development uses similar to Romulus Trade Center, with financial penalties for non-performance

ROMULUS TRADE CENTER NORTH

REZONING OVERVIEW

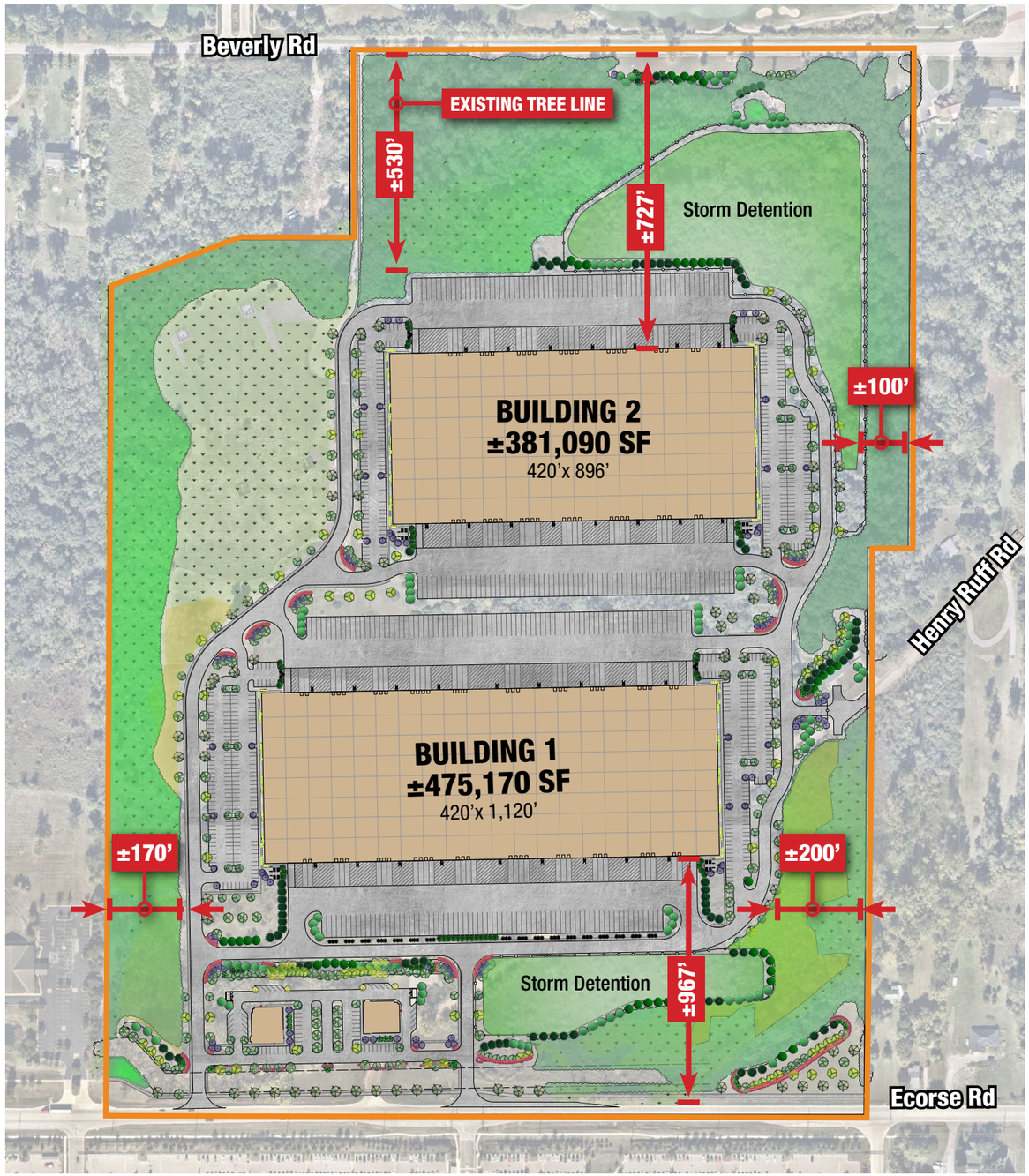


PROPOSED REZONING SUMMARY

- **Existing Zoning Classification**
  - The site currently has (2) zoning designations – Single Family Residential (R-1A) and General Business (C-2)
  - The current northwestern parcel of the site has a radio tower facility, and is generally cleared / non-forested
  - The southeastern parcel of the site is currently vacant
- **Proposed Zoning Classification**
  - The site is proposed to be zoned Light Industrial (M-1) with a Conditional Rezoning Agreement
  - This provides continuity to the industrial facilities to the south along Vining Road
  - The Ecorse Road master plan envisions the roadway as a multi-county industrial corridor
  - City future land use plan proposes site as RC-Vining Overlay District, to promote development of the site

