

EST. **TD** 1978

THOMAS DUKE

COMMERCIAL REAL ESTATE

0.4 ACRES GRAND RIVER & SOUTH STREET

703 E. Grand River, Howell, MI 48843



FOR SALE

248.476.3700

EXCLUSIVELY LISTED BY:

JOHN PORTH

Vice President

jkporth@thomasduke.com

OFFERING SUMMARY: 703 E. Grand River | Howell, MI 48843



PROPERTY OVERVIEW

Vacant Land for Development.

OFFERING SUMMARY

Sale Price: \$200,000
Lot Size: 0.4 Acres
Price / Acre: \$500,000
Zoning: B-1 Commercial
2023 Taxes: \$2,593.00
APN: 17-30-405-009 & 010
Utilities: Municipal Water & Sanitary Sewer

PROPERTY HIGHLIGHTS

- Adjacent to City Hall/Police Department.
- Corner Lot.
- Commercial Zoning.
- Land Contract or Joint Venture considered.

BUILDING/PROPERTY INFORMATION: 703 E. Grand River | Howell, MI 48843

BUILDING INFORMATION

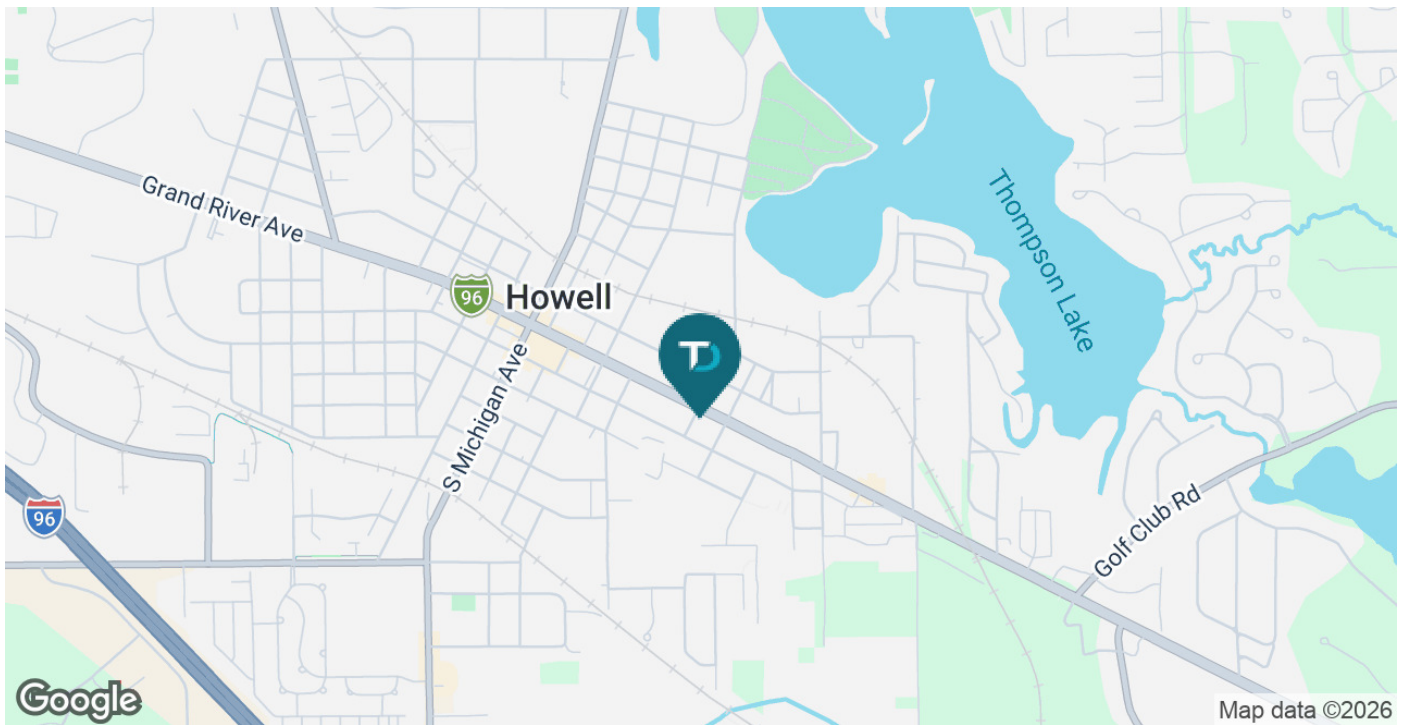
SALE PRICE: \$200,000.00
Utilities: Municipal Water & Sanitary Sewer
2025 Taxes (Combined): Winter - \$173.01
Summer - \$1245.04

