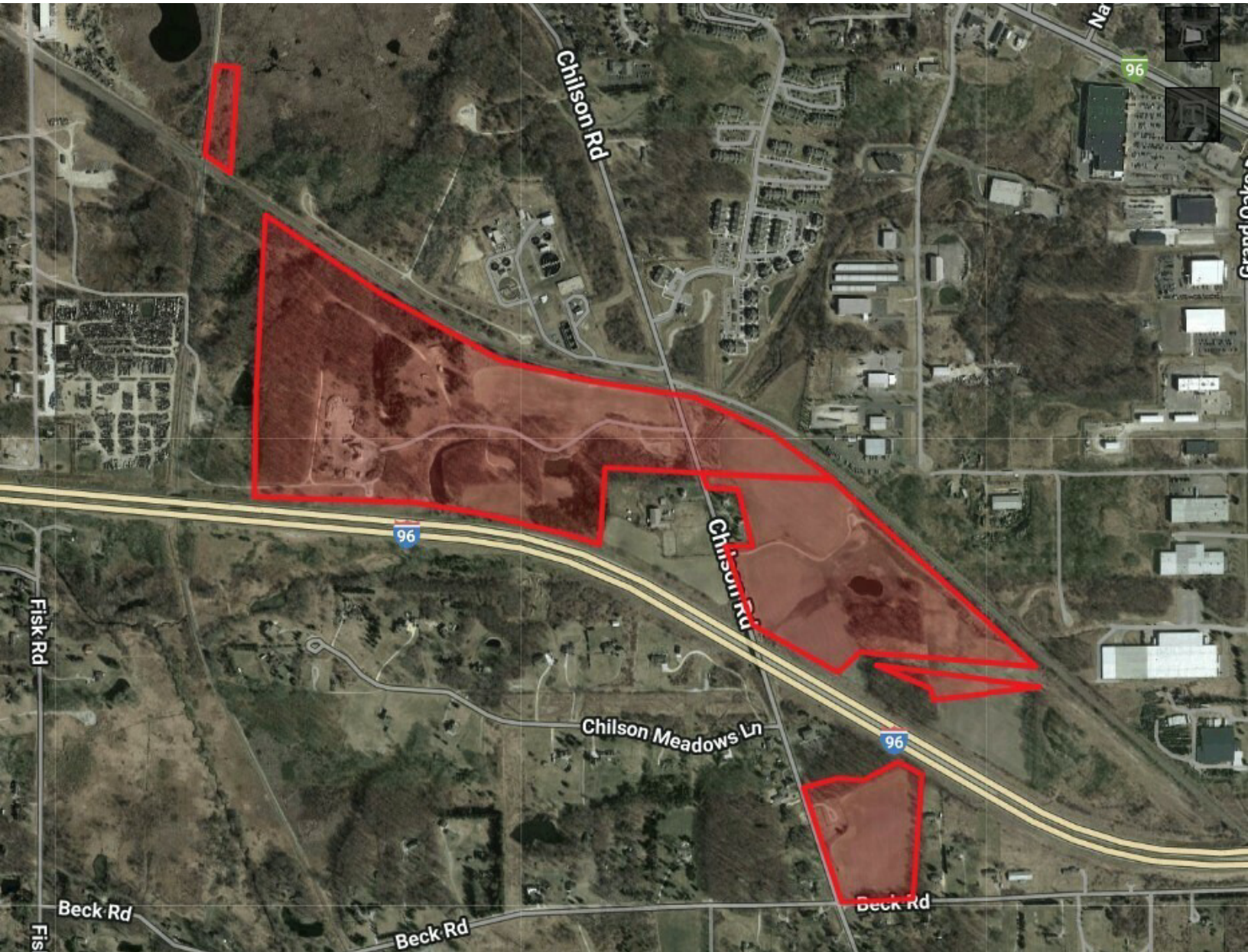


115+/- ACRES CHILSON ROAD & I96

Howell, MI 48843



FOR SALE

248.476.3700

EXCLUSIVELY LISTED BY:

JOHN PORTH

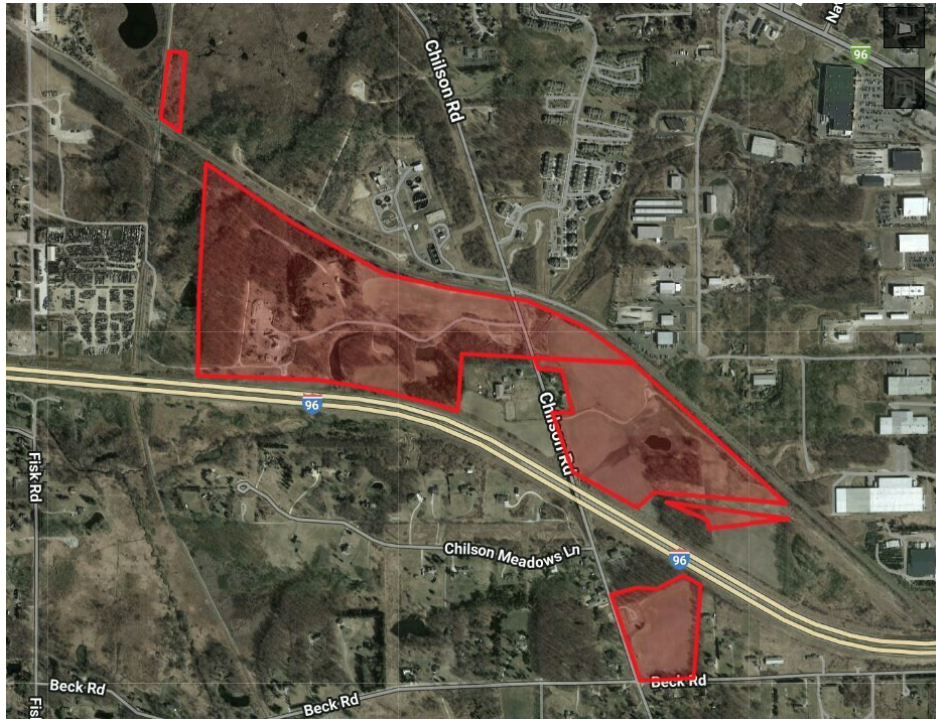
Vice President

jkporth@thomasduke.com

MARK SZERLAG

Senior Partner

mszerlag@thomasduke.com

OFFERING SUMMARY: Chilson & I-96 | Howell, MI 48843

PROPERTY OVERVIEW

(5) Vacant Parcels for Development with frontage on I-96 and Chilson Road in Genoa Twp.

OFFERING SUMMARY

Sale Price: \$2,187,000.00

Lot Size: 115.05 Acres

Price / Acre: \$19,009.00

Zoning: PID (Planned Industrial District)
LDR (Low Density Residential)

PROPERTY HIGHLIGHTS

- Frontage on I-96 and on Chilson Road.
- Zoned PID (Planned Industrial District) and LDR (Low Density Residential),
- Close proximity to various Retail, Industrial and Commercial users along Grand River.
- Located conveniently between Howell & Brighton just off of the Latson Road exit off of I-96.
- Howell Public Schools,