ROMULUS TRADE CENTER NORTH

SITE LANDSCAPING



LANDSCAPING HIGHLIGHTS

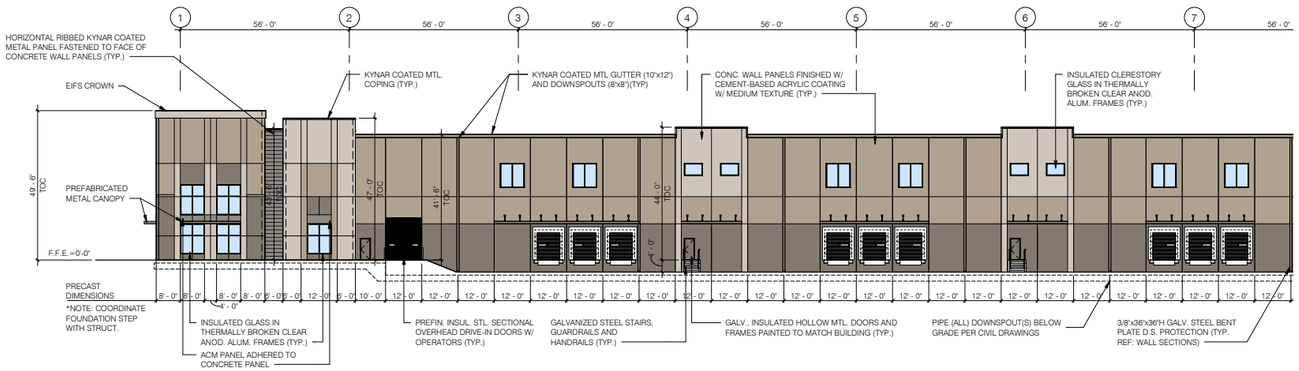
- **Protecting Adjacent Land Uses**
  - › Natural forested buffers are maintained at the site perimeter to the maximum extent practicable
  - › Berming and plantings follow enhanced standards of the Vining Area Overlay District
  - › Emphasis on coniferous trees to provide screening of dock areas to roadways and adjacent uses
- **Tree Preservation**
  - › The forested perimeter of the site is proposed to be maintained to provide natural screening to adjacent uses
  - › A minimum of 15% of the site tree canopy will be preserved, exceeding 10% ordinance minimum requirement + this area will be placed in a conservation easement
- **Pedestrian/Employee Amenities**
  - › 8' width multi-use path along Ecorse Road
  - › 5' min width circulation sidewalks in site
  - › Employee amenity areas (benches, tables)
  - › Sidewalk connection proposed from Ecorse to Beverly Road

