The plan shows New Products’ 90 year old manufacturing facility with 100 employees, and its adjacent properties, have been wiped from the map and are replaced with condos, townhouses, residential units and golf course amenities.

The section outlined above in red was post industrial land located between Ox Creek to the north and Graham avenue to the south. This March 2006 conceptual plan illustrates a mixed use development consisting of retail, office space and small business start-ups which would have generated tax revenue for the city of Benton Harbor.