

# FOR SALE 10 Acres I-96 / Latson Rd. Interchange



**\$1,475,000 CASH**

**2290 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
- 10 Acres
- "Planned" zoned Commercial/Industrial.
- Possible uses include Commercial, Light Industrial, Warehouse, Office & Medical

Lot Size	10 Acres	Location	South of I-96
Zoning	"Planned" Future Commercial/ Industrial	Electrical	On-Site
Sewer	Future	Water	Well
Gas	On-Site	Topography	Level and Flat
Taxes	\$4,174.22 (2021)	Location	Only 7 Miles to US-23



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

**Victor Burger**

Sales Associate  
Cell Phone: (810) 206-5747  
Email: vic@burgercollc.com

**Nicolo Burger, CCIM**

Vice President  
Cell Phone: (810) 224-8103  
Email: nic@burgercollc.com

**Mike Weglarz**

Senior Associate  
Cell Phone: (248) 320-6680  
Email: mweglarz@burgercollc.com

**248-536-2888**

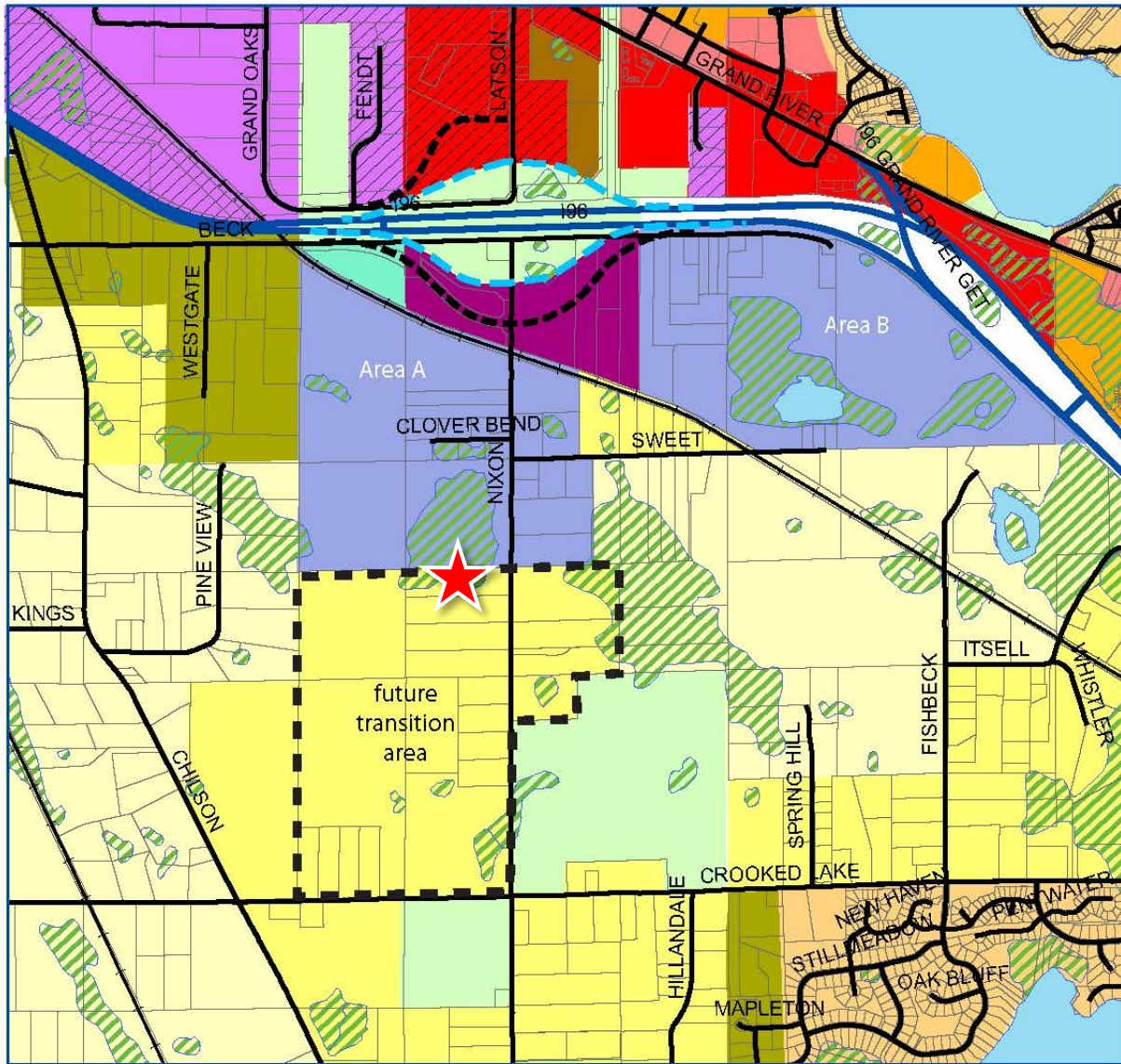
[WWW.BURGERCOLLC.COM](http://WWW.BURGERCOLLC.COM)



