FOR SALE



# FORMER SIENA HEIGHTS UNIVERSITY

Residential, Academic, Administrative, and Athletic Facilities Across a 64-Acre Campus

1247 E SIENA HEIGHTS DR, ADRIAN, MI 49221

JLL

# THE PROCESS

## Offer Submission

Submissions of interest to acquire all or part of the subject property will be considered by the Phoenix Committee using the following priorities:

- Vision (intended use; future opportunities)
- Purchase Price
- Planned investment (time & dollar commitment)
- Hold strategy
- Qualifications to close

## Please Direct all Offers To:


**AJ WEINER**
Senior Managing Director
+1 248 515 5595
aj.weiner@jll.com

**CHRIS DISALLE**
Senior Vice President
+1 419 973 0617
chris.disalle@jll.com

**JORDAN GASPER**
Vice President
+1 248 303 1583
jordan.gasper@jll.com






# TABLE OF CONTENTS


| | |
|---|---|
| Executive Summary | **4** |
| SHU Overview | **8** |
| Property Overview | **12** |
| Location Overview | **22** |
| Registration Form | **34** |



Jones Lang LaSalle Americas, Inc. or its state-licensed affiliate ("JLL") has been engaged by the owner of the Property to market it for sale. Information concerning the Property described herein has been obtained from sources other than JLL, and neither Owner nor JLL, nor their respective equity holders, officers, directors, employees and agents makes any representations or warranties, express or implied, as to the accuracy or completeness of such information. Any and all reference to age, square footage, income, expenses and any other property specific information are approximate. Any opinions, assumptions, or estimates contained herein are projections only and used for illustrative purposes and may be based on assumptions or due diligence criteria different from that used by a purchaser. JLL and owner disclaim any liability that may be based upon or related to the information contained herein. Prospective purchasers should conduct their own independent investigation and rely on those results. The information contained herein is subject to change. The Properties may be withdrawn without notice. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2026.

Jones Lang LaSalle IP, Inc. All rights reserved.

# 1

# EXECUTIVE SUMMARY

Section One

# OFFERING SUMMARY

Jones Lang LaSalle Americas, Inc. (“JLL”), a licensed real estate broker, has been retained on an exclusive basis by the Phoenix Committee to arrange the conveyance of the former Siena Heights University campus (the “Property” or “Site”) located at 1247 E. Siena Heights Drive, Adrian, Michigan. The Property spans +/- 64 acres and encompasses academic facilities, administrative spaces, athletic & recreational amenities, an arts facility, and residential dormitories & apartments.

The Property is a prime candidate for a mission-driven user seeking to put an established campus to work for the surrounding community. Its facilities lend themselves to continued educational or institutional use, nonprofit and civic programming, or residential reuse, offering an organization the rare chance to step into a fully developed campus and deliver lasting community benefit. The setting in Adrian, MI is within reach of the greater Detroit and Ann Arbor markets, further supports a wide range of uses.

This rare opportunity allows community members, investors, and institutions to acquire a significant mixed use campus. The Property can be conveyed in its entirety to a single user, the preferred outcome, or divided so that individual facilities can be directed to the uses that serve the community best.



# HIGHLIGHTS

**23 STRUCTURES**
10 Academic and administrative
8 Athletic and recreation
5 Housing

**668,085 SF**
Across 64 Acres

**ZONING**
ERO: Educational, Research, and Office

**DEBT FREE ASSET**
The Property will be offered free and clear of any debt or mortgage

**CENTRAL LOCATION**
Downtown Adrian: 1 mile
Downtown Detroit: 60 miles
Downtown Ann Arbor: 30 miles
Downtown Toledo: 30 miles



