

LAND PROPERTY // FOR SALE

6.5 ACRES
APPROVED FOR SELF STORAGE
FOR SALE

RETAIL PAD

SITE-PLAN APPROVED SELF STORAGE DEVELOPMENT W/ RETAIL PAD ON MICHIGAN AVE

251 MASON RD
HOWELL, MI 48843



- 6.5-acre development site
- Approved for self-storage development
- 65,525 SF of storage: 15,125 SF climate-controlled, 50,400 SF non-climate-controlled
- Ability to increase climate control ratio
- Includes a retail pad fronting Michigan Avenue for added income
- 11,000+ households within 3 miles
- Growing market with increasing demand for storage
- All utilities available at site streamlining development and construction



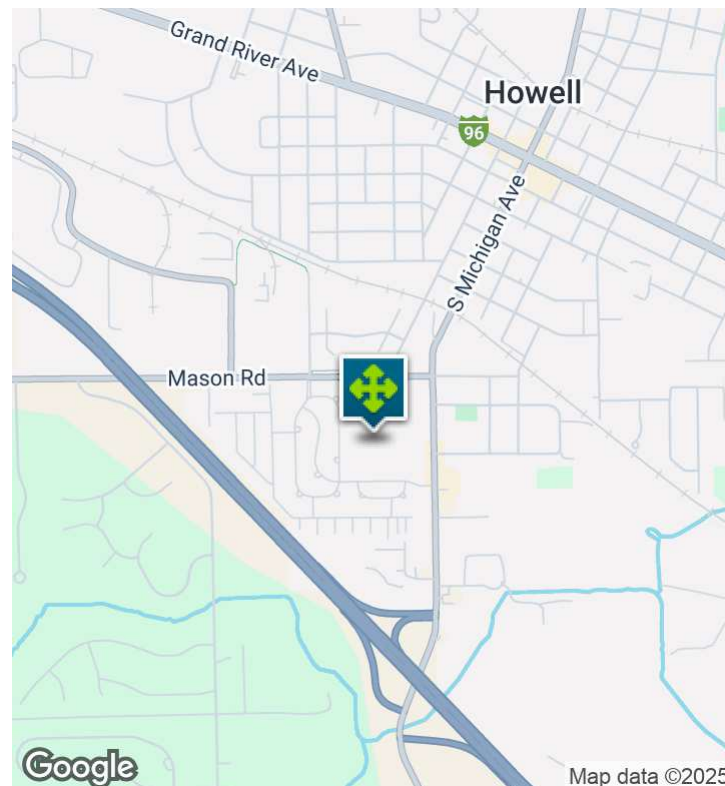
P.A. COMMERCIAL
Corporate & Investment Real Estate

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EXECUTIVE SUMMARY APPROVED FOR SELF STORAGE
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Sale Price	\$1,000,000
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OFFERING SUMMARY

Lot Size:	6.5 Acres
Price / Acre:	\$153,846
Zoning:	I-1
Market:	Detroit
Submarket:	Livingston County
Traffic Count:	10,247

PROPERTY OVERVIEW

Presenting a fully approved 6.5-acre site ideal for self-storage development, located along high-visibility Michigan Avenue in Howell, Michigan. The site includes entitlements for a total of 65,525 SF of storage space, featuring 15,125 SF of climate-controlled units and 50,400 SF of non-climate-controlled units, offering a balanced mix to meet a wide range of storage needs. An additional retail pad fronting Michigan Avenue is included in the sale, providing flexibility for supplementary income or future development potential.

Note: The industrial building at 251 Mason Rd is also for sale. Contact us to learn more.

LOCATION OVERVIEW

Strategically located in a growing market with over 11,000 households and an average income of \$92,628 within a 3-mile radius, this site offers strong demand drivers for development. With high visibility and direct access to I-96, Michigan Ave, and Grand River, it sits at the heart of Howell's primary traffic corridors. Within 10 miles, the area boasts 10M SF of industrial space at just 1.6% vacancy and 7.9M SF of retail at 4.2% vacancy—making it an ideal opportunity for self-storage or mixed-use development.