PROPERTY INFORMATION

Lot Size: 0.4 Acres
Property Type: Commercial Land
Zoning: B-1 Commercial
Traffic Count: Grand River = 13,915
Legal Description: Available upon request.
APN: 4717-30-405-009 & 4717-30-405-010

LOCATION INFORMATION

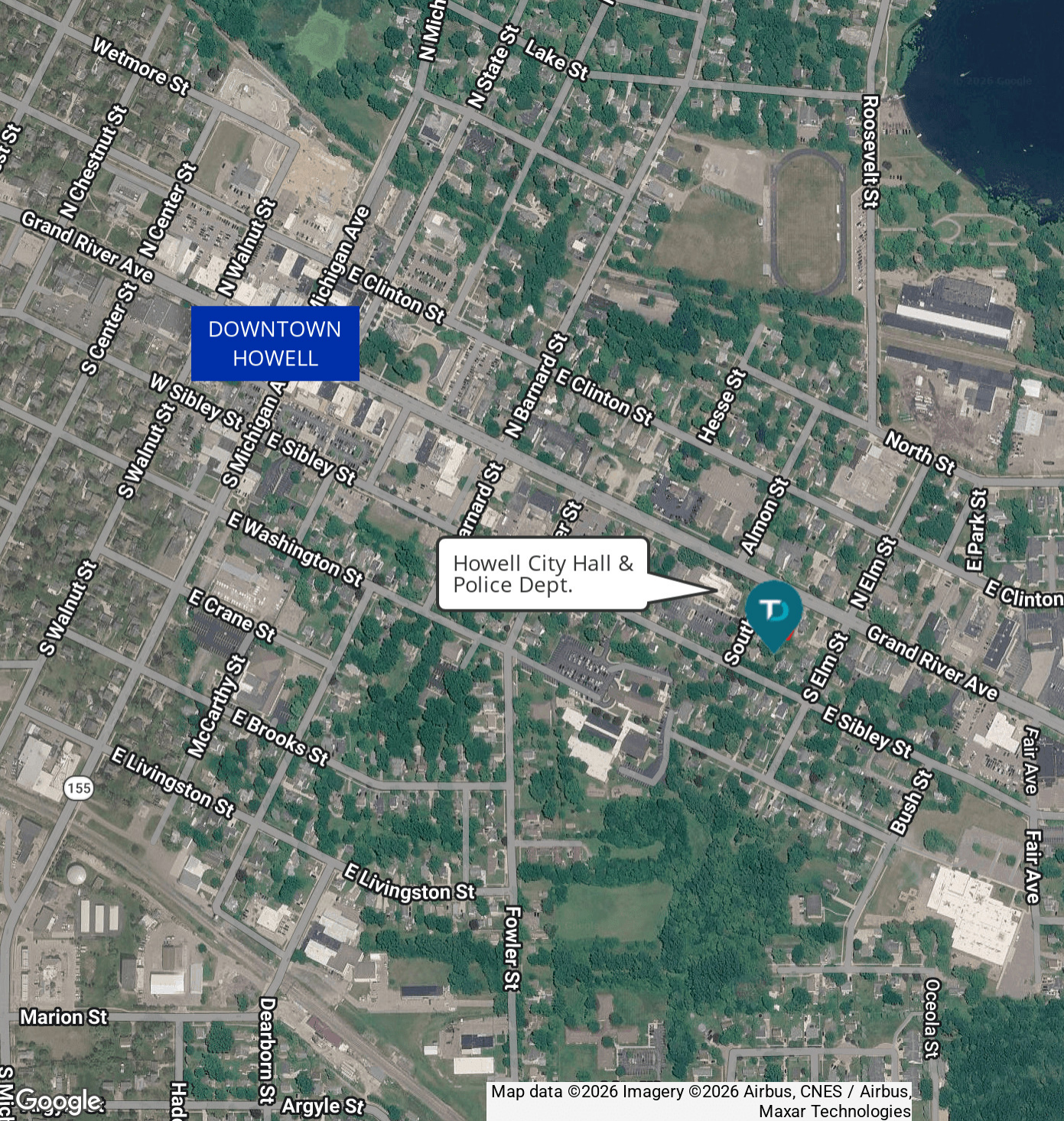
Located on the southeast corner of Grand River and South Street in City of Howell.

