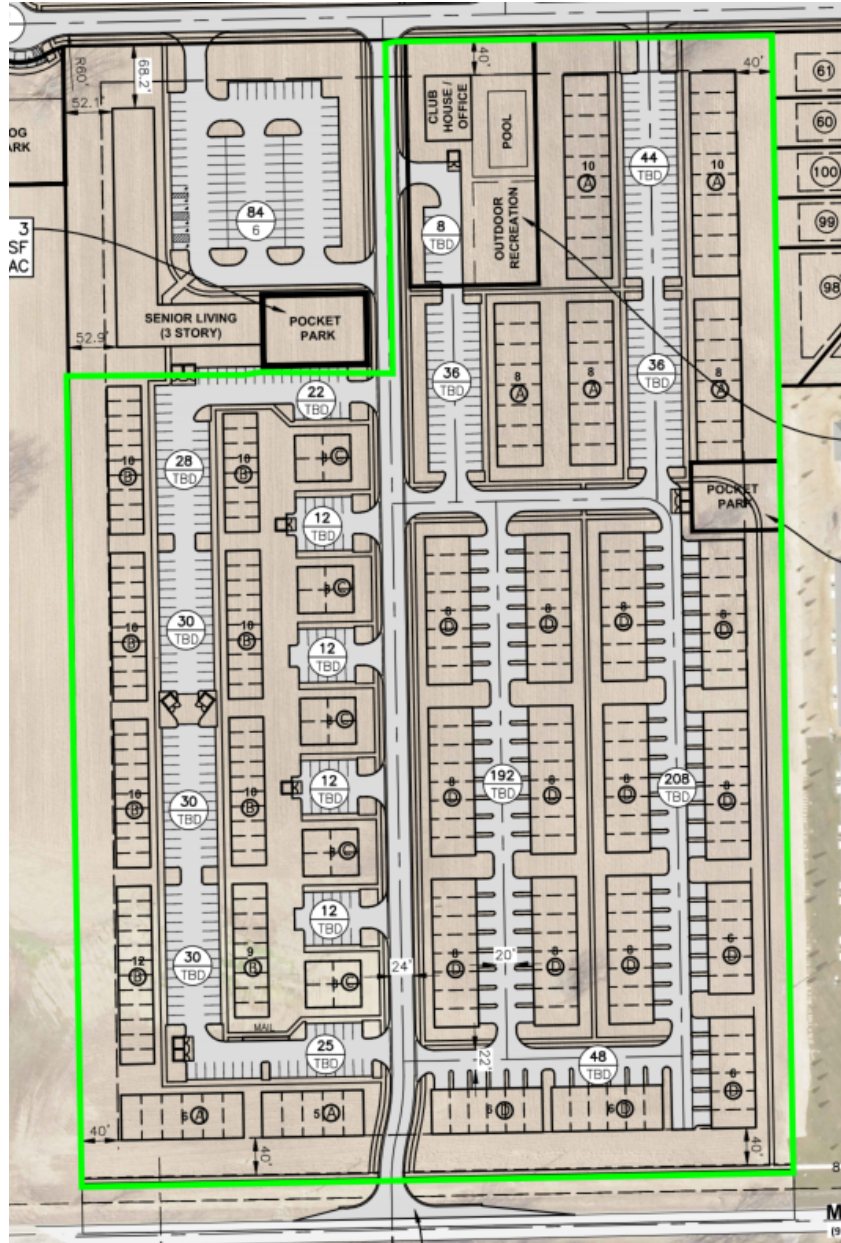


HERITAGE SQUARE PUD - 296 APARTMENT UNITS

NW Corner Mason Rd & Burkhart Rd, Howell, MI 48843



EXCLUSIVELY LISTED BY:

