



**FOR SALE**

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# FOR SALE

## 24+/- Acres SWC Latson & I-96

3684 Beck Road Howell, MI 48843



WAS: \$2,500,000.00  
NOW: \$1,600,000.00

### DESCRIPTION

Two (2) vacant land parcels along the I-96/Latson Road interchange. These parcels have been master planned by Genoa Township for Interchange Commercial and Office uses. Interchange Commercial use includes restaurants, auto/gas service stations, retail/service, hotel, movie theater, indoor commercial recreation, conference centers, financial institutions and office.

### PROPERTY HIGHLIGHTS

- Located at the I96/Latson Road eastbound exit ramp. (Exit 140).
- Between Brighton and Howell.
- Master Planned - Interchange Commercial District.

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### BUILDING INFORMATION

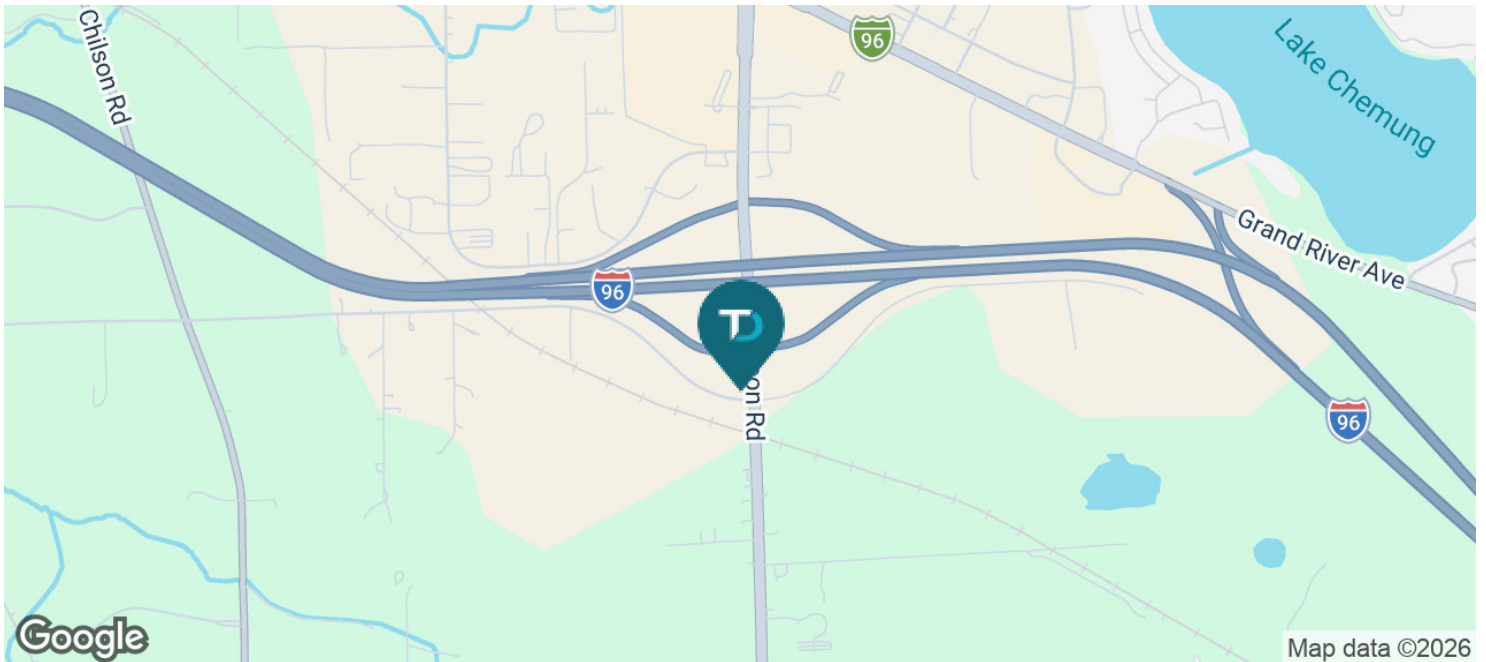
SALE PRICE:	WAS: \$2,500,000.00 NOW: \$1,600,000.00
Price/AC:	\$66,666.67
Utilities:	Municipal Water near site. Sanitary Sewer planned.
Traffic Counts:	Latson Road - 16,282 I96 EB Exit Ramp - 3,935 I-96 - 73,147
Taxes (Combined)	Summer 2025 - \$645.51 Winter 2025 - \$297.35