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ADDITIONAL PHOTOS

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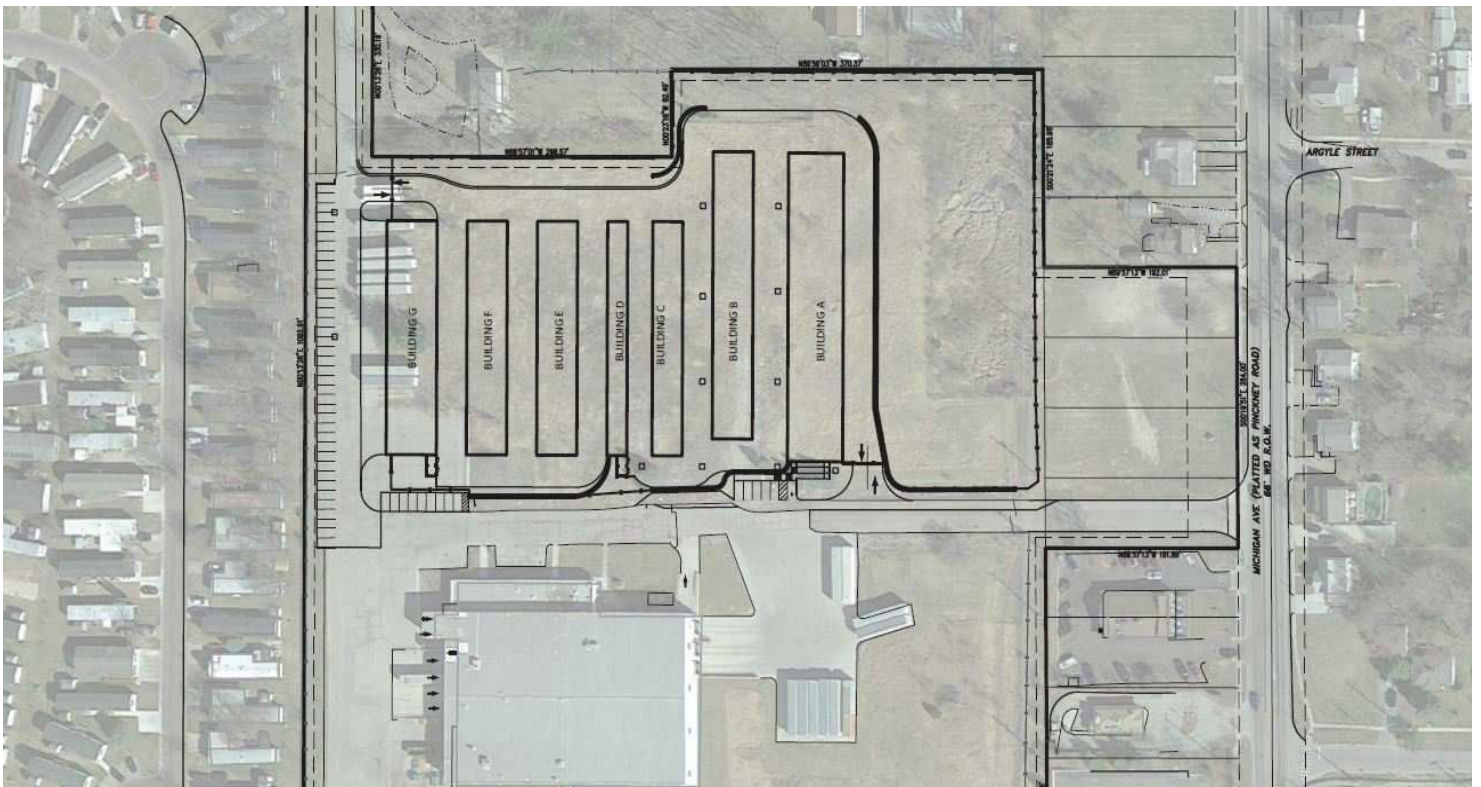
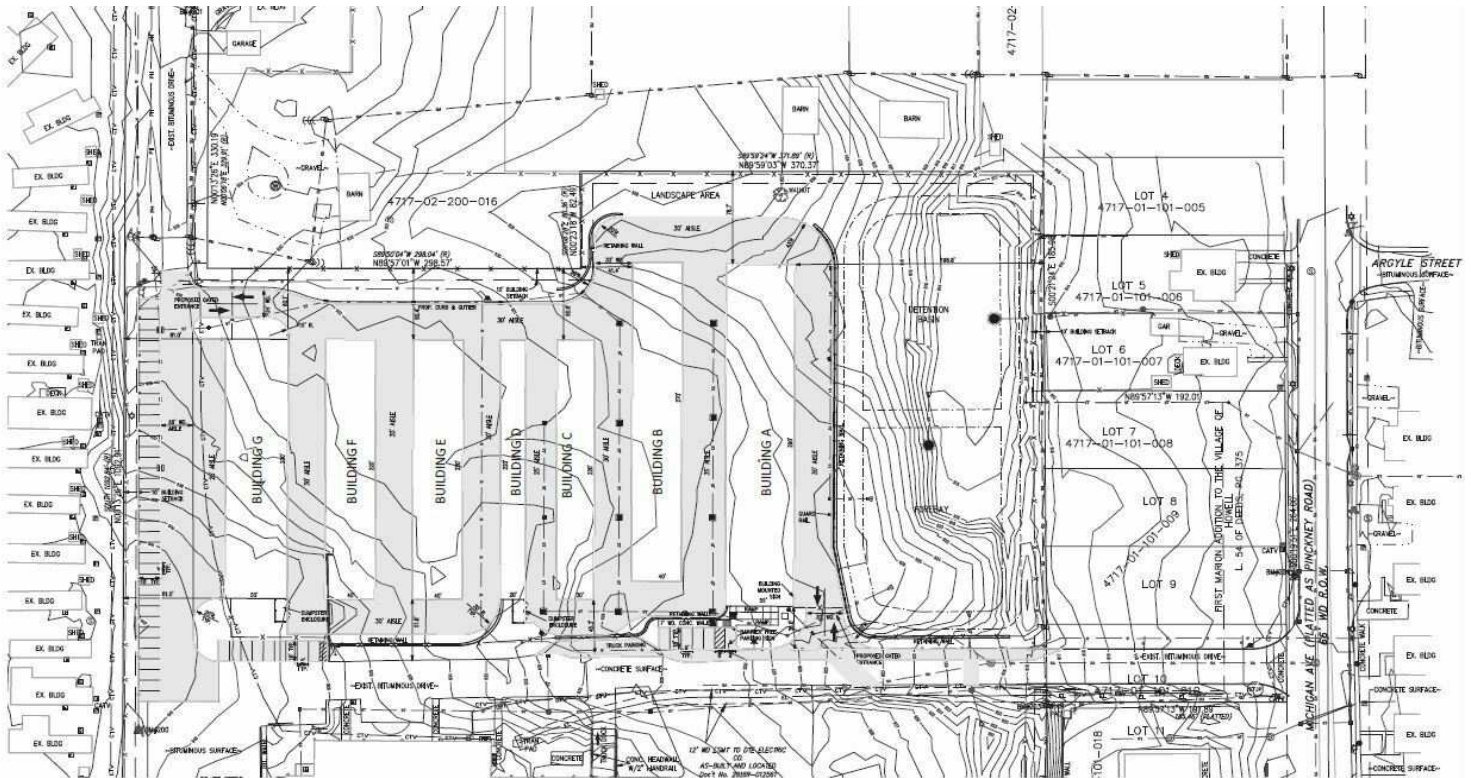
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UNIT MIX