# SHU OVERVIEW

Section Two

# SHU OVERVIEW

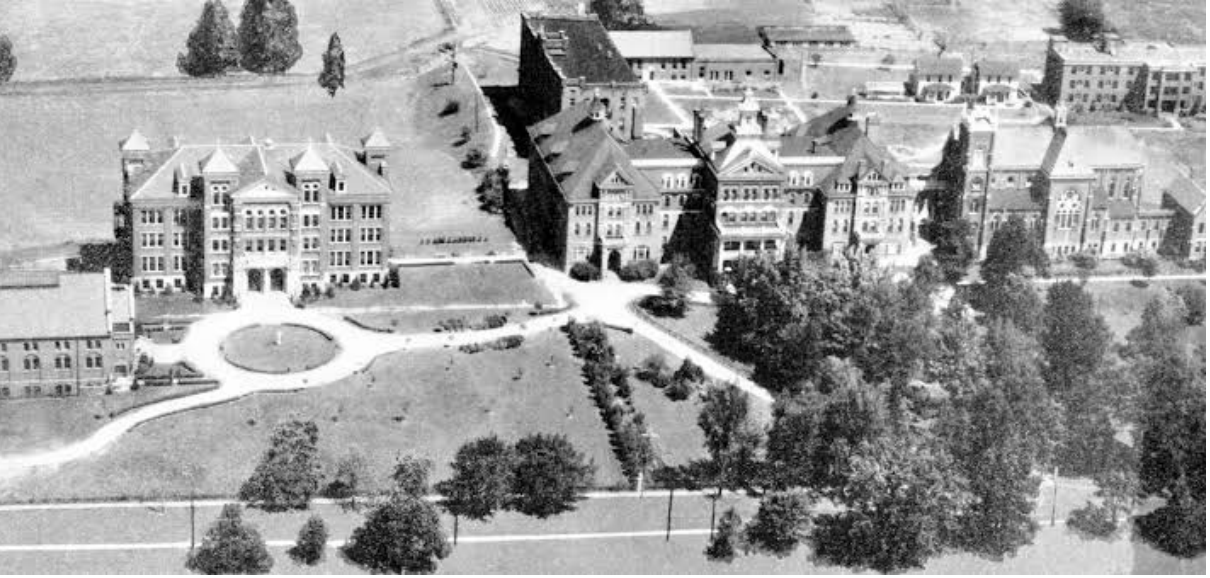
For more than a century, Siena Heights University served a diverse community from its main campus in Adrian, guided throughout by the Adrian Dominican Sisters and a mission of helping people become "more competent, purposeful, and ethical." In 2025, the University's Board of Trustees and General Council of the Adrian Dominican Sisters announced that the institution would close following the 2025-2026 academic year, citing operational sustainability. Its stewardship now passes to a new chapter, one that offers a prospective owner the opportunity to build upon a campus shaped by generations of learning, service, and community purpose.

Siena Heights University traces its origins to 1919, when the Adrian Dominican Sisters founded the institution as St. Joseph College, established initially to prepare women, many of them graduates of the neighboring St. Joseph Academy, to become teachers and administrators for Catholic schools. In 1939, the college was renamed Siena Heights College in honor of Saint Catherine of Siena, the 14th-century Italian Dominican known for her devotion to truth and social responsibility, and it broadened its liberal arts curriculum for lay students. By the 1950s, the college had earned recognition as one of the nation's leading liberal arts colleges for women.

The institution became coeducational in 1969 and expanded its academic offerings to include programs in business and human services. In 1975, it launched its first degree-completion programs for working adults and began establishing satellite locations beyond Adrian, a model that would grow over the following decades to encompass centers across southern Michigan. Reflecting the breadth of its graduate and professional programs, the institution was renamed Siena Heights University in 1998.

## ABOUT THE PHOENIX COMMITTEE

Co-Chaired by SHU Chairman Harry "Dusty" Steele and Adrian Dominican Prioress Elise D. García,OP, the Phoenix Committee carries the metaphor of new life and renewal that members of the committee hope will arise through the idea-vetting and review process they are initiating. The 12-member Phoenix Committee includes representatives of the Board of Trustees, the Adrian Dominican Sisters, Siena Heights University and the larger Adrian/Lenawee County community.