PROPERTY INFORMATION: Chilson & I-96 | Howell, MI 48843

PROPERTY INFORMATION

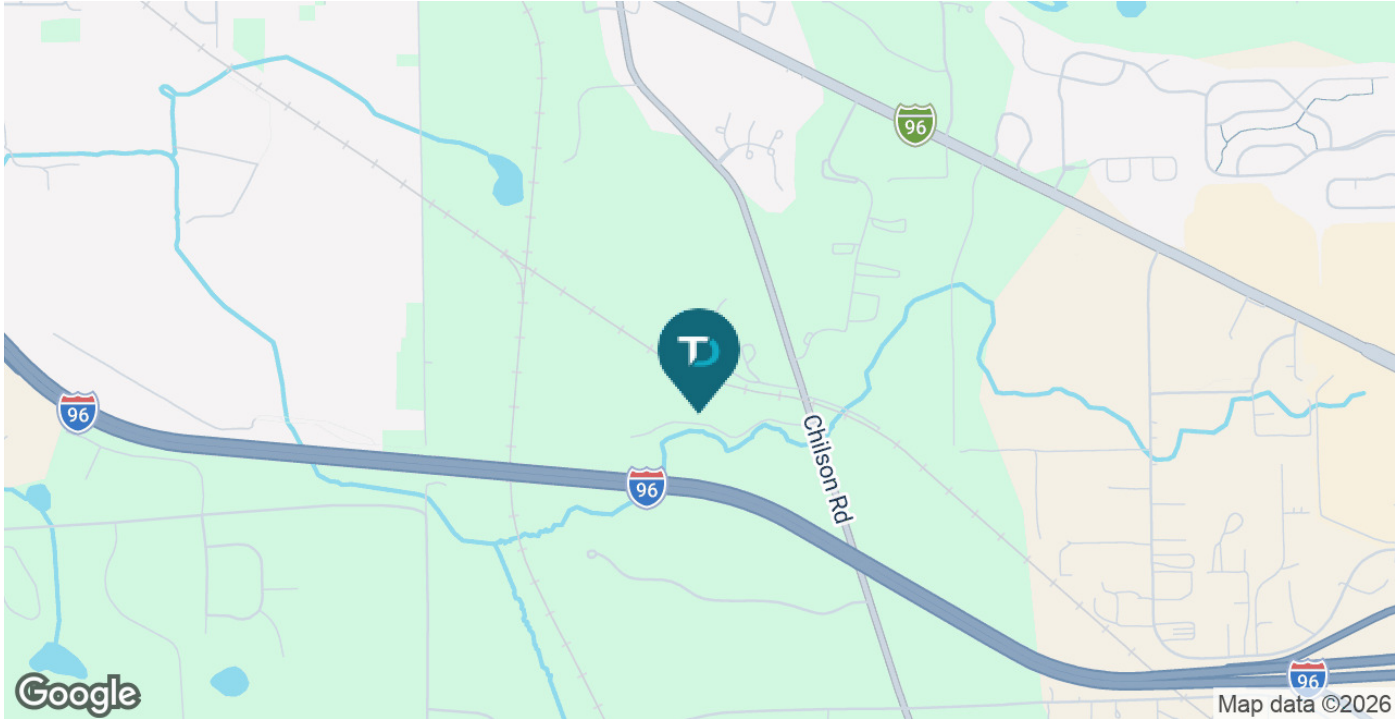
SALE PRICE: \$2,187,000.00
 Price/AC: \$19,009.00
 APN: 11-06-400-020
 11-07-200-048
 11-08-100-027
 11-06-300-001
 11-07-200-047
 Utilities: Well & Septic
 Traffic Counts: Chilson = 3,321 VPD
 I-96 = 62,755 VPD

PROPERTY INFORMATION

Lot Size: 115.05 Acres
 Property Type: Land
 Property Subtype: Residential
 Zoning: PID (Planned Industrial District) and LDR (Low Density Residential)
 Taxes (Combined): 2025 Summer - \$2,113.09
 2025 Winter - \$966.62
 School District: Howell Public Schools