ROMULUS TRADE CENTER NORTH

ARCHITECTURAL OVERVIEW

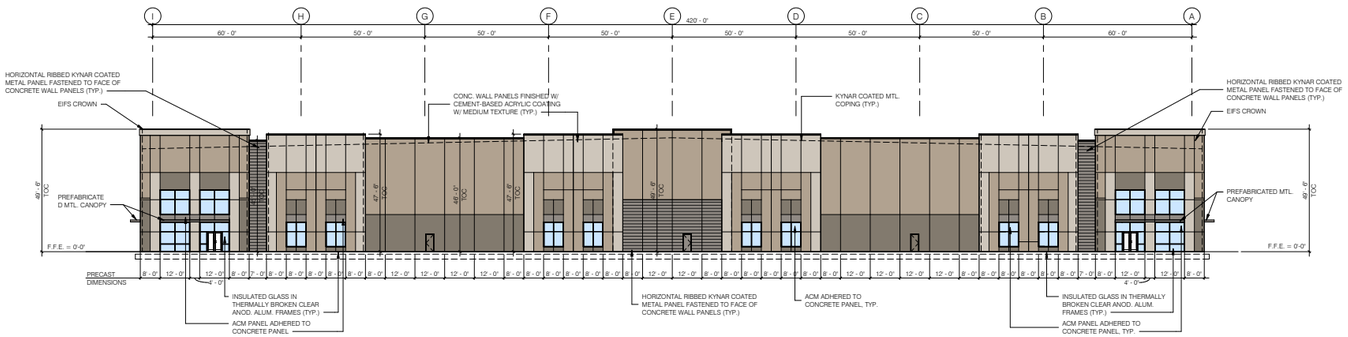
BUILDING 1 SOUTH ELEVATION CONCEPT

(Facing Ecorse Road)



BUILDING 1 EAST ELEVATION CONCEPT

(Facing Residential District)



ARCHITECTURAL HIGHLIGHTS

- **Facades exhibit enhanced aesthetic standards meeting the intent of the Vining Subarea Overlay District**
- **Enhanced architectural features included:**
  - › Canopies at Ecorse Road - facing truck dock walls
  - › Horizontal and vertical delineations to soften scale and enhance aesthetics
  - › Enhanced glazing and storefront entrances to provide attractive pedestrian entrances
- **Color schemes are neutral and complement the natural and built surroundings**
- **Closely mimic the look and feel of Romulus Trade Center to promote aesthetic continuity in the corridor**

