

SE CORNER MICHIGAN AVENUE & MARION STREET

805 Michigan Avenue, Howell, MI 48843



FOR SALE

248.476.3700

EXCLUSIVELY LISTED BY:

JOHN PORTH

Vice President

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OFFERING SUMMARY: 805 Michigan Avenue | Howell, MI 48843



PROPERTY OVERVIEW

Vacant Land for Development.

OFFERING SUMMARY

Sale Price: Was: \$225,000.00
NOW: \$150,000.00

Lot Size: 0.79 Acres

Zoning: SMAD - South
Michigan Avenue District

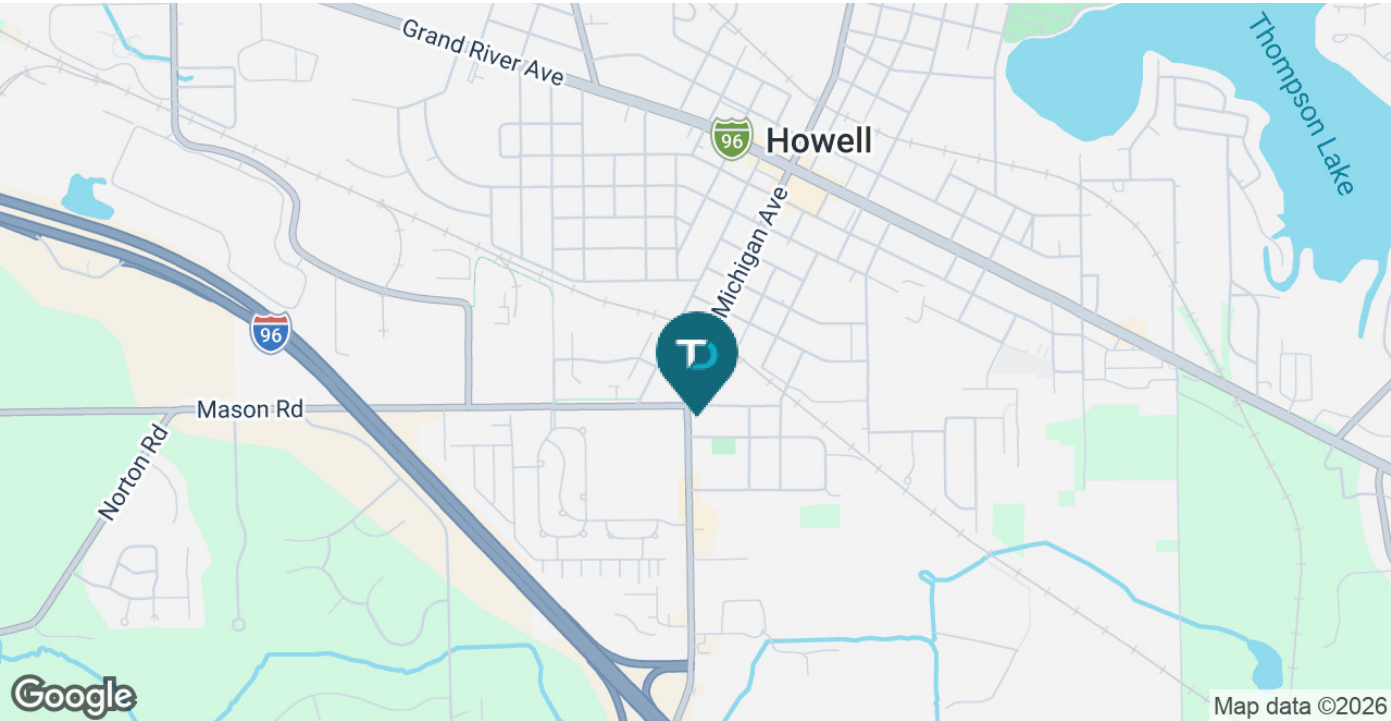
PROPERTY HIGHLIGHTS

- Lighted Corner.
- Close to downtown Howell.
- Easy freeway access.
- Phase I & II completed December 2023.