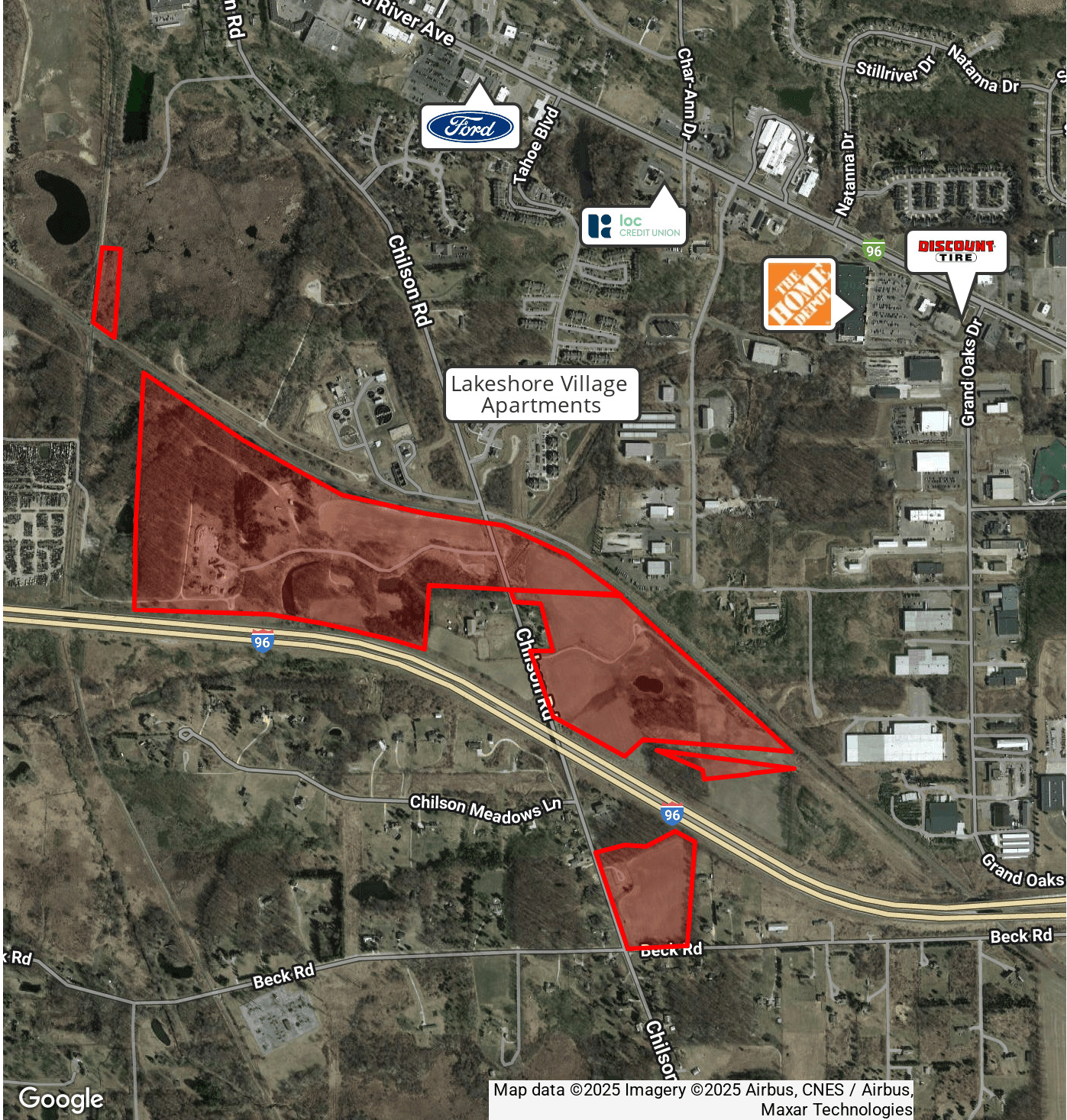
LOCATION INFORMATION

Located along the north side of I-96, just west of Latson Road in Howell, Michigan.