CHANGELUS



# PROPERTY OVERVIEW

Section Three

# THE CAMPUS

## ACADEMIC/ADMINISTRATIVE

| Building Name | Map # | Description | Sq. Ft. |
|---|---|---|---|
| Dominican Hall | 1 | Academic facility with classrooms and auditorium | 25,420 |
| Welcome Center | 2 | Enrollment, admissions, and financial aid center | 9,145 |
| Sacred Heart Hall | 3 | Historic four-story building with faculty offices | 43,424 |
| Science Building | 4 | Science classrooms, labs, and two-floor library | 94,119 |
| Spencer Performing Arts Center | 5 | Theater, music hall, and rehearsal spaces | 47,471 |
| St. Dominic Chapel | 6 | Worship facility seating 550 persons | 15,100 |
| McLaughlin Health Sciences Bldg | 7 | Nursing and education classrooms and labs | 46,894 |
| Studio Angelico | 8 | Visual arts studios and gallery spaces | 25,810 |
| McLaughlin University Center | 9 | Student dining, bookstore, and meeting rooms | 32,650 |
| Benincasa Hall | 10 | Dining hall with commercial kitchen facilities | 22,388 |

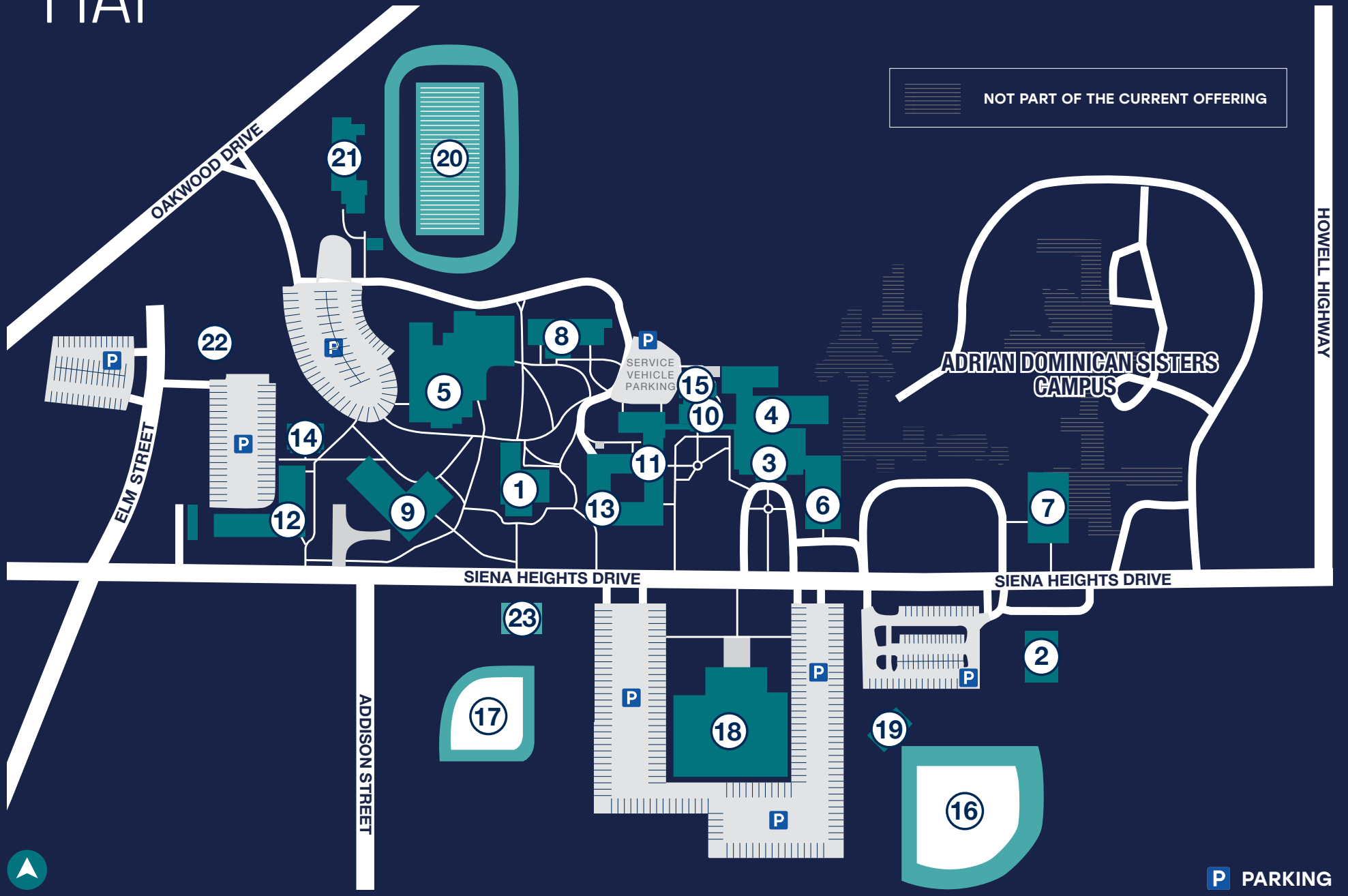
## HOUSING

| Building Name | Map # | Description | Sq. Ft. |
|---|---|---|---|
| Archangelus Hall | 11 | Dormitory-style residence hall for 258 students | 76,410 |
| Campus Village Apartments | 12 | Apartment-style housing for 158 students | 80,546 |
| Ledwidge Hall | 13 | Residence hall with lounges for 198 students | 72,688 |
| St. Catherine Hall | 14 | Suite-style residence hall for 45 students | 9,117 |
| Trinity Gardens | 15 | Garden in front of Benincasa Hall | N/A |

## ATHLETICS

| Building Name | Map # | Description | Sq. Ft. |
|---|---|---|---|
| Baseball Field | 16 | N/A | N/A |
| Christensen Softball Field | 17 | N/A | N/A |
| Fieldhouse | 18 | Indoor athletic facility with competition courts | 65,944 |
| Joseph K. McLaughlin Baseball Stadium | 19 | Baseball stadium with press and concessions | 959 |
| O'Laughlin Stadium & Dawson Field | 20 | N/A | N/A |
| Mary & Sash Spencer Athletic Complex | 21 | N/A | N/A |
| Track Throwing Areas | 22 | N/A | N/A |