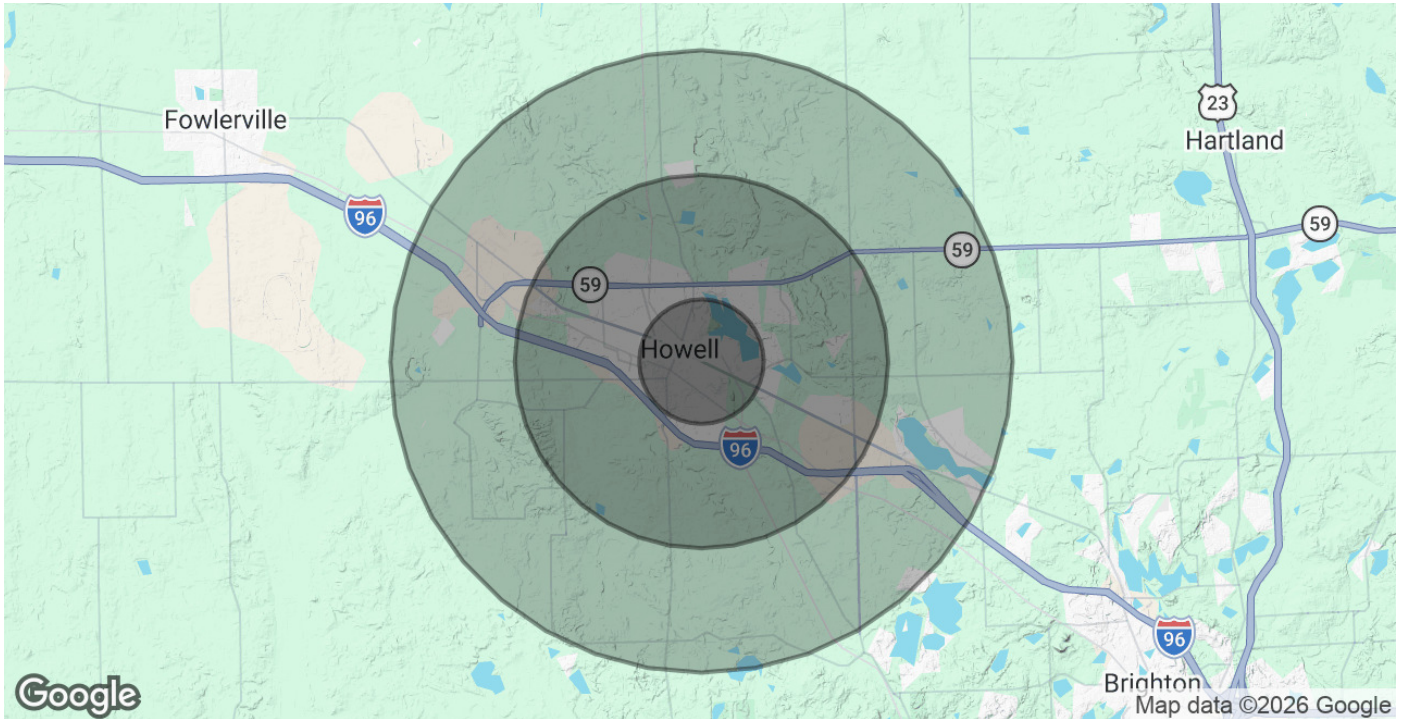


AERIAL MAP: 703 E. Grand River | Howell, MI 48843



RETAILER MAP: 703 E. Grand River | Howell, MI 48843



DEMOGRAPHICS MAP & REPORT: 703 E. Grand River | Howell, MI 48843


POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,318	25,937	40,828
Average Age	41.3	39.2	40.5
Average Age (Male)	34.5	35.6	37.9
Average Age (Female)	45.3	42.0	42.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,207	11,205	16,746
# of Persons per HH	2.0	2.3	2.4
Average HH Income	\$60,398	\$75,774	\$83,338
Average House Value	\$186,164	\$212,290	\$228,075

2020 American Community Survey (ACS)

• Section 4.07 Schedule of Area, Height, Width and Setback Regulations.

	Minimum Lot Size		Minimum Yard Setbacks			Maximum Building Height		Footnotes	
Zoning District	Area (sq. ft.)	Lot Width (ft.)	Front (ft.)	Side (feet)		Rear (ft.)	Stories	Feet	
				Least	Total				
	Minimum Lot Size		Minimum Yard Setbacks			Maximum Building Height		Footnotes	
Zoning District	Area (sq. ft.)	Lot Width (ft.)	Front (ft.)	Side (feet)		Rear (ft.)	Stories	Feet	
				Least	Total				
R-1, One-Family Residential	8,400	70	25	8	20	35	2 ½	25	a, b, c, i, n, o, q
R-2, One-Family Residential	9,600	80	25	10	20	35	2 ½	25	a, b, c, i, n, o, q
