

# FOR SALE 9 Acres I-96 / Latson Rd. Interchange



**\$1,500,000 CASH**

**2209 S. Latson Road  
Howell, MI 48843**

- In the heart of Livingston County
- Be a part of the path of growth - 1/2 Mile to I-96 Expressway
- 9 Acres
- Commercial/Industrial
- Possible uses include Commercial, Light Industrial, Warehouse, Office & Medical

|          |                           |            |                       |
|----------|---------------------------|------------|-----------------------|
| Lot Size | 9 Acres                   | Location   | South of I-96         |
| Zoning   | Commercial/<br>Industrial | Electrical | On-Site               |
| Sewer    | On-Site                   | Water      | Well                  |
| Gas      | On-Site                   | Topography | Level and Flat        |
| Taxes    | \$2,926.24 (2021)         | Location   | Only 7 Miles to US-23 |



38345 West 10 Mile Road,  
Suite 100,  
Farmington Hills, MI 48335

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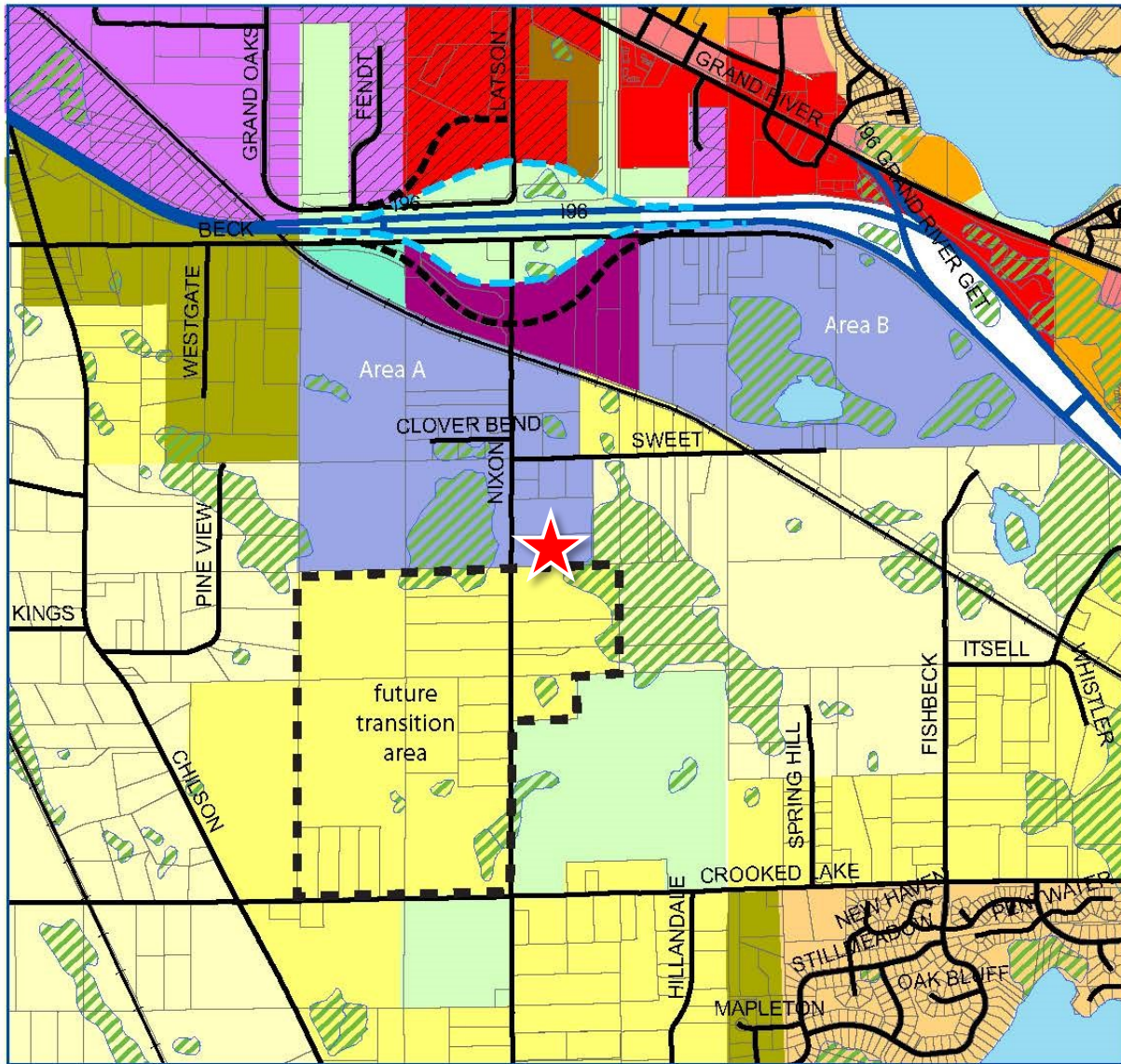
**WWW.BURGERCOLLC.COM**