| Volleyball Courts | 23 | N/A | N/A |

# MAP


NOT PART OF THE CURRENT OFFERING
OAKWOOD DRIVE
HOWELL HIGHWAY
ELM STREET
ADDISON STREET
SIENA HEIGHTS DRIVE
SIENA HEIGHTS DRIVE
ADRIAN DOMINICAN SISTERS CAMPUS
SERVICE VEHICLE PARKING
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
P
P PARKING

# PHOTO GALLERY

## ADMINISTRATIVE & ACADEMIC



SCIENCE BUILDING & LIBRARY



SPENCER PERFORMING ARTS CENTER



WELCOME CENTER



SACRED HEART HALL



ST. DOMINIC CHAPEL



STUDIO ANGELICO



DOMINICAN HALL



SPENCER PERFORMING ARTS CENTER



HEALTH SCIENCES BUILDING



MCLAUGHLIN UNIVERSITY CENTER



BENINCASA HALL

# PHOTO GALLERY

## HOUSING & LODGING



ARCHANGELUS HALL



ST. CATHERINE HALL



ST. CATHERINE HALL ROOM



CAMPUS VILLAGE APARTMENTS



CAMPUS VILLAGE APARTMENTS



CAMPUS VILLAGE APARTMENTS



LEDWIDGE HALL



CAMPUS VILLAGE APARTMENTS

# PHOTO GALLERY

## ATHLETIC BUILDINGS & SPACES




BASEBALL STADIUM BOOTH




MARY & SASH SPENCER ATHLETIC COMPLEX



FIELD HOUSE



SOFTBALL FIELD




DAWSON FIELD



MARY & SASH SPENCER ATHLETIC COMPLEX
PRIVATE OFFICES



FIELD HOUSE



BASEBALL FIELD

# 4

# LOCATION OVERVIEW

Section Four


500 MILES
MICHIGAN
TORONTO
DETROIT
NEW YORK, NY
ADRIAN
ANN ARBOR
CHICAGO, IL
TOLEDO
CLEVELAND
PITTSBURGH
COLUMBUS
INDIANAPOLIS
CINCINNATI
LOUISVILLE

# REGIONAL ECONOMY

Southeast Michigan is home to a diverse and globally connected economy anchored by advanced manufacturing, automotive and mobility, health care, technology and professional services. The region benefits from a deep talent base, an extensive transportation network and proximity to major economic centers including Detroit, Ann Arbor and Toledo.

Its concentration of Fortune 500 companies, major private employers and higher education institutions supports a highly skilled workforce and a broad range of industries. Located within this larger economic ecosystem, Adrian and Lenawee County offer strategic access to Southeast Michigan's established employment and industry base.