R-T, Two-Family Residential	4,200 (per unit)	35 (per unit)	25	8	20	35	2 ½	25	a, c, i, n
R-M, Multiple Family Residential	—	—	30	30	60	30	3	35	a, d, e
MHP, Mobile Home Park	—	—	—	—	—	—	—	—	k
O-1, Office	8,400	70	(p)	8	20	20	3	35	a, f, p
CBD, Central Business District	—	—	—	—	—	—	3	35	f, g
B-1, Local Business	8,400	70	(p)	8	20	20	2 ½	25	a, f, p
B-2, General Business	8,400	70	(p)	8	20	20	3	35	a, f, p
MXD, Mixed Use	10 acres	—	—	—	—	—	—	—	l
I-1, Light Industrial	20,000	100	50	10	20	25	—	—	a, f, h, j
I-2, General Industrial	20,000	100	50	10	20	25	—	—	a, f, h, j
P-1, Vehicular Parking	—	—	25	—	—	—	—	—	m
HL-1, Historic Limited Use	8,400	70	25	8	20	35	2 ½	25	a, b, c, o
HL-2 Historic Limited Residential Use	8,400	70	25	8	20	35	2 ½	25	a, b, c, o

Section 4.07 Footnotes:

(a) For all *dwelling units*, the minimum *yard setback* shall be twelve (12) feet between *main buildings* on adjoining *lots*, or the *setback* as described in subsection (a) hereof, whichever is greater. The *setback* shall be determined by measuring from the exterior *wall* of each *building* to the *side lot line* or to the next *main building* on any adjoining *lot*. If the *building roof overhang* is more than two (2) feet, then, in such an event, the *setback* shall be measured from the exterior edge of the overhang.