ROMULUS TRADE CENTER NORTH

FUTURE DEVELOPMENT PARCEL

RESERVED PARCEL



CONCEPTUAL PARCEL BUILD-OUT

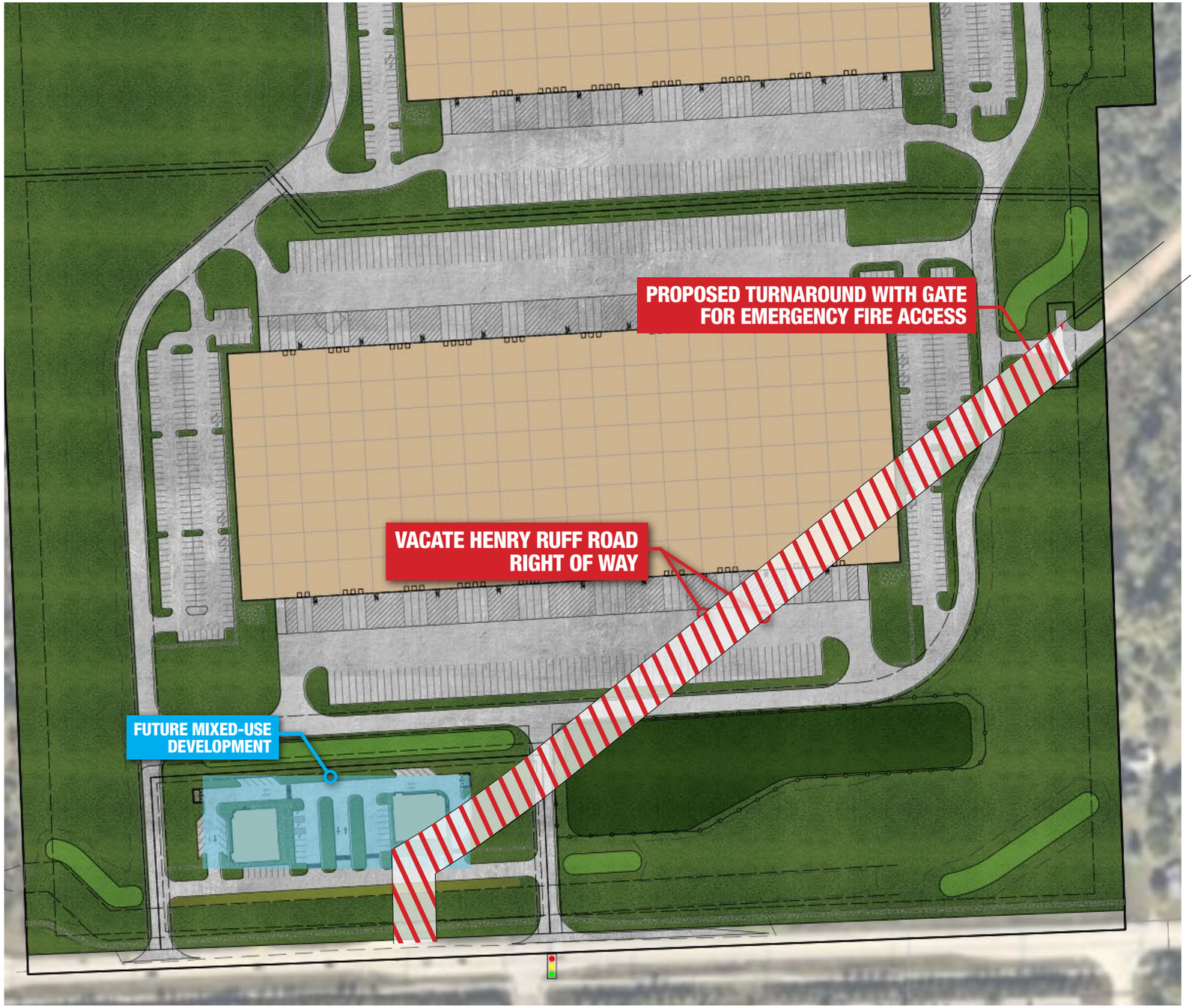


FUTURE DEVELOPMENT PARCEL INFO

- 4.5 Acre “mixed-use development” parcel (±2.8 Acre Buildable area) is reserved along Ecorse Road
- The CRA limits the use of this parcel such that industrial or warehouse uses will not be permitted
- NorthPoint plans to partner with the City to determine a use for this parcel that meets community wants and needs
- Berms and plantings are provided to separate this parcel from the industrial properties on the site
- A concept of what a potential build-out could look like is depicted here – with mixed use area

ROMULUS TRADE CENTER NORTH

HENRY RUFF ROAD - VACATION



- The site is currently bisected by a portion of Henry Ruff road (Owned by the City) that connects from Ecorse Road to Beverly Road to the North
- The portion of the roadway that bisects the site is unpaved with low traffic volumes. Illegal dumping is common along this road
- We are requesting City support for abandonment of the road and associated ROW property where it bisects the proposed development site
- This development proposes constructing a turnaround where the roadway dead-ends into our property
- Emergency access will be provided through the site with a formal agreement in place. A lock-controlled gate (with fire department access) will be provided to allow passage in the event of an emergency

ROMULUS TRADE CENTER NORTH

VEHICULAR MOVEMENT PLAN



TRAFFIC STUDY SUMMARY

- **An initial traffic study for the proposed development has been completed by Fishbeck**
  - › The main drive entry to this development will be at the signalized intersection (currently at Amazon Ecorse Rd Entrance). This signal will be modified to serve this development.
  - › A second unsignalized (west) entrance to the site from Ecorse Road will be constructed
  - › The study found that future surrounding traffic conditions following development will continue to operate at an acceptable Level of Service (LOS) of D or better