Manufacturing remains a significant economic driver locally, complemented by growing activity in advanced manufacturing, technology and innovation. The region is anchored by major corporations including General Motors and Ford Motor Company, ranked No. 18 and No. 19 on the 2025 Fortune 500, while Penske Corp. leads the region's privately held companies.

## 2025 FORTUNE 500 COMPANIES

| No. | Company | Industry |
|---|---|---|
| 18 | General Motors | Motor Vehicle & Parts |
| 19 | Ford Motor Company | Motor Vehicle & Parts |
| 141 | Penske Automotive | Automotive Retailing Services |
| 189 | Lear Corporation | Motor Vehicle & Parts |
| 255 | Ally Financial | Diversified Financials |
| 307 | BorgWarner* | Motor Vehicle & Parts |
| 337 | DTE Energy | Utilities, Gas & Electric |
| 407 | Autoliv* | Motor Vehicle & Parts |
| 478 | Masco | Home Equipment & Furnishings |

* Regional presence; corporate headquarters located outside Southeast Michigan.

## 2025 LARGEST PRIVATE COMPANIES

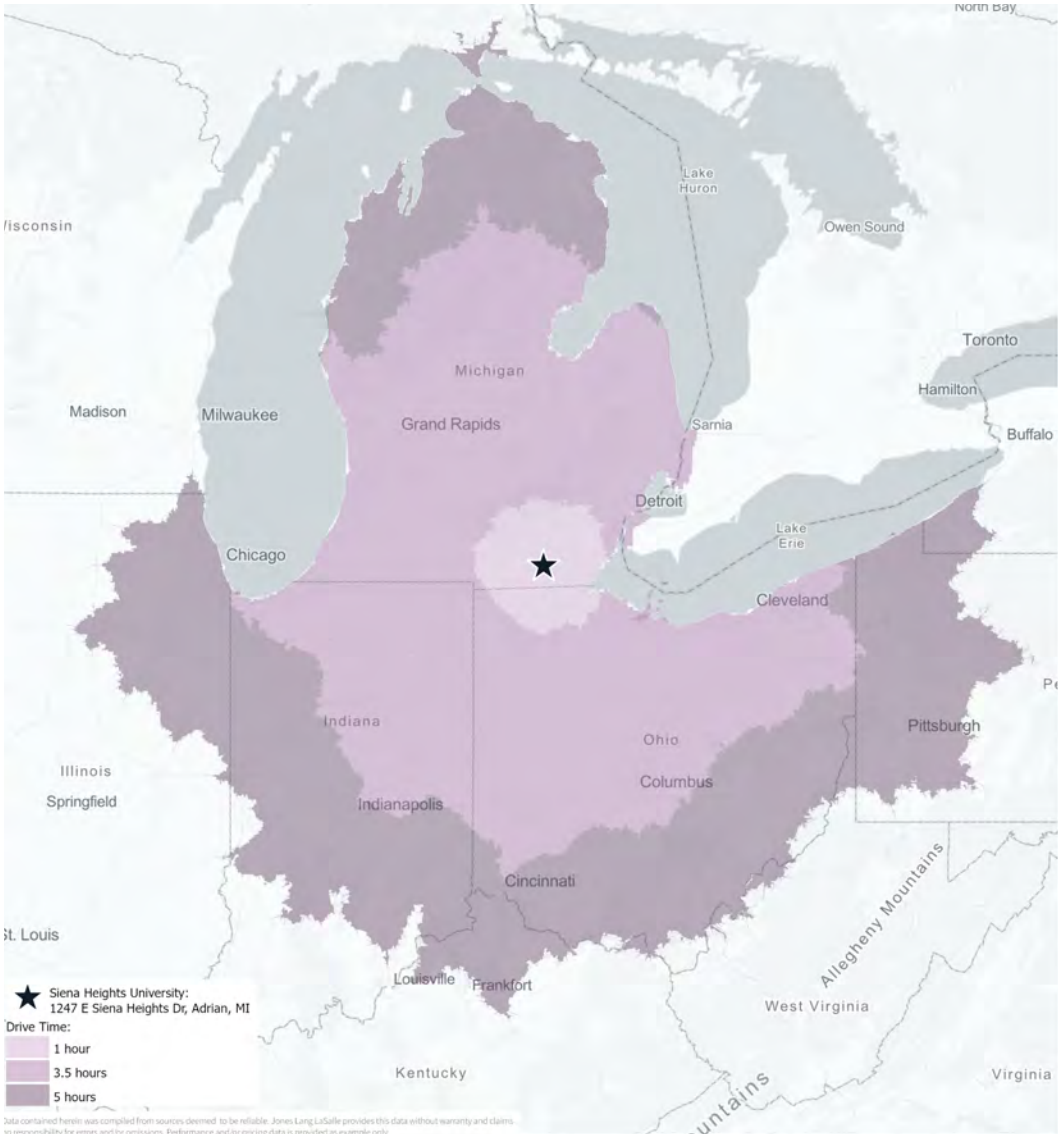
| No. | Company | 2024 Revenue ($B) |
|---|---|---|
| 1 | Penske Corp | $44.00 |
| 2 | Atlas Oil Co | $7.70 |
| 3 | Walbridge | $5.90 |
| 4 | Ilitch Holdings | $5.10 |
| 5 | Barton Malow Holdings | $4.50 |
| 6 | Plastipak Holdings Inc. | $3.40 |
| 7 | H.W. Kaufman Group Inc. | $3.20 |
| 8 | Victory Automotive | $3.10 |
| 9 | Piston Group | $3.10 |
| 10 | McNaughton-McKay | $2.80 |