JOSEPH EVANGELISTA

Associate

jevangelista@thomasduke.com

ANDREW GOBLE

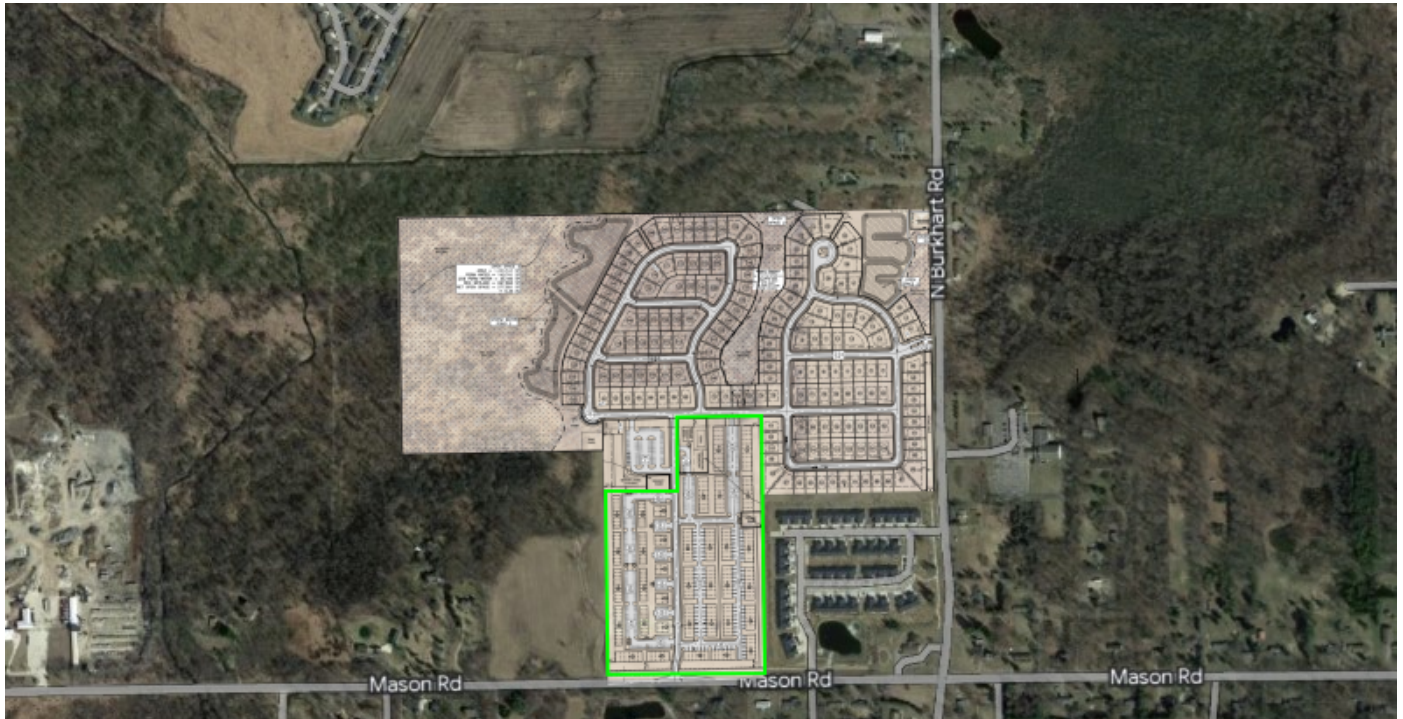
Associate

agoble@thomasduke.com

FOR SALE

248.476.3700

OFFERING SUMMARY: NW Corner Mason Rd & Burkhardt Rd | Howell, MI 48843



PROPERTY OVERVIEW

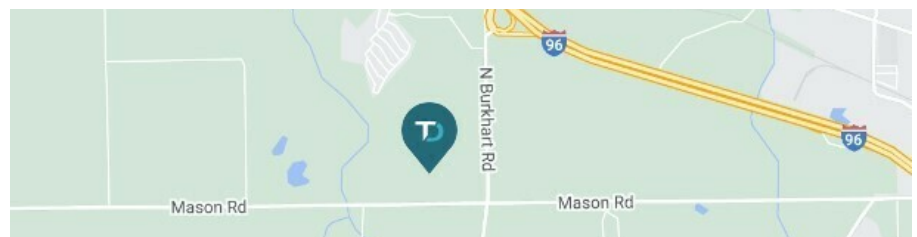
Shovel Ready: Heritage Square Planned Unit Development in Howell, Michigan.