Information contained herein is deemed to be reliable but is not guaranteed and may be withdrawn at any time.



# I-96 Interchange Latson/Nixon Road Subarea Plan



- |   |                                |                                |  |
|---|--------------------------------|--------------------------------|--|
| AGRICULTURE/COUNTRY ESTATE - 5 acres per unit               | NEIGHBORHOOD COMMERCIAL        | INTERCHANGE CAMPUS             | interchange transition area - future land use and the utility service area will be reconsidered in this area concurrent with a proposal for actual campus uses |
| LARGE LOT RURAL RESIDENTIAL - 2 acres per unit              | GENERAL COMMERCIAL             | INTERCHANGE COMMERCIAL         |  |
| LOW DENSITY RESIDENTIAL - 1 acre per unit                   | REGIONAL COMMERCIAL            |                                |  |
| SMALL LOT SINGLE FAMILY RESIDENTIAL - 2 to 3 units per acre | MIXED-USE TOWN CENTER          | Beck and Grand Oaks Relocation |  |
| MEDIUM DENSITY RESIDENTIAL - 5 units per acre               | OFFICE                         | New Ramps                      |  |
| HIGH DENSITY RESIDENTIAL - 8 units per acre                 | INDUSTRIAL                     | I-96                           |  |
| MANUFACTURED HOUSING  | RESEARCH AND DEVELOPMENT       |                                |  |
|   | PUBLIC/INSTITUTIONAL/UTILITIES |                                |  |
|   | PRIVATE RECREATION             |                                |  |
|   |                                | Wetlands                       |  |