ROMULUS TRADE CENTER NORTH

VEHICULAR MOVEMENT PLAN



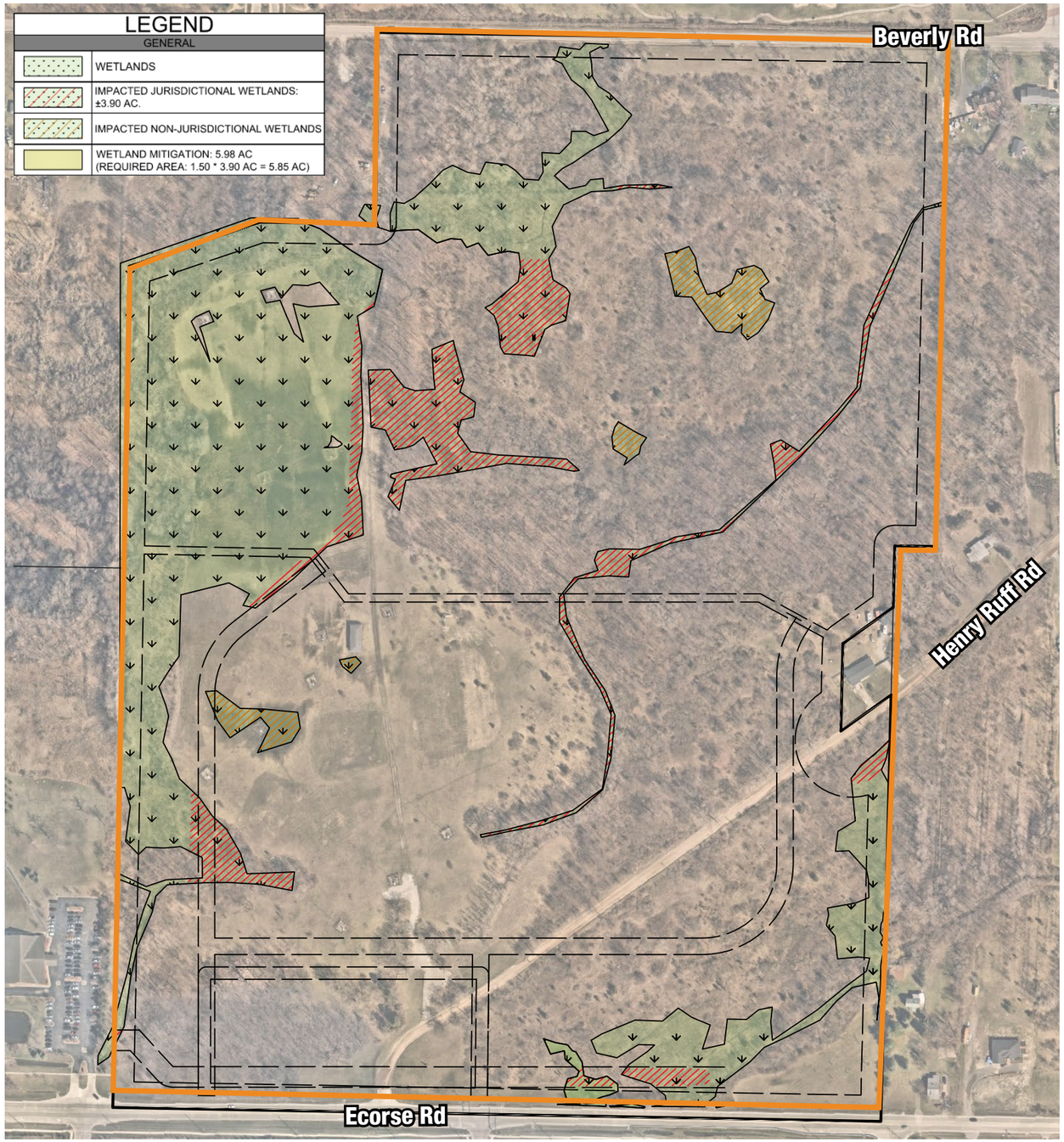
TRAFFIC STUDY SUMMARY

- **Summary of improvements required**
  - › Optimize traffic signal timings at Ecorse & Merriman; Ecorse & Vining; and Ecorse & Amazon Driveway
  - › Construct westbound right turn lanes into both Ecorse Road entrance drives to property
  - › Reconfigure Amazon Entrance/Ecorse Road traffic signal to accommodate movements from the proposed development

Intersection	Future Conditions
Ecorse Road and Merriman Road	• Complete signal timing split optimization (cycle length to remain the same) in the p.m. peak hour
Ecorse Road and Amazon Driveway/East Driveway	• Construct the SB approach with one shared left turn lane and one shared through/right turn lane • Convert the existing NB right turn lane to a shared through/right turn lane • Install traffic signal heads and supports for the SB approach • Install WB right turn lane • Install EB lagging permitted/protected left turn phasing • Remove the existing EB and NB right turn overlap phasing
Ecorse Road and Vining Road	• Complete signal timing split optimization (cycle length to remain the same) in the a.m. peak hour
Ecorse Road and West Driveway	• Install WB right turn lane