OFFERING SUMMARY

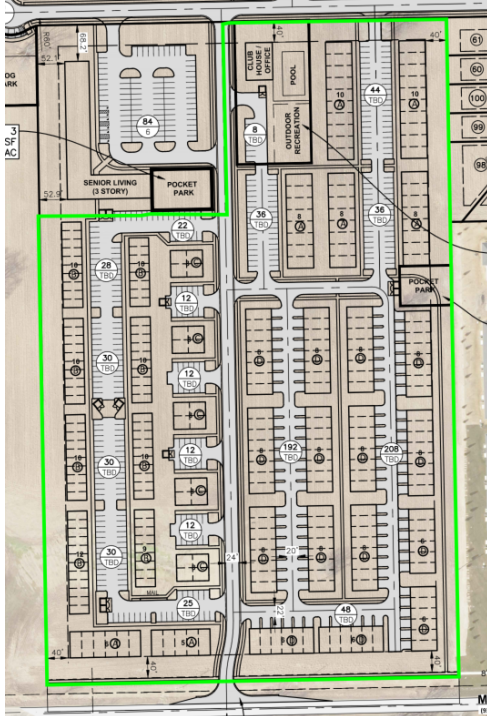
Sale Price: \$2,850,000
 Number of Units: 296 Units
 Price / Unit: \$9,628
 Zoning: PUD (Multifamily, Single Family, Senior Living)

PROPERTY HIGHLIGHT & RENOVATIONS

- Shovel Ready: Heritage Square Planned Unit Development in Howell, Michigan
- 296 Apartment Units "Permit Approved"
- 75 Water REUs & 569 Sewer REUs allocated to the property - a \$3,000,000+ value
- Howell School District - High Positive Pop Growth Projection 2023'-2028'
- 1 Mile South: i96/Tanger Outlets, 2 Miles: Downtown Howell & the new 'Motorsport's Gateway Howell'



INVESTMENT OVERVIEW: NW Corner Mason Rd & Burkhart Rd | Howell, MI 48843



Units: 296 Apartments

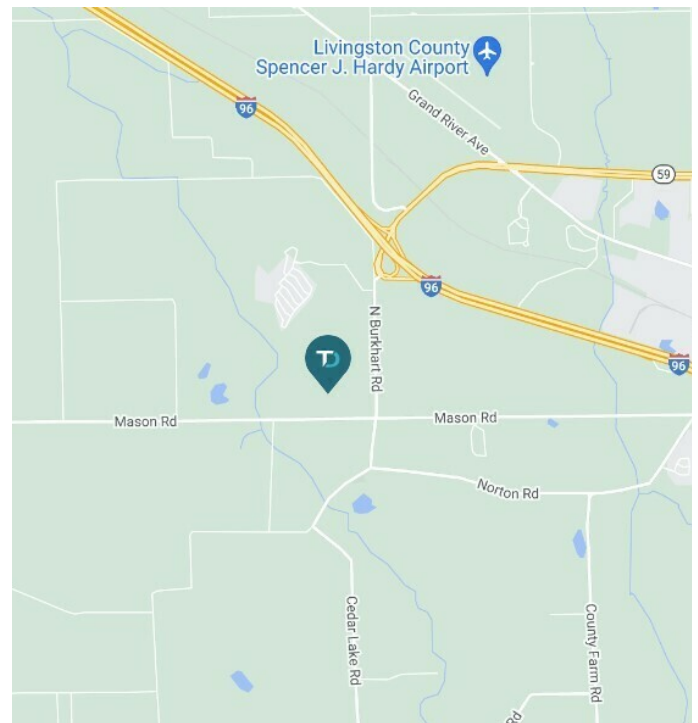
Utilities: Municipal Water & Sewer

School District: Howell Public School District

Traffic Counts: Mason Road - 5,858 vpd(2022); S Burkhart Rd 3,251 vpd(2022); i96 - 54,523 vpd(2022)

Legal Description: 4706-32-400-013SEC 32 T3N R4E COMM AT SE 1/4 COR SEC 32 TH S 89° 55' 08" W 903.41 FT FOR POB TH S 89° 55' 06" W 769.27 FT TH N 00° 05' 59" E 1133.64 FT TH S 89° 55' 08" W 980.63 FT TH N 00° 04' 04" E 1155.25 FT TH S 89° 59' 30" E 2649.93 FT TH S 00° E 1374.40 FT TH S 03° 58' 40" E 10.20 FT TH S 89° 55' 08" W 904.12 FT TH S 00° E 900.16 FT TO POB 95.00 AC LEGAL CORRECTED 11/30/06 APN: 47-06-32-400-013