For all *principal uses* other than *dwelling units*, the minimum *yard setback* shall be determined by the applicable provisions of the *Building and Housing Code* or the *setback* as described in subsection (a) hereof, whichever is greater.

(b) For all *uses* permitted, other than one-*family residential*, the *setback* shall equal the greater of the *height* of the *main*

building or the required *setback*.

(c) The *side yard setback* abutting a *street* shall not be less than ten (10) feet when there is a common *rear yard* relationship in the *block* and a common *side yard* relationship with the *block* directly across the common separating *street*. In the case of a *rear yard* abutting a *side yard* of an adjacent *lot*, the *side yard setback* abutting a *street* shall not be less than the required minimum *front yard* of the *district*.

(d) The maximum density shall be computed as follows:

(1) *Efficiency or one-bedroom units* shall not exceed ten (10) *dwelling units* per acre or 4,356 square feet of site area for each *dwelling unit*.

(2) *Two-bedroom units* shall not exceed eight (8) *dwelling units* per acre of 5,445 square feet of site area for each *dwelling unit*.

(3) *Three-bedroom units* shall not exceed six (6) *dwelling units* per acre or 7,260 square feet of site area for each *dwelling unit*.

The area used for computing density shall be the total site area, exclusive of any dedicated public right of way of either an interior or adjacent *street*.

(e) In an R-M, *Multiple Family Residential District*, the minimum distance between two (2) *buildings* shall be twenty-five (25) feet.

(f) Parking is permitted in the *front yard* with a minimum ten (10) foot *setback* from the *street* right of way provided. The parking plan layout, points of access and screening shall be approved by the Planning Commission. Screening shall be provided in accordance with Section 5.10(d)(3).

(g) The Planning Commission may approve a *building height* in excess of thirty-five (35) feet in accordance with the Section 3.03, *Special Land Use* provisions, and providing the following conditions have been met:

(1) All *structures*, or portions of *structures*, within one hundred (100) feet of a residentially zoned parcel shall be maintained at no greater than thirty-five (35) feet tall;

(2) All *structures*, or portions of *structures*, between one hundred (100) and one hundred and fifty (150) feet from a residentially zoned parcel shall be maintained at no greater than forty-five (45) feet tall;

(3) All *structures*, or portions of *structures*, beyond one hundred and fifty (150) feet from a residentially zoned parcel shall be maintained at no greater than fifty-five (55) feet tall;

(4) The *structure* has compatible architectural style and mass with the adjacent parcels; and

(5) One (1) or more of the following shall apply: *off-street parking* is provided on-site, the *building* is part of a mixed use development, or there is a demonstrated community benefit (i.e. parkland, public parking, community *buildings*, etc.).

(h) No *building* shall be closer than sixty (60) feet from the outer perimeter (property line) of the *district* when such property line abuts a residential *district*.

(i) For all uses permitted, other than *one-family dwellings*, the maximum *height* of a *structure* shall be three stories or thirty-five (35) feet.

(j) Parcels in an I-1, *Light Industrial District* with an acreage of less than forty (40) acres can have a maximum structural *height* of fifty (50) feet. I-1, *Light Industrial District* parcels greater than forty acres (40) can have a maximum structural *height* of seventy-five (75) feet.

(k) Refer to Article 6, Section 6.24.