BUILDING/PROPERTY INFORMATION:
805 Michigan Avenue | Howell, MI 48843

BUILDING INFORMATION		PROPERTY INFORMATION	
SALE PRICE:	Was: \$225,000.00 NOW: \$150,000.00	Lot Size:	0.79 Acres
Utilities:	Water & Sanitary Sewer	Property Type:	Land
Taxes:	2026 Summer - \$5501.57 2025 Winter - \$1069.36	Property Subtype:	Retail
Traffic Counts:	Michigan Ave = 11,425 Mason Road = 10,398	Zoning	SMAD - South Michigan Aven District
		Legal Description:	Available upon request
		APN:	4717-01-102-102

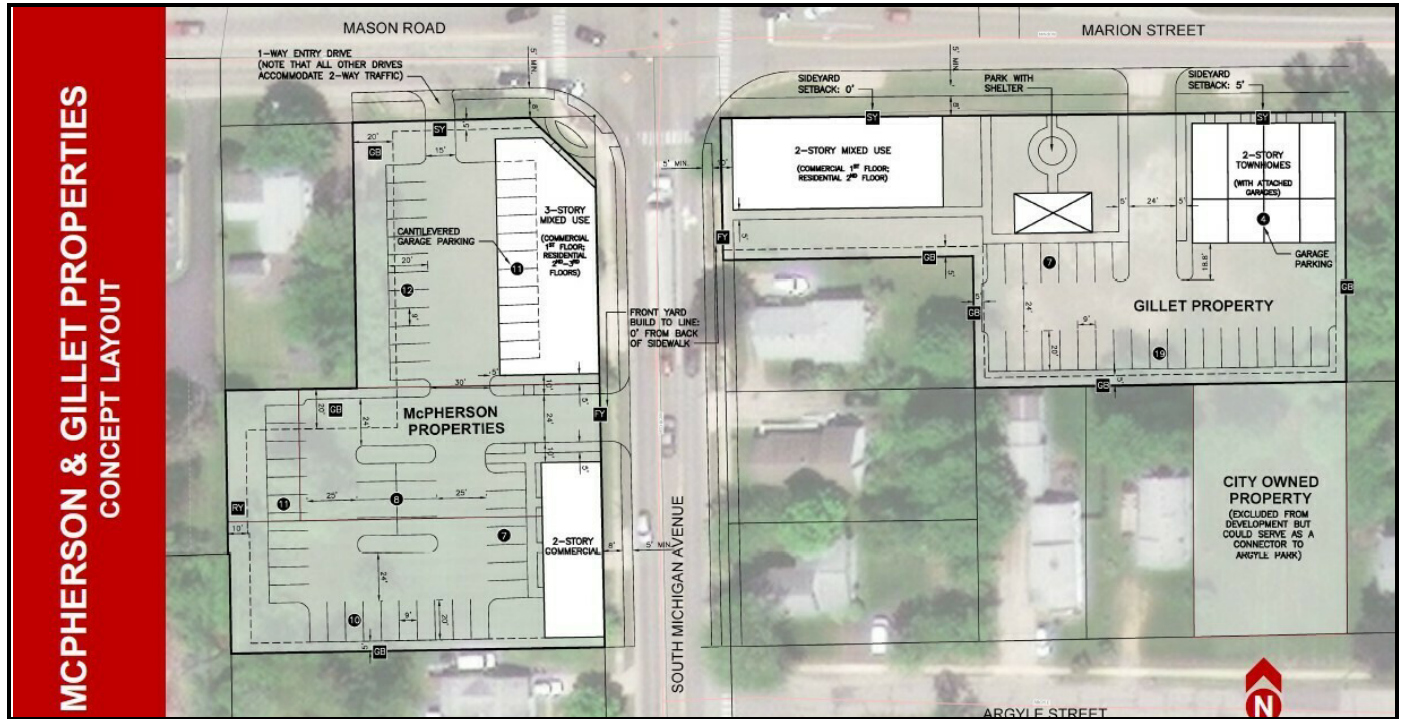
LOCATION INFORMATION
 Located on the east side of Michigan Avenue between Grand River and I-96 in the City of Howell.