ROMULUS TRADE CENTER NORTH

WETLANDS PLAN



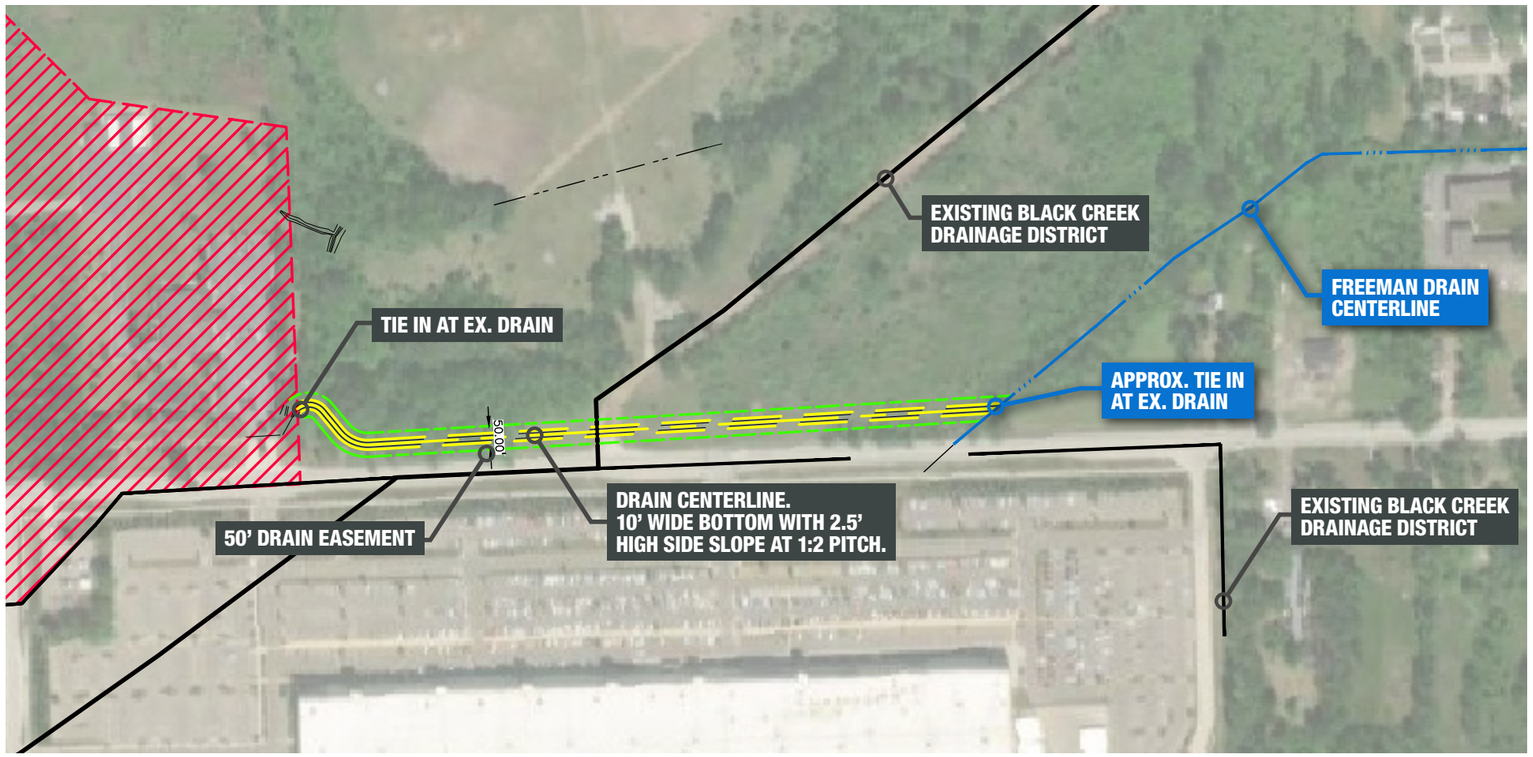
WETLANDS SUMMARY & ACTION PLAN

- Our site is laid out to preserve and minimize impact to the high quality wetlands at the western portion of the site
- The site has 21.2 acres of jurisdictional wetlands as confirmed by an EGLE WIP assessment
- We have met with EGLE on the project, and they have verbally indicated support for our proposed site plan and mitigation strategy
- We intend to implement on-site mitigation to the maximum extent practicable
- Our proposed ±3.9 Acres of impact will be permitted and reviewed by EGLE and USACE
- We will pursue purchase of credits for construction of wetlands in the ecoregion for any shortcoming of on-site mitigation