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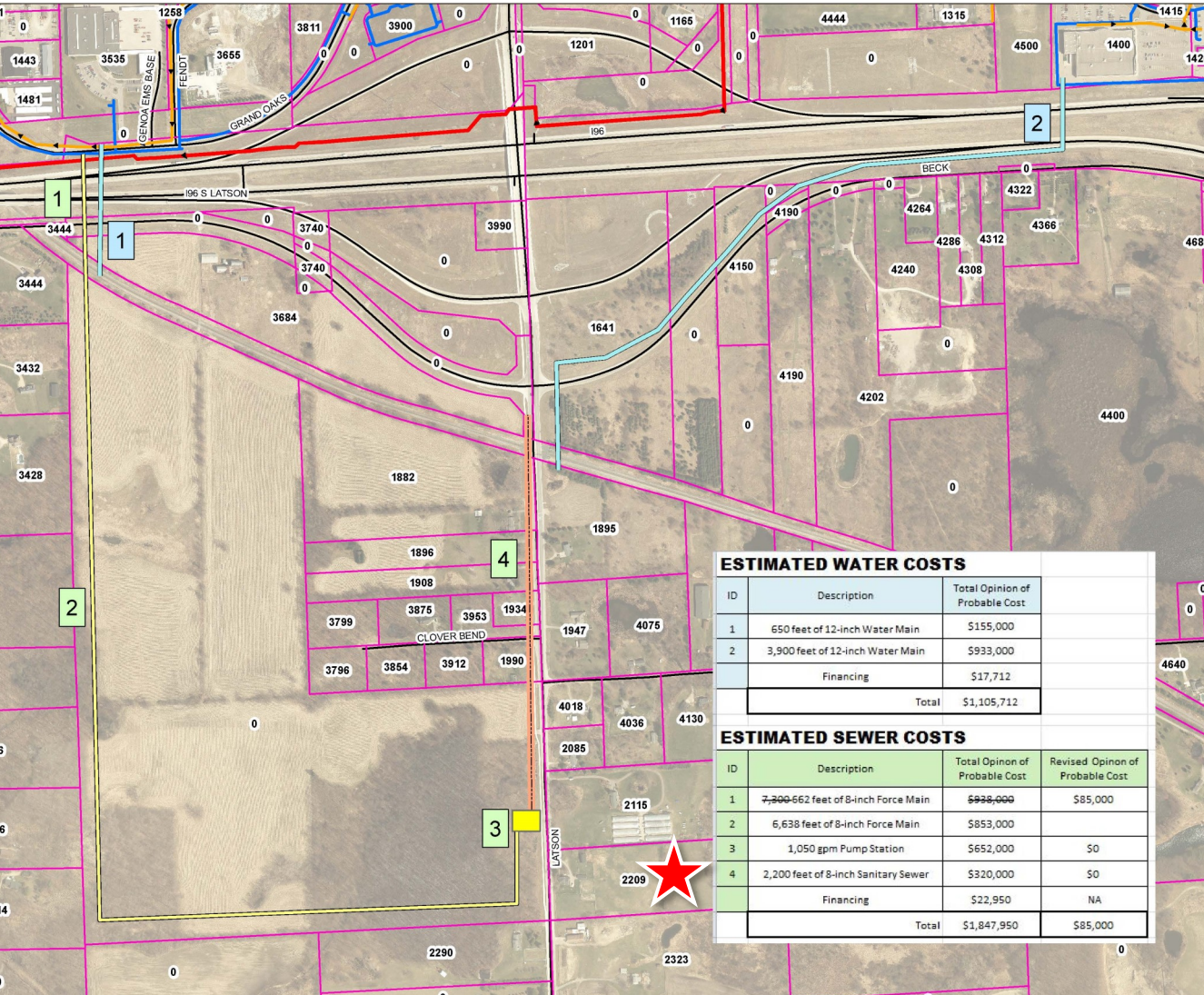
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# S. Latson Road Conceptual Sanitary Sewer and Water Main Layout



## S. Latson Road Conceptual Sanitary Sewer and Water Main Layout

MHOG Utilities  
February 6, 2018

### Existing Infrastructure

- Pump Stations
- Gravity Main
- Force Main
- Water Main
- Parcels
- Roads

### Proposed Sanitary Infrastructure

- Proposed Force Main
- Proposed Pump Station
- Proposed Gravity

### Proposed Water Infrastructure

- Proposed Water Main

| ESTIMATED WATER COSTS |                                  |                                |
|-----------------------|----------------------------------|--------------------------------|
| ID                    | Description                      | Total Opinion of Probable Cost |
| 1                     | 650 feet of 12-inch Water Main   | \$155,000                      |
| 2                     | 3,900 feet of 12-inch Water Main | \$933,000                      |
|                       | Financing                        | \$17,712                       |
| Total                 |                                  | \$1,105,712                    |

| ESTIMATED SEWER COSTS |                                     |                                |                                  |
|-----------------------|-------------------------------------|--------------------------------|----------------------------------|
| ID                    | Description                         | Total Opinion of Probable Cost | Revised Opinion of Probable Cost |
| 1                     | 7,200-562 feet of 8-inch Force Main | \$938,000                      | \$85,000                         |
| 2                     | 6,638 feet of 8-inch Force Main     | \$853,000                      |                                  |
| 3                     | 1,050 gpm Pump Station              | \$652,000                      | \$0                              |
| 4                     | 2,200 feet of 8-inch Sanitary Sewer | \$320,000                      | \$0                              |
|                       | Financing                           | \$22,950                       | NA                               |
| Total                 |                                     | \$1,847,950                    | \$85,000                         |

Source: Data provided by MHOG. MHOG does not warrant the accuracy of the data and/or the map. This document is intended to depict the approximate spatial location of the mapped features within the Community and all use strictly at the user's own risk.