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Preliminary Pricing			On Line pricing			4/10/2023 Stor Trac Online Rates		
CC	High	Average				Non-Cc	High	Average
5x5	\$44	\$44				5x5	\$65	\$65
5x10	\$115	\$96				5x10	\$90	\$70
10x10	\$185	\$158				10x10	\$140	\$119
10x15	\$205	\$176				10x15	\$165	\$141
10x20	\$290	\$236				10x20	\$190	\$169
						10x30	\$325	\$241

Cc - Interior Building A

Unt Size	SF	Monthly Rate	# of Units	% of Tot	Tot SF	Max Monthly Potential	Max Annual Pot.
5 x 5	25	\$70	11	14%	275	\$770	\$9,240
5 x 10	50	\$110	12	15%	600	\$1,320	\$15,840
5 x 15	75	\$126	24	30%	1,800	\$3,024	\$36,288
10 x 10	100	\$175	13	16%	1,300	\$2,275	\$27,300
10 x 15	150	\$195	21	26%	3,150	\$4,095	\$49,140

Cc Exterior Building A

Unt Size	SF	Monthly Rate	# of Units	% of Tot	Tot SF	Max Monthly Potential	Max Annual Pot.
5 x 15	75	\$140	2	4%	150	\$280	\$3,360
10 x 10	100	\$195	20	38%	2,000	\$3,900	\$46,800
10 x 15	150	\$235	12	23%	1,800	\$2,820	\$33,840
10 x 20	200	\$290	9	17%	1,800	\$2,610	\$31,320
10 x 25	250	\$310	9	17%	2,250	\$2,790	\$33,480

Non-Cc Buildings B-F

Unt Size	SF	Monthly Rate	# of Units	% of Tot	Tot SF	Max Monthly Potential	Max Annual Pot.
5x10	50	\$85	36	14%	1,800	\$3,060	\$36,720
5x15	75	\$100	36	14%	2,700	\$3,600	\$43,200
10x10	100	\$135	55	21%	5,500	\$7,425	\$89,100
10x15	150	\$160	36	14%	5,400	\$5,760	\$69,120
10x20	200	\$190	40	15%	8,000	\$7,600	\$91,200
10x25	250	\$230	34	13%	8,500	\$7,820	\$93,840
10x30	300	\$260	25	10%	7,500	\$6,500	\$78,000

Non-Cc Building G High Bay - Heated Floor

Unt Size	SF	Monthly Rate	# of Units	% of Tot	Tot SF	Max Monthly Potential	Max Annual Pot.
10x25	250	\$375	8	27%	2,000	\$3,000	\$36,000
15x10	150	\$300	4	13%	600	\$1,200	\$14,400
15x20	300	\$425	2	7%	600	\$850	\$10,200
15x25	375	\$500	8	27%	3,000	\$4,000	\$48,000
15x30	450	\$600	2	7%	900	\$1,200	\$14,400
15x40	600	\$800	4	13%	2,400	\$3,200	\$38,400
15x50	750	\$875	2	7%	1,500	\$1,750	\$21,000