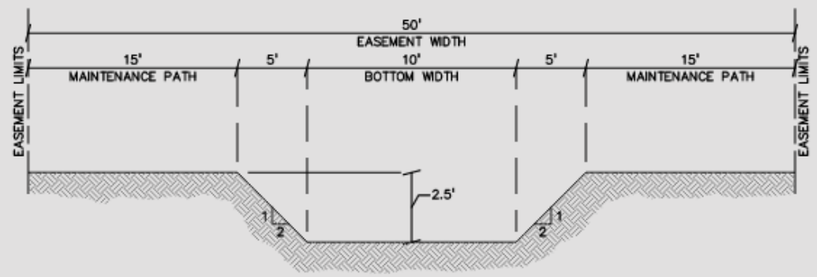
ROMULUS TRADE CENTER NORTH

SITE COUNTY DRAIN SUMMARY

- (2) County drains currently Bisect the site – the Freeman Drain and Black Creek Drain
- PEA Group completed a drainage study and preliminary meetings with Wayne County DPS to review options for how to handle these drains with our proposed development
- County is in verbal agreement of the strategy to re-route the existing Black Creek drain where it enters the site to the Freeman drain at the southeast of the site
- We will require City assistance in filing a petition for modification of drainage districts, and assistance to lead the re-assessment and relocation process with Wayne County



PROPOSED DRAIN SECTION



ROMULUS TRADE CENTER NORTH

SITE RENDERINGS

EAST FROM CHURCH



OVERALL SITE - LOOKING NW



NORTHEAST FROM ECORSE ROAD



WEST FROM HENRY RUFF RD



ROMULUS TRADE CENTER NORTH

SITE RENDERINGS

HENRY RUFF ROAD EXISTING



ECORSE ROAD EXISTING



HENRY RUFF ROAD PROPOSED



ECORSE ROAD PROPOSED



ROMULUS TRADE CENTER NORTH

SITE RENDERINGS

BEVERLY ROAD EXISTING



SAND PAPER DRIVE EXISTING



BEVERLY ROAD PROPOSED



SAND PAPER DRIVE PROPOSED



Sightline exhibits generated from actual photos taken in February 2026

ROMULUS TRADE CENTER NORTH

SITE RENDERING VIDEO



ROMULUS TRADE CENTER NORTH

TAX IMPACT

ROMULUS TRADE CENTER

20 Years - Estimated Property Tax Impact

	Total Revenue	School District	County	City	Fire & Police
Without project	$5,622,438	$3,531,942	$823,338	$943,414	$323,744
Romulus Trade Center Updated Projections	$92,344,434	$58,009,565	$13,522,719	$15,494,891	$5,317,259
Increase	**$86,721,996**	**$54,477,623**	**$12,699,382**	**$14,551,476**	**$4,993,515**

ROMULUS TRADE CENTER NORTH

20 Years - Estimated Property Tax Impact

	Total Revenue	School District	County	City	Fire & Police
Without Project	$532,469	$336,019	$72,828	$92,038	$31,584
With Romulus Trade Center - North	$41,587,884	$26,244,376	$5,688,144	$7,188,533	$2,466,832
Increase	**$41,055,415**	**$25,908,357**	**$5,615,316**	**$7,096,495**	**$2,435,248**

** Romulus Trade Center - North Tax Revenue benefits General Fund*

ROMULUS TRADE CENTER NORTH

PROJECT BENEFITS

NORTHPOINT WILL PERFORM AND EXECUTE AS PROMISED. THIS PROJECT WILL CONTINUE THE SUCCESS OF ROMULUS TRADE CENTER, BRINGING JOBS AND ECONOMIC BENEFITS TO THE CITY.

- **Thoughtful site layout and design to minimize impacts to adjacent land uses**
- **Tax revenue increase of $41M over 20 years**
- **Minimum of 300 jobs created**
- **Alignment with Master Plan land use for the site and putting it to a productive use**
- **Commitment to Public Amenities**
  - › Attracting additional retail amenities to the area as part of this development
  - › Pedestrian Accommodations - 8’ path along Ecorse Road, sidewalk connection from Ecorse Road to Beverly Road
- **Activates an underutilized parcel, reduces blight**
- **Serves as a catalyst development for funding the LDFA for future Ecorse Road widening and infrastructure improvements**
- **Iniatitives: LDFA, Ecorse Road Vision Study, Land Use Updates, Activating underutilized parcels**