# INFRASTRUCTURE & CONNECTIVITY

Southeast Michigan offers superior connectivity due to its central location and constitutes a national transportation hub. The region offers a wealth of infrastructure resources, including five airports, three Interstate highways, and three passenger border crossings into Canada.

The Property is within a five-hour drive of major MSAs, including Buffalo, Chicago, Cincinnati, Cleveland, Columbus, Indianapolis, Pittsburgh, and Toronto.

Further, Detroit is within a 500-mile radius of nearly half of the U.S. and Canadian population.



# MULTIMODAL TRANSPORTATION NETWORK

## AIR

Detroit Metropolitan Wayne County Airport (DTW) serves as the region's major international airport. In 2022, DTW handled over 26 million passengers, making it the 20th busiest airport in the United States. The airport is the second largest hub for Delta Airlines. It offers direct service to 94 domestic destinations and 30 international destinations.

## RAIL

The region is served by three Class I railroads: Canadian National, CSX Transportation, and Norfolk Southern. In addition, Amtrak serves 20 Michigan communities along regional routes. Complementing the region's other infrastructure, the local railroads contribute to Southeast Michigan's status as the gateway to the Great Lakes Region and Canada.

## ROADS

Adrian is located approximately 30 miles from I-94, a key east-west route connecting Port Huron and Canada westward through Chicago to Montana, and roughly 40 miles from I-75, a primary north-south interstate extending from Michigan's Upper Peninsula to Florida. This proximity to major transportation infrastructure provides Adrian with significant logistical advantages, particularly as Detroit ranks No. 1 nationally for cross-border truck traffic according to the Bureau of Transportation Statistics.

## PORT

The Metropolitan Port Complex is the third largest customs port in the United States, behind only New York and Los Angeles. The port sits on the Detroit River, connecting with Lake Erie and allowing water access to the Atlantic Ocean through the St. Lawrence Seaway. Access to the Gulf of Mexico is provided via a western route through Lake Michigan by way of the Illinois and Mississippi Rivers. Across Michigan, 40 commercial ports are in use, including 38 deep-water ports.

# DEMOGRAPHICS & HIGHER EDUCATION

Positive gains in population have been made in recent years, particularly among the millennial population. Young professionals and recent graduates are becoming attracted to Southeast Michigan, whether they graduate from a quality in-state university or one out-of-state.