Approximately 1 mile south of i96 and Tanger Outlets. 2.5 miles west of both Downtown Howell and the newly approved 'Motorsport's Gateway Howell' raceway condominium project (Livingston County's M1 Concourse)

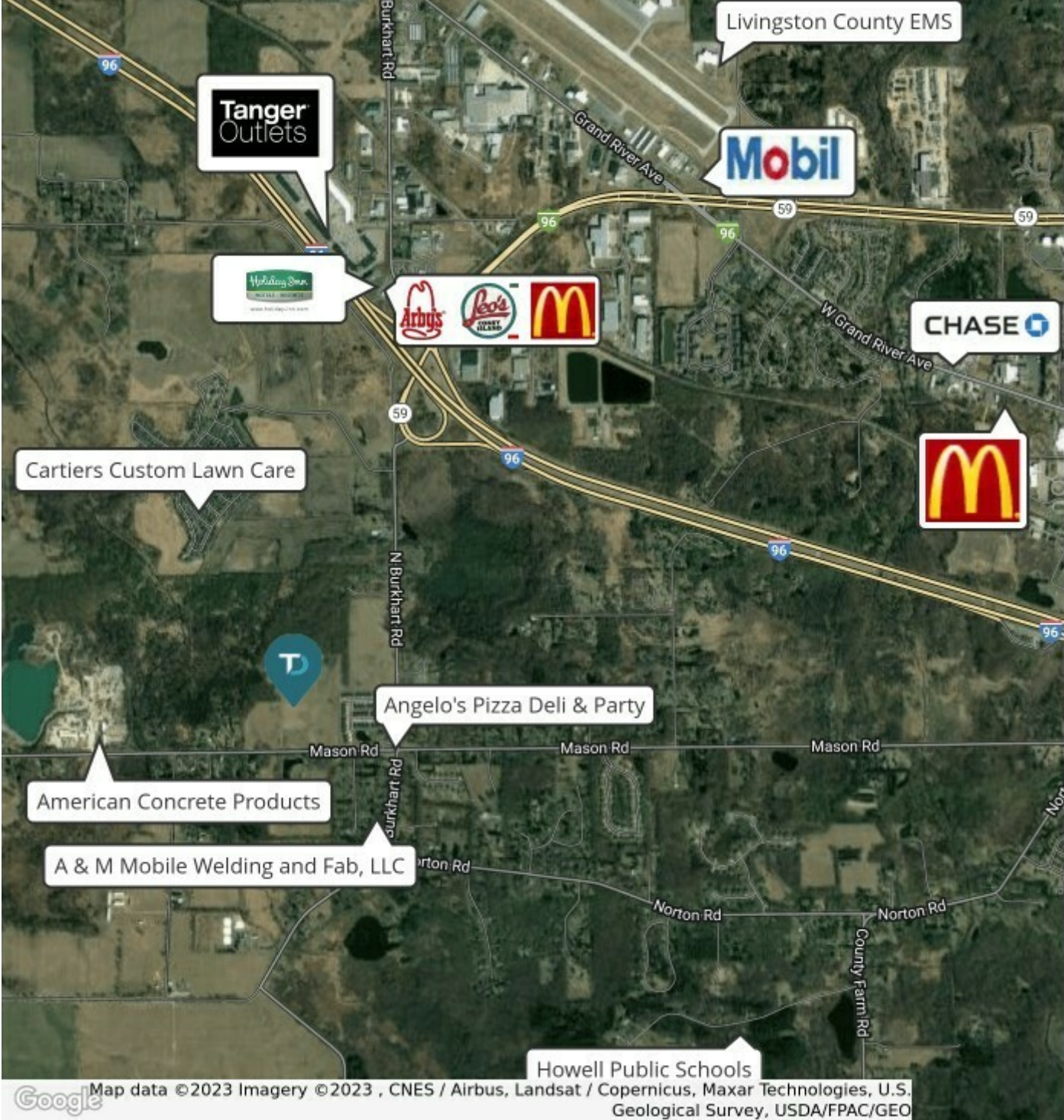




ADDITIONAL PHOTOS: NW Corner Mason Rd & Burkhart Rd | Howell, MI 48843



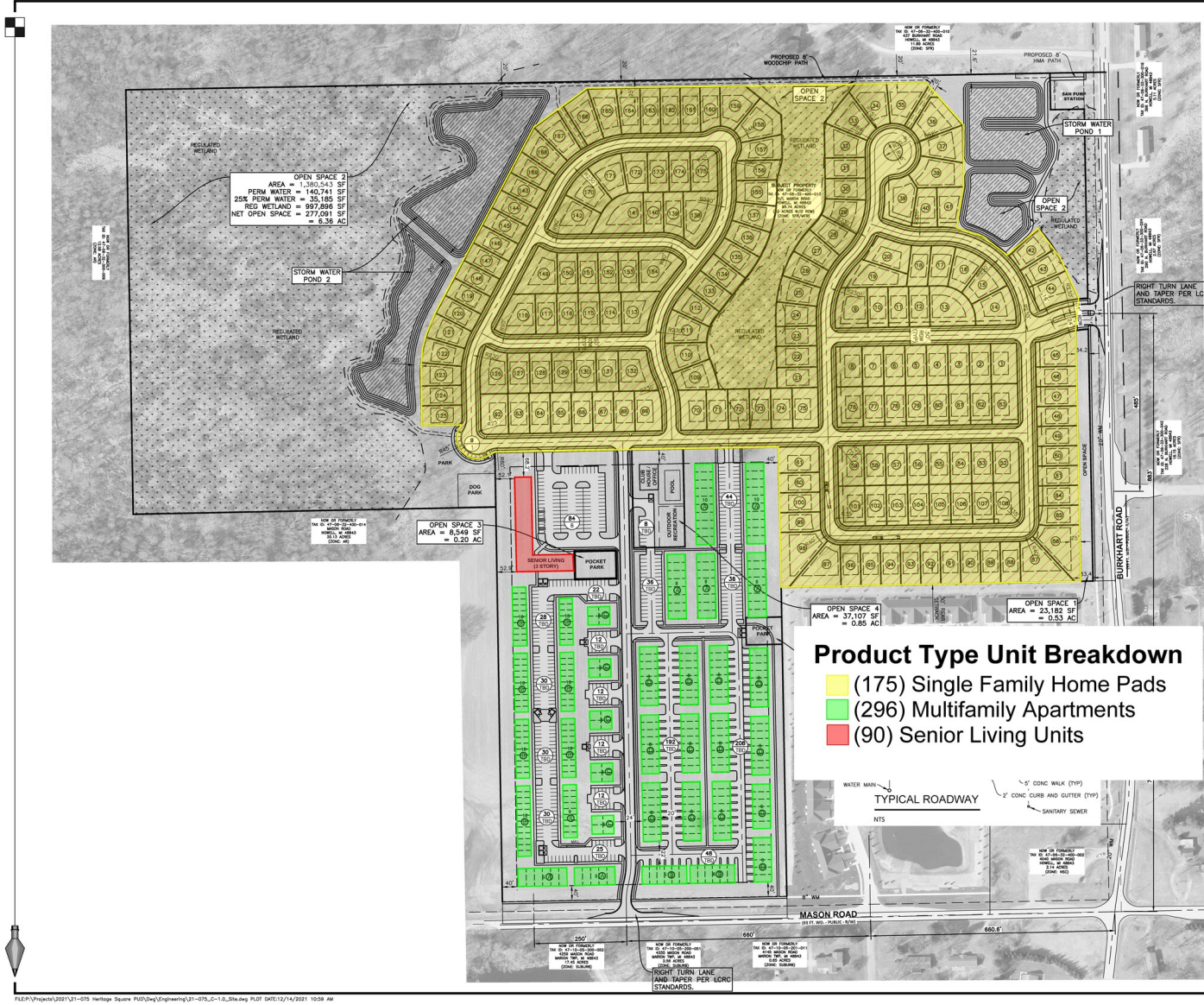
MICRO RETAILER MAP: NW Corner Mason Rd & Burkhart Rd | Howell, MI 48843