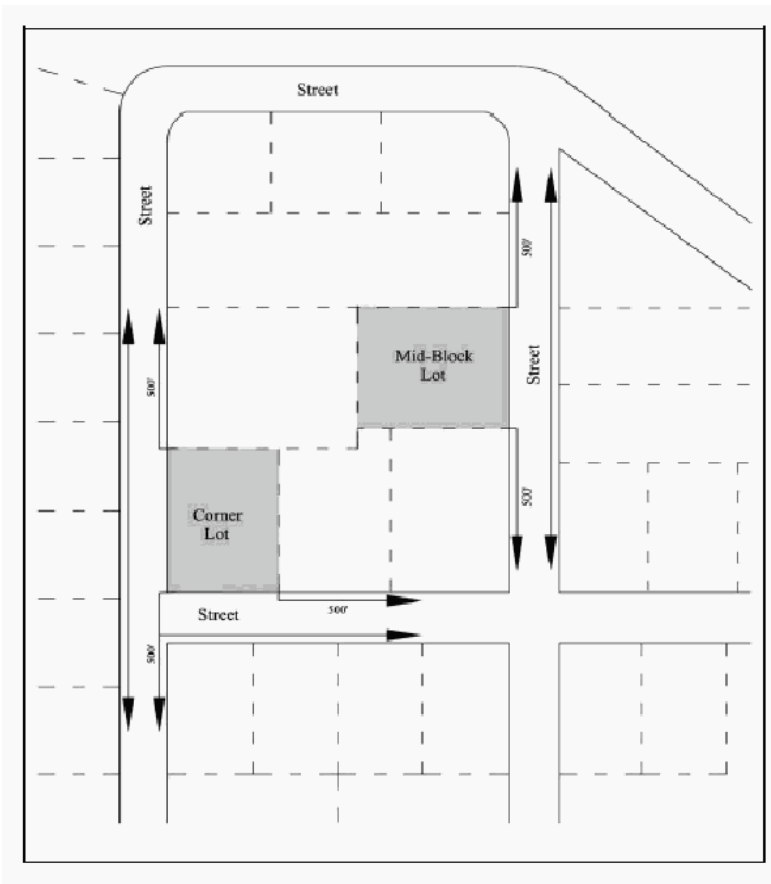
(l) Refer to Article 6, Section 6.22.

(m) Where a P-1, *Vehicular Parking District* is contiguous to a residential *district* which has a common *frontage* on the same *block* with a residential *structure*, or wherein no residential *structures* have been yet *erected*, there shall be a *setback* equal to the required residential *setback* for such residential *district*, or a minimum of twenty-five (25) feet, whichever is greater, unless, under unusual circumstances, the Planning Commission finds that no good purpose would be served by compliance with such *setback* requirements. The required *wall* shall be located on a minimum *setback* line.

(n) For all *one-family* and *two-family* residential *dwellings* the maximum *lot coverage* shall not exceed 30% for the *main building* including attached *accessory buildings*.

(o) *Front yard* encroachments for *porches* or *porticos* may be considered by the Planning Commission in accordance with Section 4.05(d).

(p) All *buildings* shall be located at the *build-to-line* located no more than the average distance from the road right-of-way to the existing *building setback* of all *buildings* within five hundred (500) feet of the property in question. The distance shall be measured along the abutting road frontage whether located mid- block or at the corner of two (2) intersection streets (see subsequent graphic attached to this footnote). When a parcel within the distance noted has an excessively large or small setback, or is used for non- commercial purposes, it may be excluded from the determination of the *build-to-line*. The *build-to-line* will be determined by the Planning Commission on a parcel by parcel basis.



(q) All principal residential *buildings* shall be set back at least twenty-five (25) feet from the road right-of-way, except in cases where the average setback is greater than 40 feet, then the average setback shall apply.

(1) The average setback shall be the average (arithmetic mean) distance from the road right-of-way to the existing building face of the enclosed structure for all residential *dwelling*s within one hundred (100) feet of the property in question, as determined by the Zoning Administrator.

(2) The distance shall be measured along the abutting road frontage whether located mid-block or at the corner of two (2) intersecting streets (see subsequent graphic attached to this footnote). The average calculation includes properties that are corner lots. The average ignores vacant properties.

(3) Residential front setback averaging shall apply to new construction as well as additions and renovations located in the front yard.

(4) Unenclosed porches and porticos on a residential structure are subject to the requirements of Section 4.05(d).

Residential Front Setback Averaging