### PROPERTY INFORMATION

Lot Size:	24 Acres
Property Type:	Land
Zoning	ICPUD - Master Planned Interchange Commercial District. Currently Zoned CE-Country Estates.
Legal Description:	Available upon request.
APN:	11-08-400-025 & 11-08-400-031

### LOCATION INFORMATION

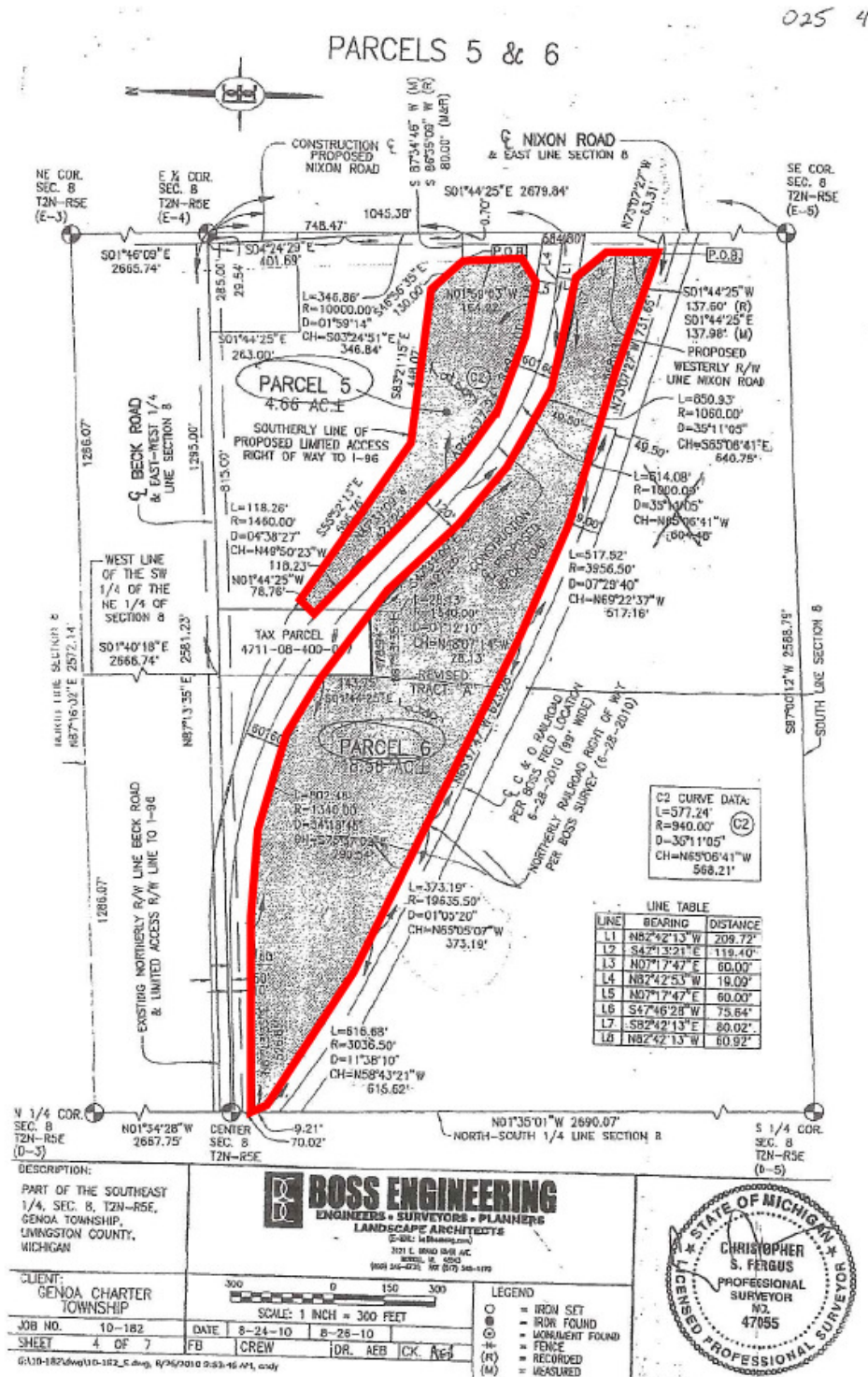
Located on the northwest & southwest corner of Beck Road and Latson Road on the south side of the I96/Latson Road interchange in Genoa Township.



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### DEMOGRAPHIC INFORMATION

	1 MILE	3 MILES	5 MILES
Total population	1,425	17,424	50,125
Median age	44.3	44.0	42.7
Total households	659	7,354	21,002
Average HH income	\$77,184	\$90,755	\$94,067
Average house value	\$235,715	\$249,064	\$254,862