AERIAL MAP: 805 Michigan Avenue | Howell, MI 48843



ADDITIONAL PHOTOS: 805 Michigan Avenue | Howell, MI 48843



ADDITIONAL PHOTOS: 805 Michigan Avenue | Howell, MI 48843

Zoning Feasibility

The Concept Layouts

- **Provide proof of concept**
- Continues the mix of uses and downtown activity south
- Follows FBC building site types, land uses, and forms
- Creates a street wall along S Michigan Ave
- Establishes a consistent streetscape and build-to-line
- Creates multi-modal cross-site connectivity
- Provides adequate parking (when standards are

Aligns with Master Plan FLU & Goals

Zoning Feasibility

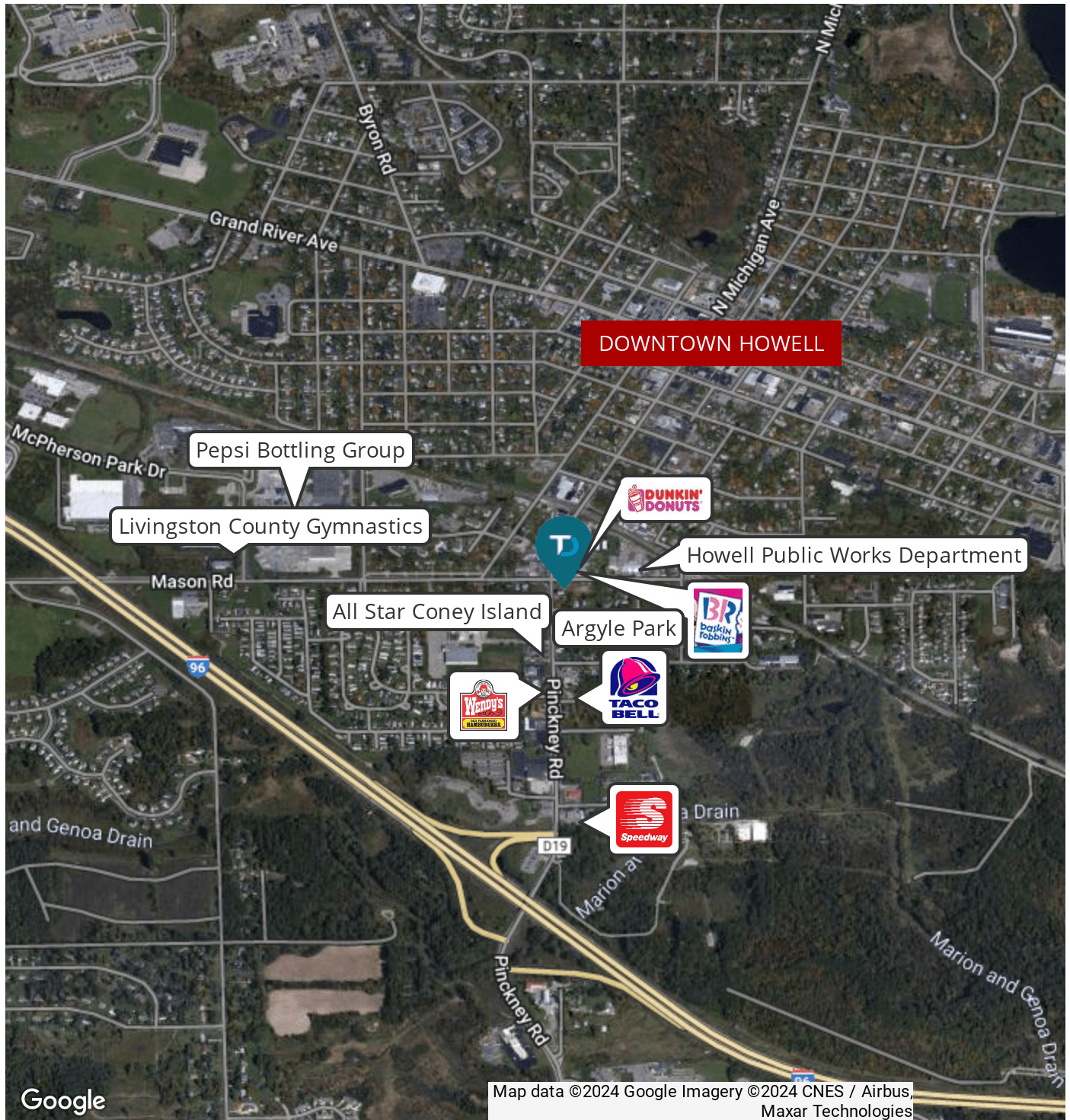
Deviations + Recommendations

- Require S Michigan Ave as the required front yard