Information contained herein is deemed to be reliable but is not guaranteed and may be withdrawn at any time.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       | Wetlands                       |  |
|   | PUBLIC/INSTITUTIONAL/UTILITIES |                                |  |
|   | PRIVATE RECREATION             |                                |  |

**Nicolo Burger, CCIM**

Vice President

Cell Phone: (810) 224-8103

Email: nic@burgercollc.com

**Victor Burger**

Sales Associate

Cell Phone: (810) 206-5747

Email: vic@burgercollc.com

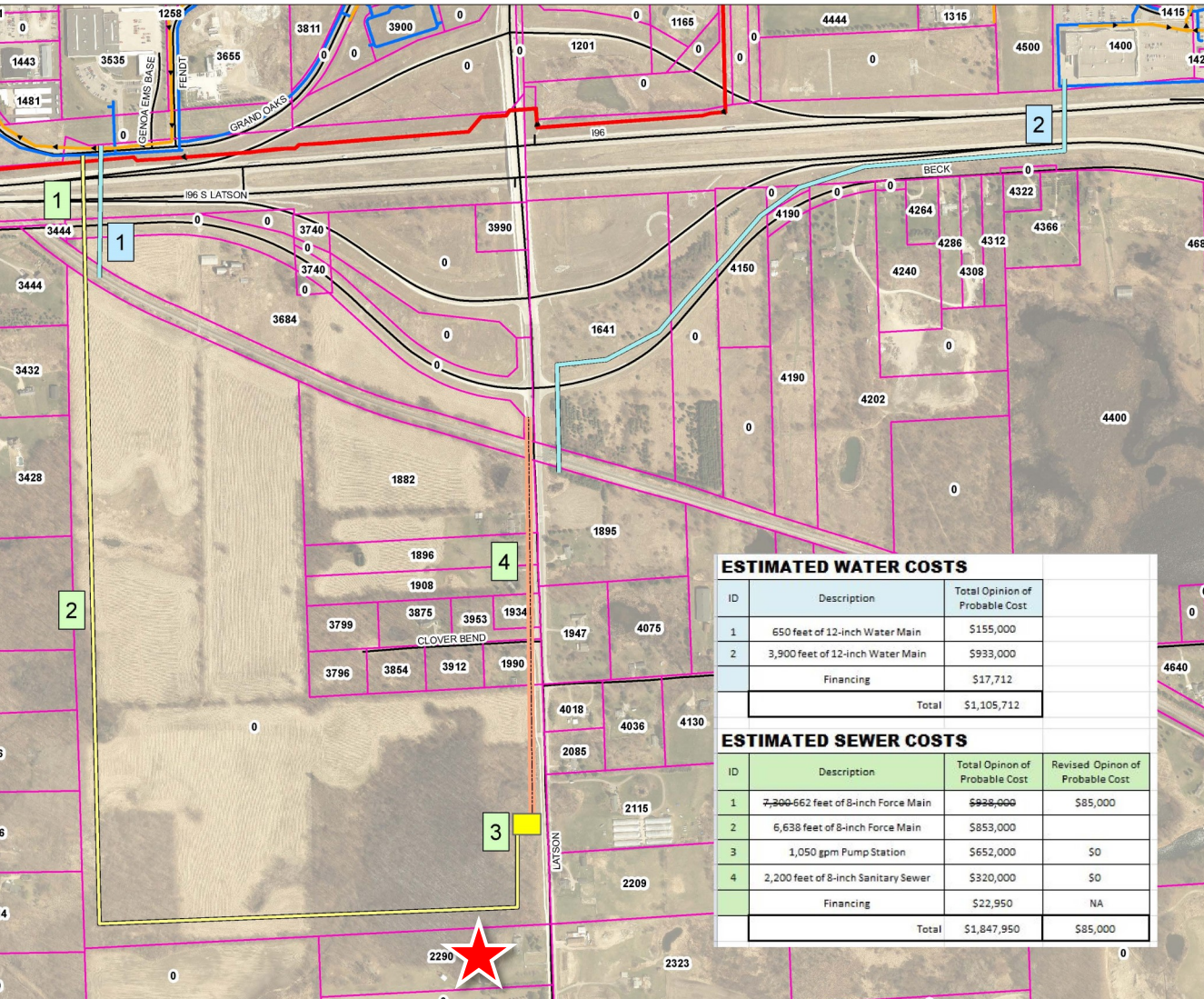
**Mike Weglarz**

Senior Associate

Cell Phone: (248) 320-6680

Email: mweglarz@burgercollc.com

# 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	7,200-662 feet of 8-inch Force Main	<del>\$938,000</del>	\$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 21 Feet Intl