Michigan's higher education institutions and businesses understand the importance of retaining and attracting high-performing talent, and they are creating innovative ways to better prepare future talent. In Michigan, colleges and universities confer over 94,000 degrees annually, providing the region's economy with a highly trained and skilled workforce pipeline encompassing diverse skill sets.

| LOCATION | 1-MILE | 3-MILE | 5-MILE |
|---|---|---|---|
| **2026 Total Population** | 14,361 | 72,658 | 198,654 |
| **2026 Total Households** | 9,934 | 39,387 | 88,247 |
| **2026 Median Household Income** | $69,011 | $42,434 | $41,046 |
| **2026-2031 Pop Annual Growth Rate** | 0.65% | 0.35% | -0.08% |
| **2026 Average Age** | 37.4 | 36.3 | 35.1 |



# ADRIAN, MICHIGAN

## Growth, community, and historic charm

Located in southeast Michigan, Adrian serves as the county seat of Lenawee County and offers a distinctive blend of small-city character, established infrastructure and regional connectivity. The community benefits from a diverse employment base, accessible transportation network and proximity to major Midwest population centers, including Ann Arbor, Toledo and Detroit.

With a strong sense of community and an attractive cost of living, Adrian provides a well-rounded environment for residents, businesses and visitors alike. Its central location within the Great Lakes region provides convenient access to Michigan and Ohio markets while positioning the city within reach of major metropolitan areas throughout the Midwest.





## ADRIAN STEEL EXPANSION

$43.4M investment adding 112,000 SF and creating new jobs.



## DOWNTOWN RENEWAL

Ongoing investment bringing new housing, retail and public spaces downtown.



## LENAWEE COUNTY FAIR

Michigan's longest-running county fair, an Adrian tradition dating to 1839.



## CROSWELL OPERA HOUSE

Michigan's oldest theater and a landmark arts destination since 1866.




## PROMEDICA HICKMAN

State-of-the-art hospital opened in 2020, representing a major investment in Lenawee County healthcare.



## PARKS & TRAIL NETWORKS

Local parks and trails provide recreation and enhance Adrian's quality of life.



# 5

# REGISTRATION

Section Five

# REGISTRATION & PRELIMINARY PROPOSAL FORM

Submission of this form registers your interest in the former Siena Heights University campus and provides the Phoenix Committee with the preliminary information needed to evaluate prospective purchasers. Completion does not constitute an offer, bid, or binding commitment by either party. Priority consideration will be given to proposals that align with the mission and values of Siena Heights University and the Adrian Dominican Sisters and that serve the long-term interests of the Adrian and Lenawee County communities.

## Respondent Information

- Individual / primary contact name:
- Title:
- Organization / legal entity name:
- Entity type (e.g., nonprofit, for-profit, educational institution, developer, government, other):
- Mailing address:
- Phone / email:
- Website (if applicable):

## Ownership & Team

- Principal(s) / beneficial owner(s):
- Key team members, advisors, or partners relevant to this proposal:
- Relevant prior projects or experience (brief):

## Vision & Intended Use

- Describe your vision for the property (narrative):
- Primary intended use(s) of the campus, buildings, and grounds:
- Buildings or portions of the campus of interest (full campus / specific parcels – please specify):
- Anticipated changes to existing structures (reuse, renovation, redevelopment, demolition):


SAINTS
SAINTS

# Deal Team


**AJ WEINER**
Senior Managing Director
+1 248 515 5595
aj.weiner@jll.com

**CHRIS DISALLE**
Senior Vice President
+1 419 973 0617
chris.disalle@jll.com

**JORDAN GASPER**
Vice President
+1 248 303 1583
jordan.gasper@jll.com



*Copyright © Jones Lang LaSalle IP, Inc. 2026*
*This publication is the sole property of Jones Lang LaSalle and must not be copied, reproduced or transmitted in any form or by any means, either in whole or in part, without the prior written consent of Jones Lang LaSalle. The information contained in this publication has been obtained from sources generally regarded to be reliable. However, no representation is made, or warranty given, in respect of the accuracy of this information. We would like to be informed of any inaccuracies so that we may correct them. Jones Lang LaSalle does not accept any liability in negligence or otherwise for any loss or damage suffered by any party resulting from reliance on this publication. Jones Lang LaSalle Americas, Inc., California license # 01223413. Jones Lang LaSalle Americas, Inc. License # 19262. Any opinion or estimate of value of any asset in this presentation is based upon the high-level preliminary review by JLL. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice. JLL expressly disclaims any liability for any reliance on any opinion or estimate of value in this presentation by any party.*