- Require an 8' sidewalk + 5' min. grassed parkway along frontages
- Reduce build-to-line for non-residential structures to 0', set at the back of the required sidewalk
- Reduce greenbelts (5' for buildings 2-story or less; 20' for +3-story buildings)
- Allow for non-building site features to be placed in the greenbelt
- Craft clear shared parking metrics and apply

- Clearly establishes location of the BTL
- Prioritizes building frontage
- Creates a consistent street wall
- Provides more space in the property rear for other required elements

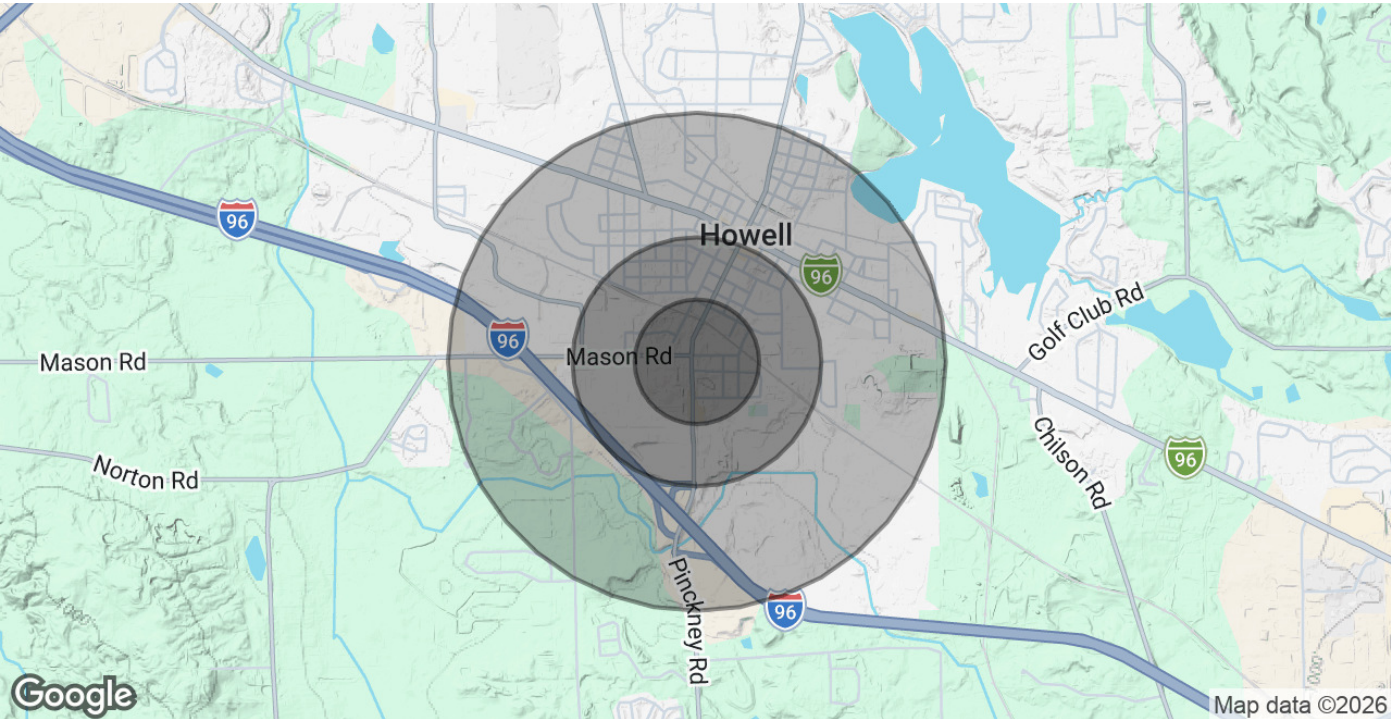
- if adequate screening is provided

RETAILER MAP: 805 Michigan Avenue | Howell, MI 48843



DEMOGRAPHICS MAP & REPORT:

805 Michigan Avenue | Howell, MI 48843



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	578	2,194	5,730
Average Age	33.6	33.8	39.1
Average Age (Male)	29.7	29.9	31.8
Average Age (Female)	36.9	37.2	42.6
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	263	989	2,797
# of Persons per HH	2.2	2.2	2.0
Average HH Income	\$56,276	\$56,713	\$57,898
Average House Value	\$148,142	\$150,262	\$172,833
2020 American Community Survey (ACS)			

• Section 4A.04 South Michigan Avenue District.

(a) Intent. The South Michigan Avenue District is intended to implement the vision established by the City's Master Plan and the South Michigan Avenue Corridor Plan. The South Michigan Avenue Area Form Based District allows for the consolidation and creative redevelopment of parcels to develop a building pattern set close to the street along South Michigan Avenue. Though the existing built-out pattern is established with buildings set back from the street, redevelopment within the South Michigan Avenue Form Based District shall coordinate site design with adjoining sites to take advantage of buildings placed at the street, shared access and parking, similar perimeter landscape themes, or similar features.

Development of buildings and sites, including retrofitting and redevelopment of existing sites and buildings, can include residential, retail, office, service, and light industrial uses. Uses designed to support the residents and local workers are also encouraged, such as mixed-use developments with small scale retail or restaurant uses incorporated with housing units. The redeveloped Corridor will help diversify the City's housing and commercial stock, and incorporate architecturally interesting buildings.

Consolidation of parcels in the District is encouraged in order to provide for a quality and consistent development patterns. Incentives include additional building forms and more permitted uses.

(b) Regulating Plan.

1. The Regulating Plan, as set forth in Map 4A-1, identifies allowable uses and permissible development within the District based on location.

2. Site Types. The South Michigan Avenue District Regulating Plan includes four (4) different Site Types, described as follows:

A. Site Type A (small residential or mixed use) - Site Type A, as described in Section 4A.03(b).

B. Site Type B (small commercial/office or mixed use sites) - Site Type B, as described in Section 4A.03(b).

C. Site Type C (medium commercial/office or mixed use site) - Site Type C, as described in Section 4A.03(b).

D. Site Type D (large scale regional sites) - Site Type D, as described in Section 4A.03(b).

(c) Authorized Building Forms. Authorized building form regulations, as set forth in Section 4A.03(c) and Tables 4A-1 through 4A-6, are applied to the site types in the South Michigan Avenue District.

(d) Authorized Use Groups. Authorized use groups, as set forth in Section 4A.03(d) and Table 4A-7 are applied to the site types and street types in South Michigan Avenue District Regulating Plan.

(e) Design Standards. In addition to standards set forth in this Ordinance, all proposed development shall comply with the standards set forth herein.