810.227.5225 | mhog.org

**Nicolo Burger, CCIM**

Vice President

Cell Phone: (810) 224-8103

Email: nic@burgercollc.com

**Victor Burger**

Sales Associate

Cell Phone: (810) 206-5747

Email: vic@burgercollc.com

**Mike Weglarz**

Senior Associate

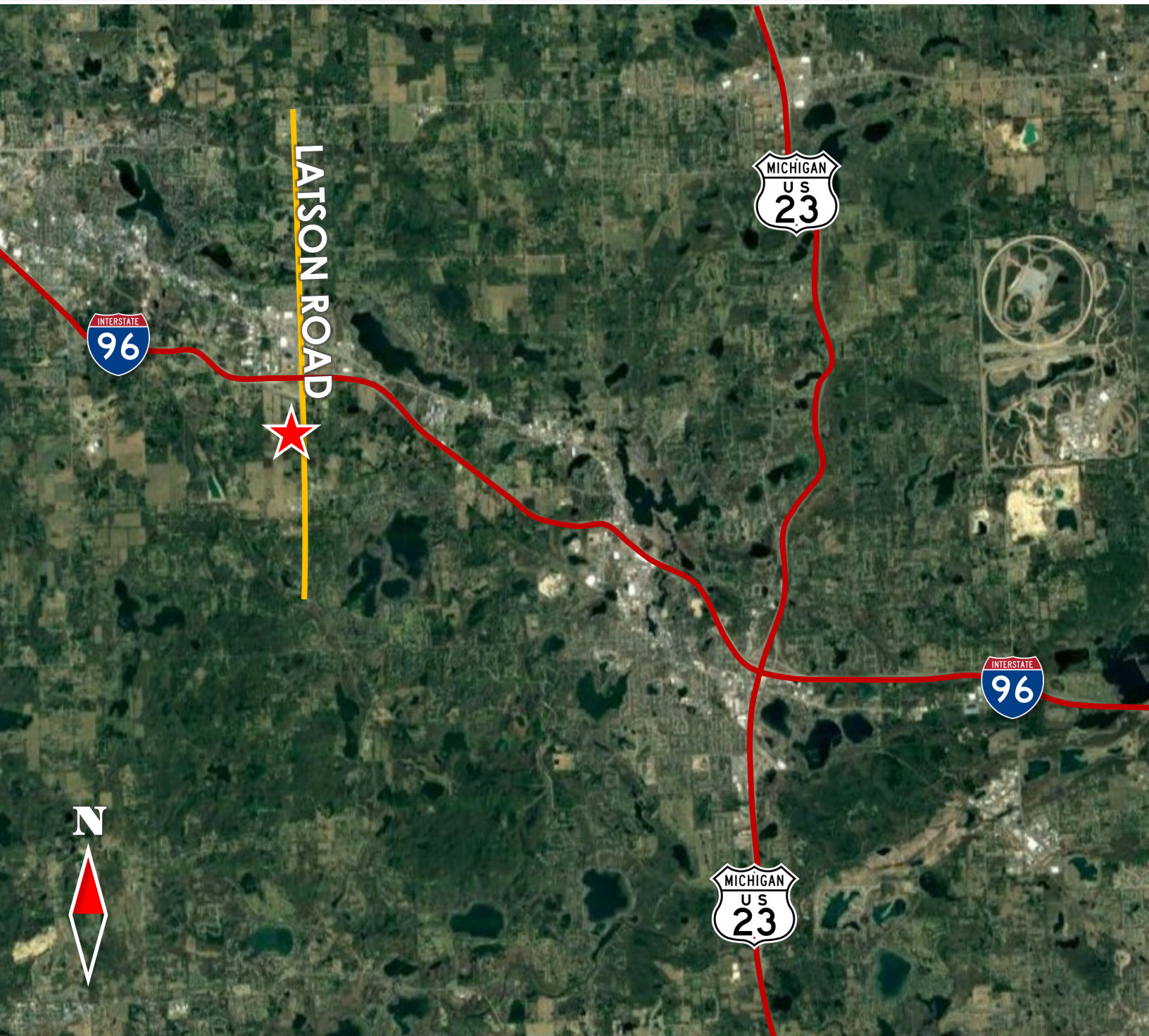
Cell Phone: (248) 320-6680

Email: mweglarz@burgercollc.com

38345 West 10 Mile Road, Suite 100, Farmington Hills, MI 48335 | Office: 248-536-2888 | www.burgercollc.com

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

# AERIAL VIEWS



**Nicolo Burger, CCIM**

Vice President

Cell Phone: (810) 224-8103

Email: [nic@burgercollc.com](mailto:nic@burgercollc.com)

**Victor Burger**

Sales Associate

Cell Phone: (810) 206-5747

Email: [vic@burgercollc.com](mailto:vic@burgercollc.com)

**Mike Weglarz**

Senior Associate

Cell Phone: (248) 320-6680

Email: [mweglarz@burgercollc.com](mailto:mweglarz@burgercollc.com)

38345 West 10 Mile Road, Suite 100, Farmington Hills, MI 48335 | Office: 248-536-2888 | [www.burgercollc.com](http://www.burgercollc.com)

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