Coordinate System: NAD 1983 HARN StatePlane Michigan South FIPS 2111 Feet (nd)

810.227.5225 | mhog.org

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# AERIAL VIEWS



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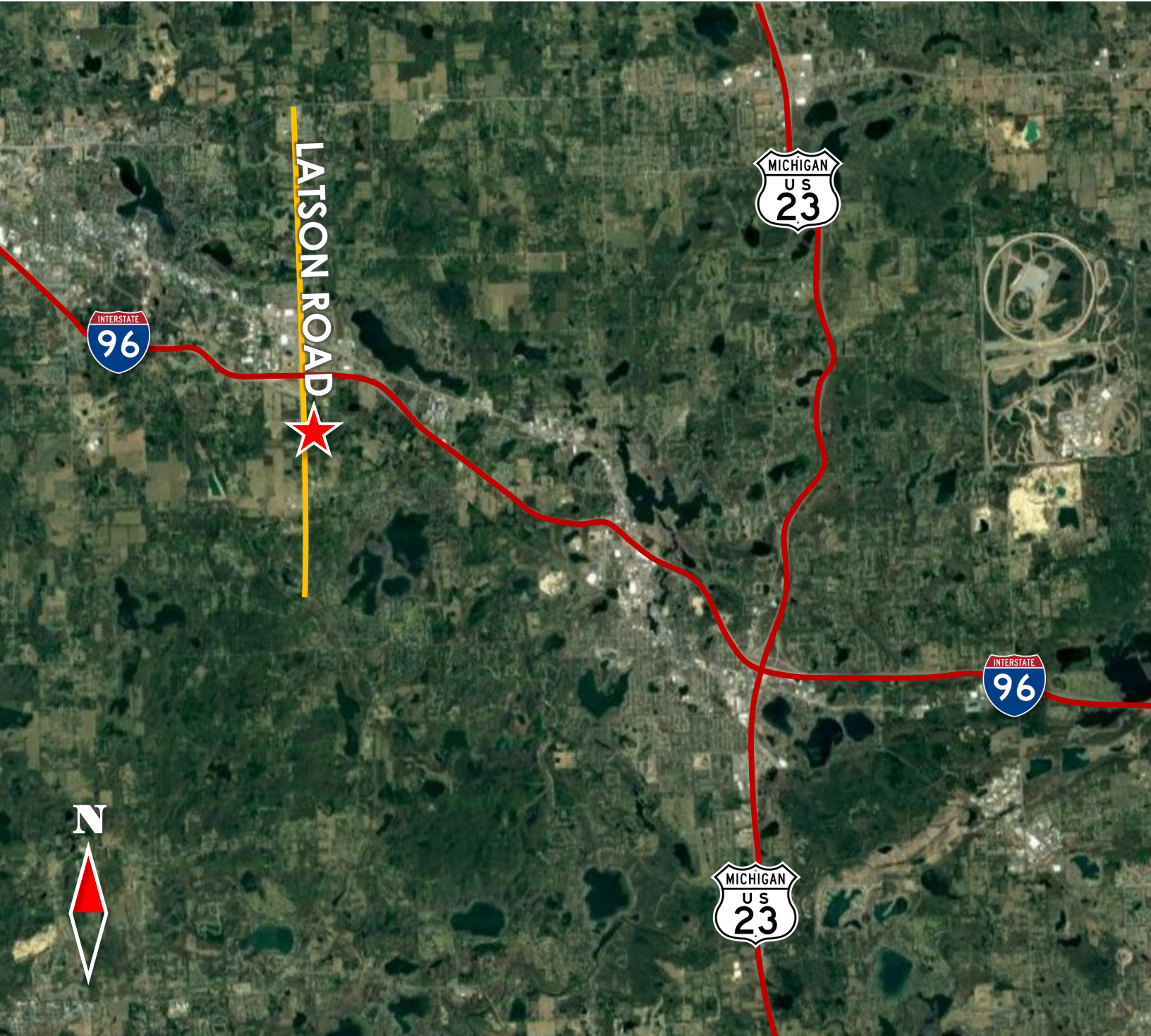
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