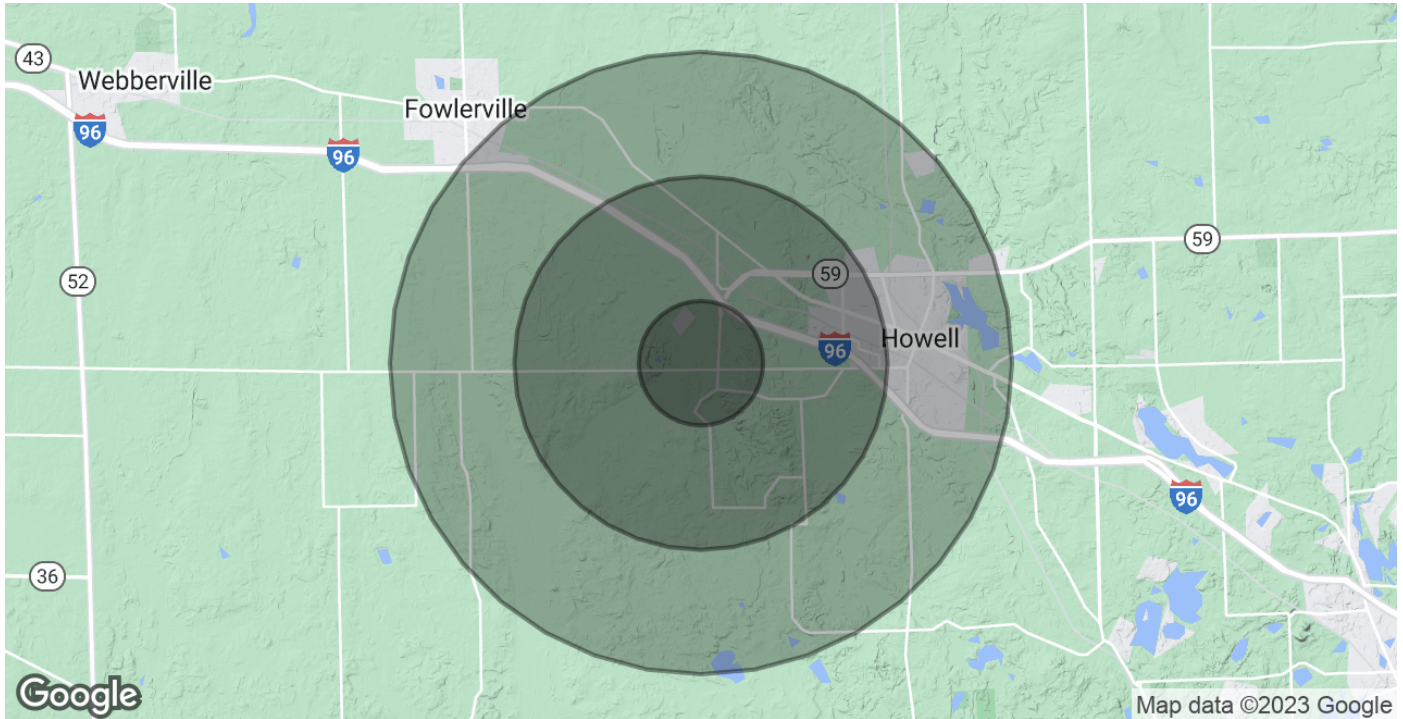
MACRO RETAILER MAP: NW Corner Mason Rd & Burkhart Rd | Howell, MI 48843



SITE PLAN BREAKDOWN: NW Corner Mason Rd & Burkhardt Rd | Howell, MI 48843



Heritage Square PUD - 175 Shovel Ready Single Family Homes & 90 Shovel Ready Senior Living Units Also Available For Sale

DEMOGRAPHICS MAP & REPORT: NW Corner Mason Rd & Burkhart Rd | Howell, MI 48843


POPULATION	1 MILE	3 MILES	5 MILES
Total Population	961	9,293	29,159
Average Age	45.4	41.1	40.5
Average Age (Male)	42.7	39.3	37.8
Average Age (Female)	48.2	44.0	42.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	331	3,399	12,193
# of Persons per HH	2.9	2.7	2.4
Average HH Income	\$87,684	\$83,559	\$76,861
Average House Value	\$190,071	\$202,575	\$208,443

** Demographic data derived from 2020 ACS - US Census*