



Bean Tower

99 W Michigan Ave, Battle Creek, MI 49017

Bean Tower, a development by Jackson Bean Management, LLC, is transforming a building that sat vacant for nearly 20 years in downtown Battle Creek into a vibrant ~25,000-square-foot mixed-use destination. Led by Percy and Carla Bean—entrepreneurs with more than 30 years of real estate and franchise experience—the project is supported by \$10 million in New Markets Tax Credit (NMT) allocation from Michigan Community Capital (MCC). Battle Creek Unlimited sold the building to the Beans for \$1 to catalyze its reactivation, a clear signal of community confidence in the vision.

The completed development will deliver community benefit across every floor: a basement-level entertainment venue (game room), a first-floor fine dining Creole restaurant (Solace), a rooftop event space filling a significant gap in the city's event venue landscape—and 10 affordable residential apartments on the upper floors. All of the apartments will be priced at or below 80% AMI, directly addressing an 800-unit shortage identified by the Battle Creek Housing Action Plan.

The project is located in a federally designated "Severely Distressed" census tract with a poverty rate of 37.3%, a median family income at just 45% of AMI, and an unemployment rate more than twice the national average. Approximately 17 permanent jobs created by the development will be in accessible roles that do not require a four-year degree.

Bean Tower is directly aligned with the Battle Creek Unlimited 2030 Strategic Plan, which identifies the project site as a key reinvestment target within the downtown social district. The project has earned broad community support, including from the Battle Creek Brownfield Redevelopment Authority and State Representative Steve Frisbie. Expected completion is late 2027.

MCC NMT C ALLOCATION
\$10,000,000

TOTAL CAPITAL INVESTMENT
\$11,696,279

REAL ESTATE ACTIVATED
25,266 Square Feet

RESIDENTIAL UNITS
*All Affordable to 80% Area Median
Income (AMI) or Below*
10

FTE JOB CREATED
17

PROJECT PARTNERS
Jackson Bean Management, LLC; Battle Creek Unlimited; Dudley Ventures; United Federal Credit Union; Battle Creek Brownfield Redevelopment Authority; Michigan Economic Development Corporation