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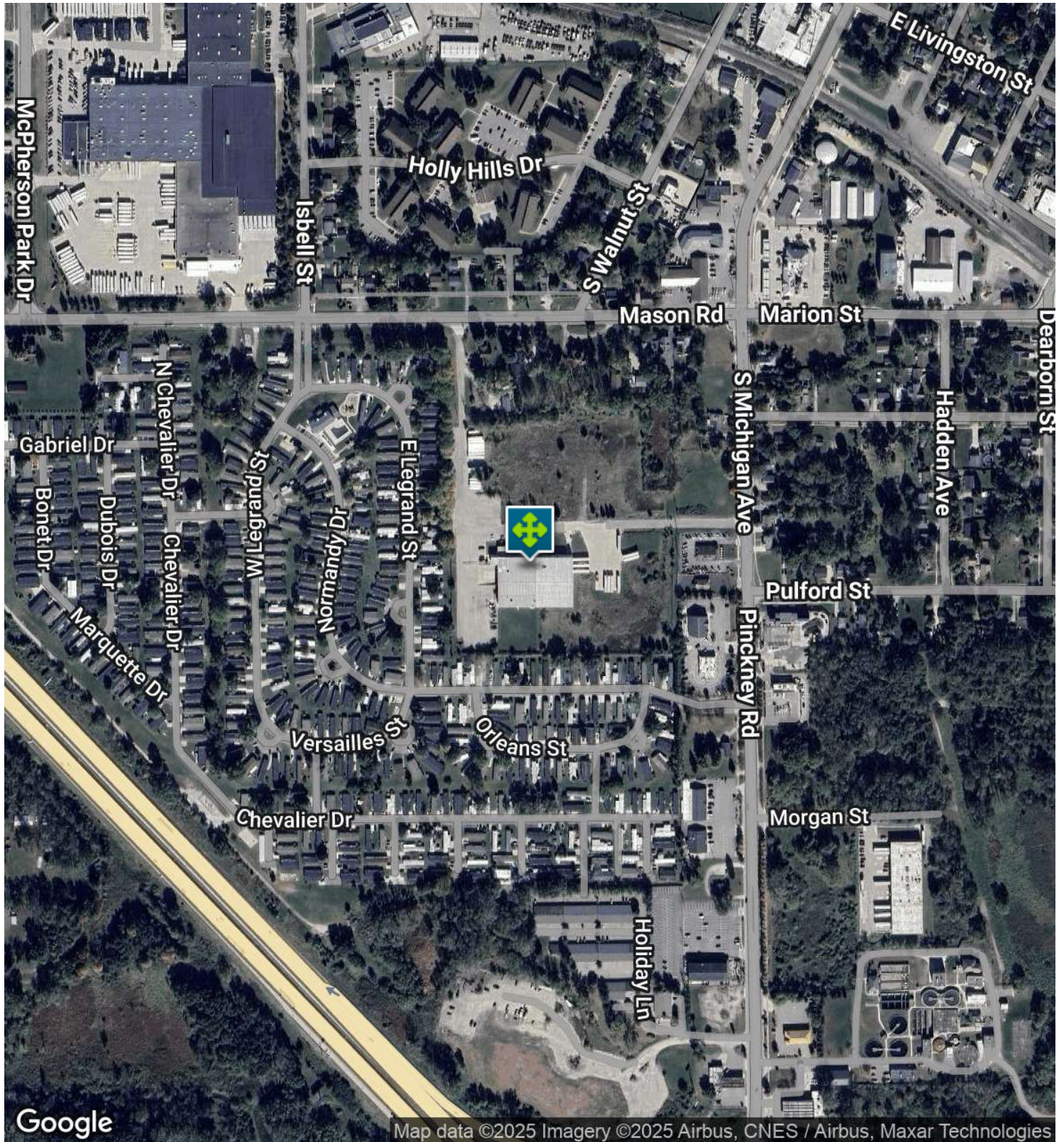
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AERIAL MAP