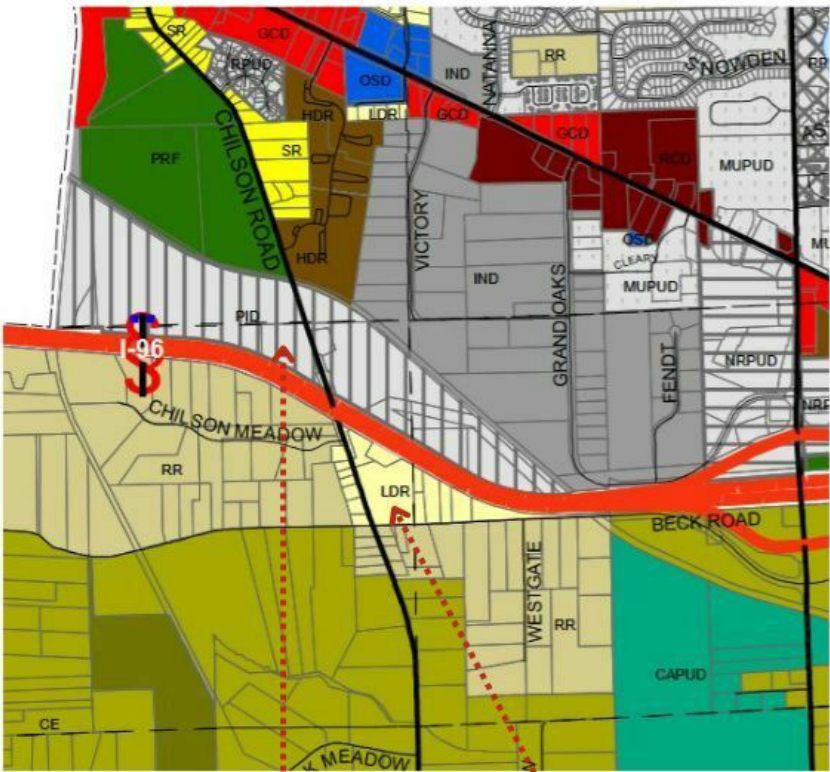




AERIAL MAP: Chilson & I-96 | Howell, MI 48843



ZONING MAP: Chilson & I-96 | Howell, MI 48843



Zoning Map
Genoa Charter Township
Livingston County, Michigan

Legend

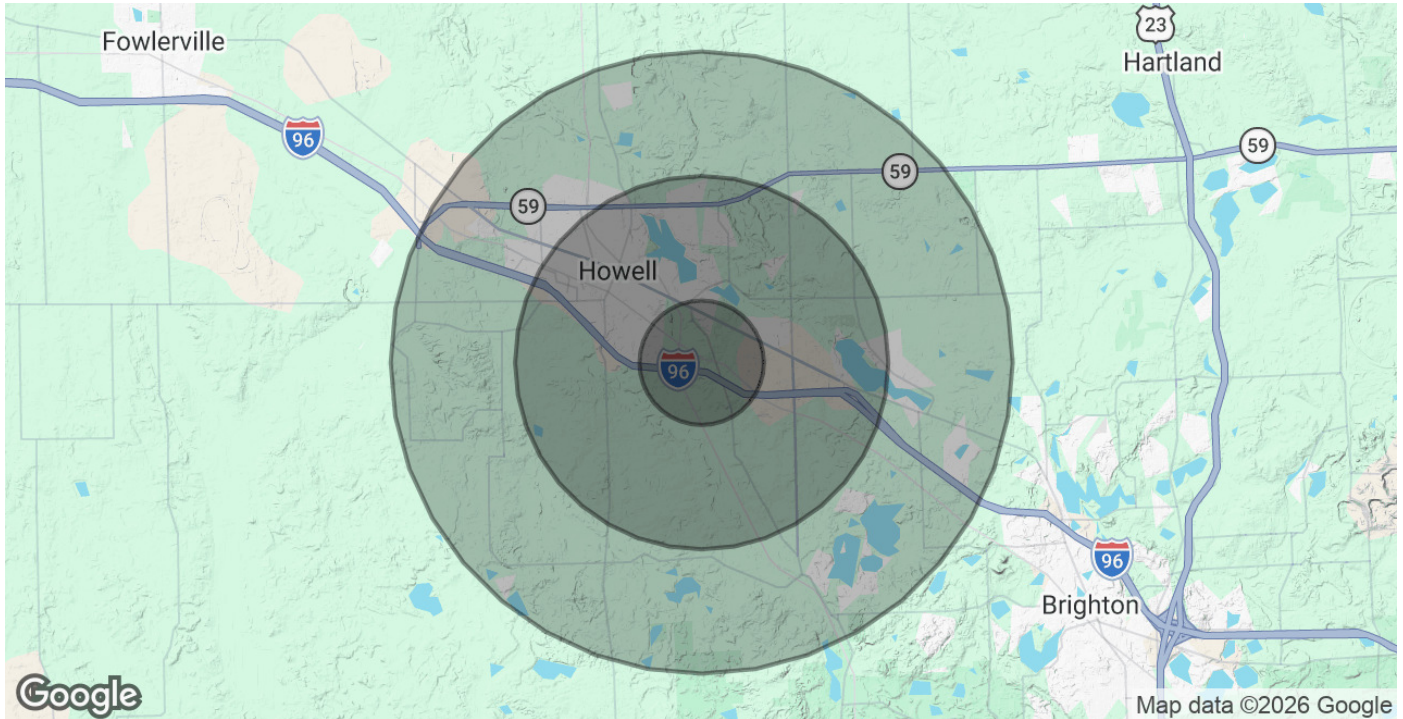
AG	GC
CE	NS
RR	OS
LDR	NRPUD
SR	IND
LRR	PID
UR	PRF
MDR	MUPUD
HDR	RDPUD

102.38 Acres
Zoned PID

12.67 Acres
Zoned LDR

RETAILER MAP: Chilson & I-96 | Howell, MI 48843



DEMOGRAPHICS MAP & REPORT: Chilson & I-96 | Howell, MI 48843


POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,830	27,569	50,089
Average Age	39	41	42
Average Age (Male)	38	40	41
Average Age (Female)	40	43	44
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	780	11,343	20,169
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$92,129	\$105,580	\$112,177
Average House Value	\$360,979	\$325,199	\$344,279

Demographics data derived from AlphaMap