Map 4A-1

South Michigan Avenue Form Based District Reglating Plan

City of Howell South Michigan Avenue Form Based District Regulating Plan

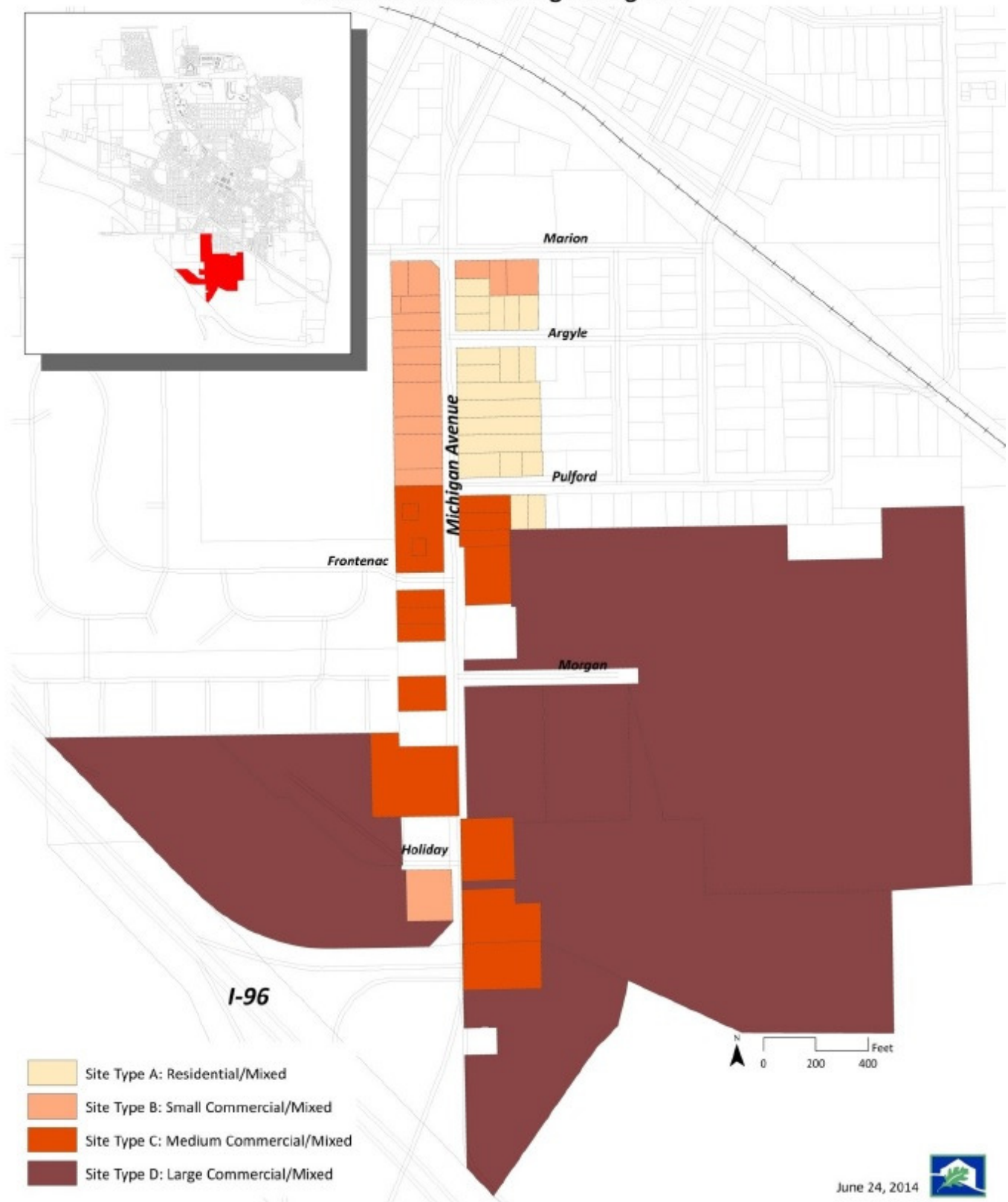


Table 4A-8

South Michigan Avenue Form Based Code District Regulating Plan Table				
Site Type	Building Form		Use Group	
Table 4A-8				
South Michigan Avenue Form Based Code District Regulating Plan Table				
Site Type	Building Form		Use Group	
Site Type: A	Permitted Building Form	A1, A2	Permitted Use Group	1, 2, 3
			Special Use Group	
Site Type: B	Permitted Building Form	A1, A2, B	Permitted Use Group	1, 2, 3, 5
			Special Use Group	4
Site Type: C	Permitted Building Form	B, C, D	Permitted Use Group	1, 2, 3, 5
			Special Use Group	4, 6, 7
Site Type: D	Permitted Building Form	B, C, D, E	Permitted Use Group	1, 2, 3, 4, 5, 6
			Special Use Group	7