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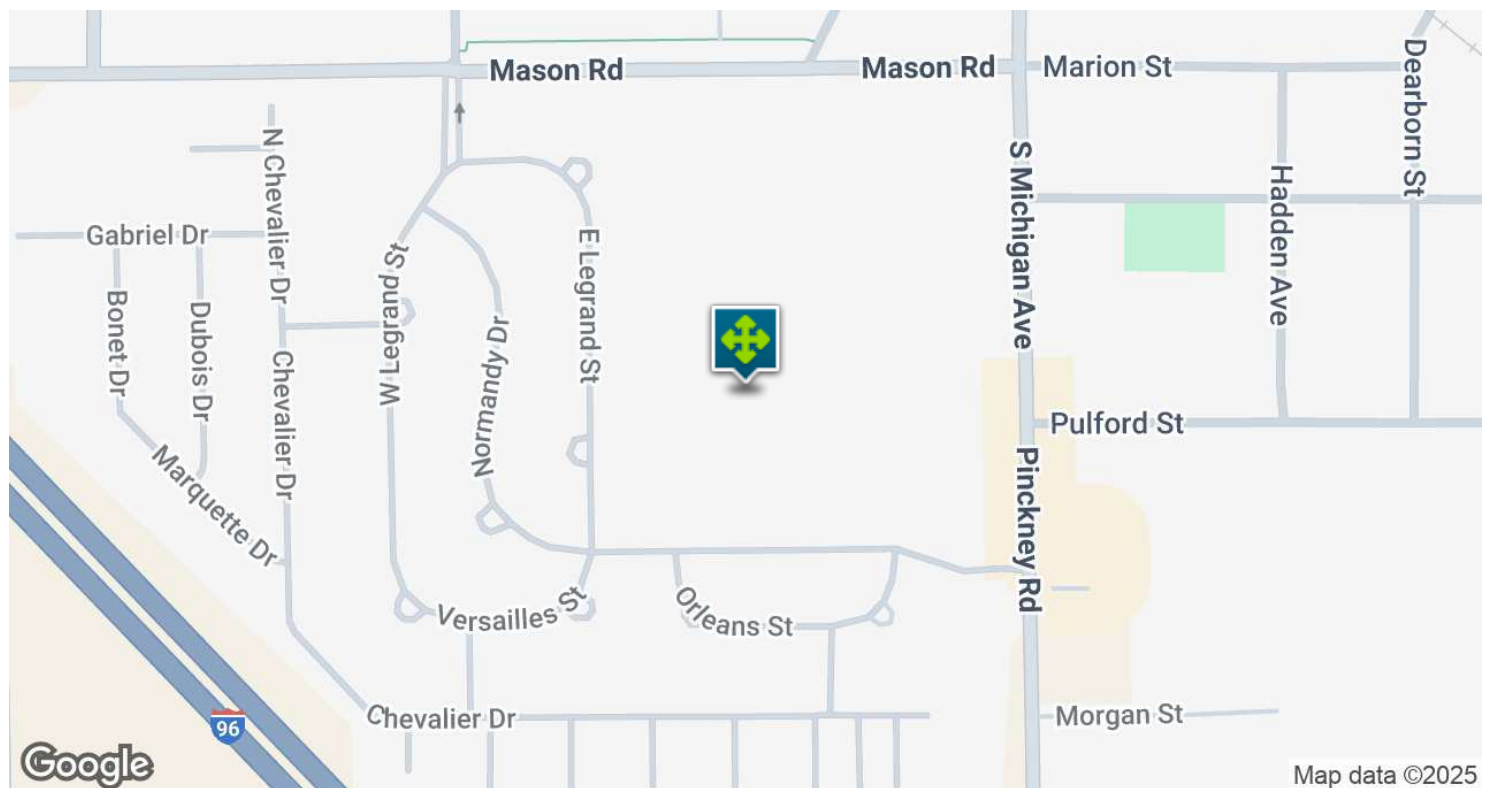
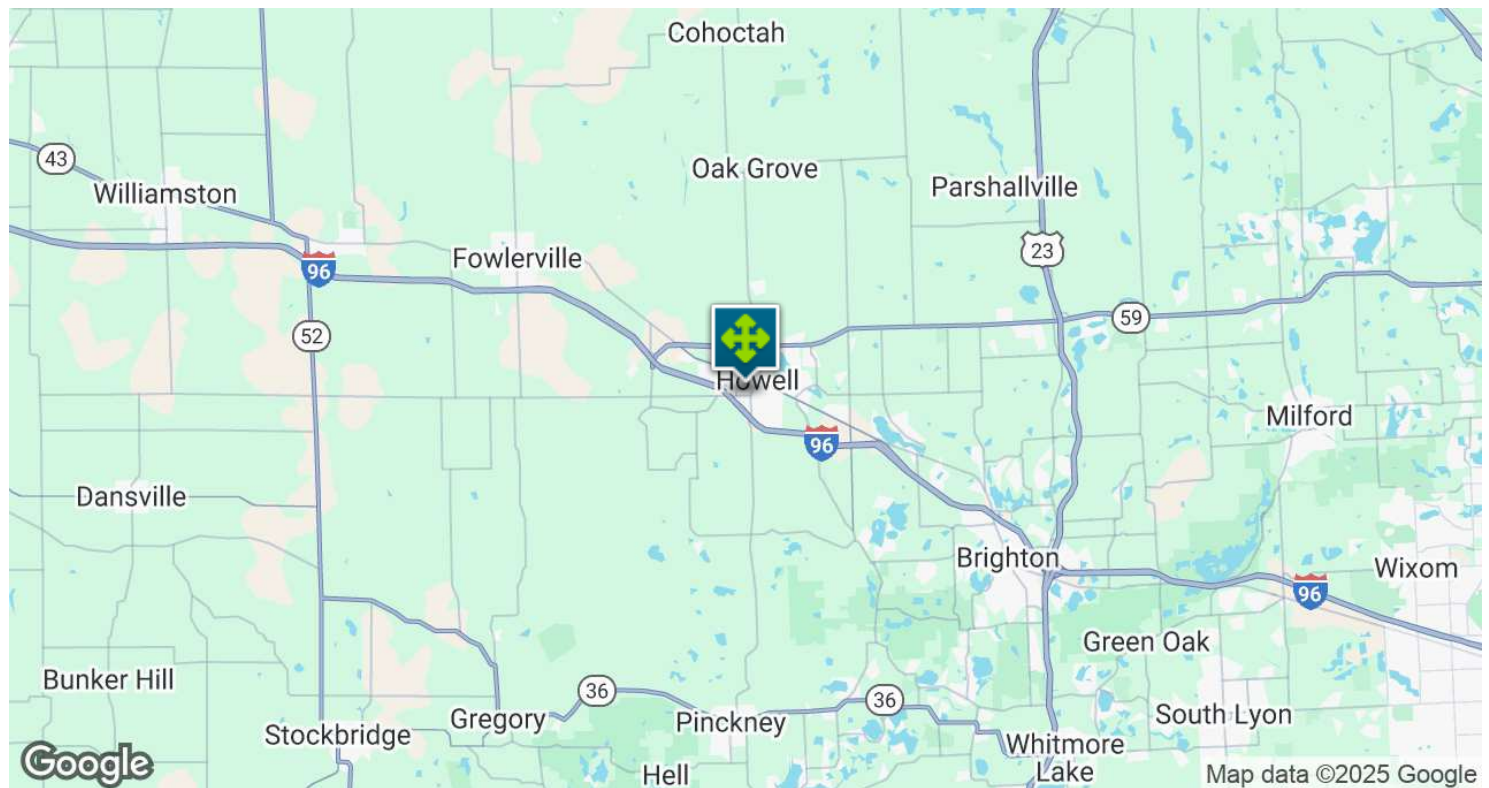
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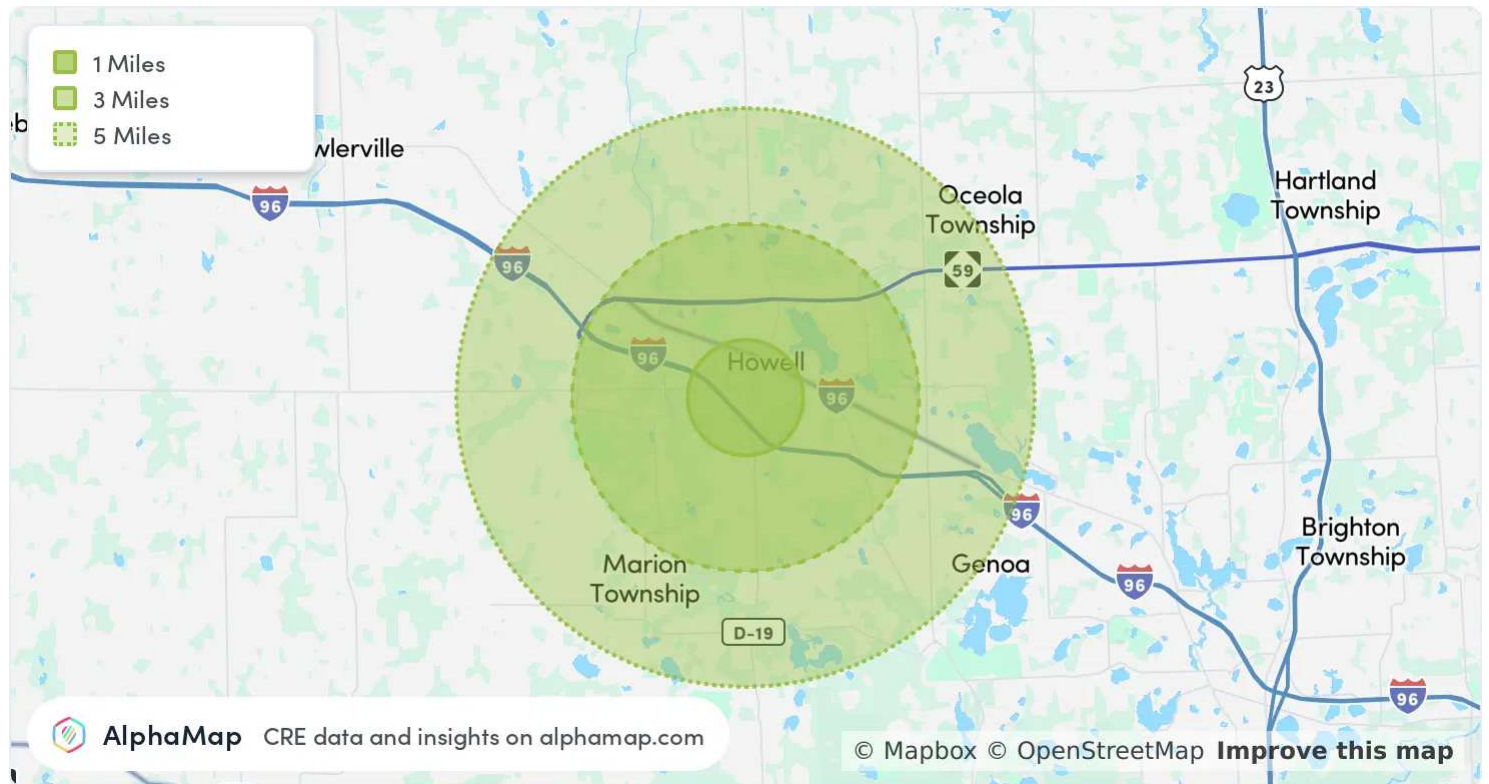
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AREA ANALYTICS

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,145	26,895	44,514
Average Age	39	41	42
Average Age (Male)	38	39	40
Average Age (Female)	41	43	43

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,550	11,018	17,678
Persons per HH	2.4	2.4	2.5
Average HH Income	\$89,085	\$100,554	\$109,830
Average House Value	\$251,245	\$305,500	\$331,895
Per Capita Income	\$37,118	\$41,897	\$43,932

Map and demographics data derived from AlphaMap

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