

## 10.66 Acres Hydraulic Drive

Howell, MI 48855



# FOR SALE

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248.476.3700

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# FOR SALE

## 10.66 Acres Hydraulic Drive

1607 Hydraulic Drive Howell, MI 48855



Sale Price: \$1,000,000.00

### DESCRIPTION

A large parcel of Industrial land with rail frontage on the west side of Howell Township.

### PROPERTY HIGHLIGHTS

- All weather road access to I-96
- Rail access on CSX line
- Off-site storm water detention

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### BUILDING INFORMATION

SALE PRICE:	PRICE REDUCED. Was: \$1,150,000.00 NOW: \$1,000,000.00
Price/AC:	\$93,808.63
Utilities:	City Water & Sanitary Sewer
Zoning:	Industrial
2020 Traffic Count:	N. Burkhart Rd = 5,244

### PROPERTY INFORMATION

Lot Size:	10.66 Acres
Property Type:	Industrial Land
Zoning	Industrial
APN:	06-28-100-071

### LOCATION INFORMATION

South side of Grand River, east of Burkhart Road (north of I-96 at exit 133).



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### LEGAL DESCRIPTION

4716-28-100-071

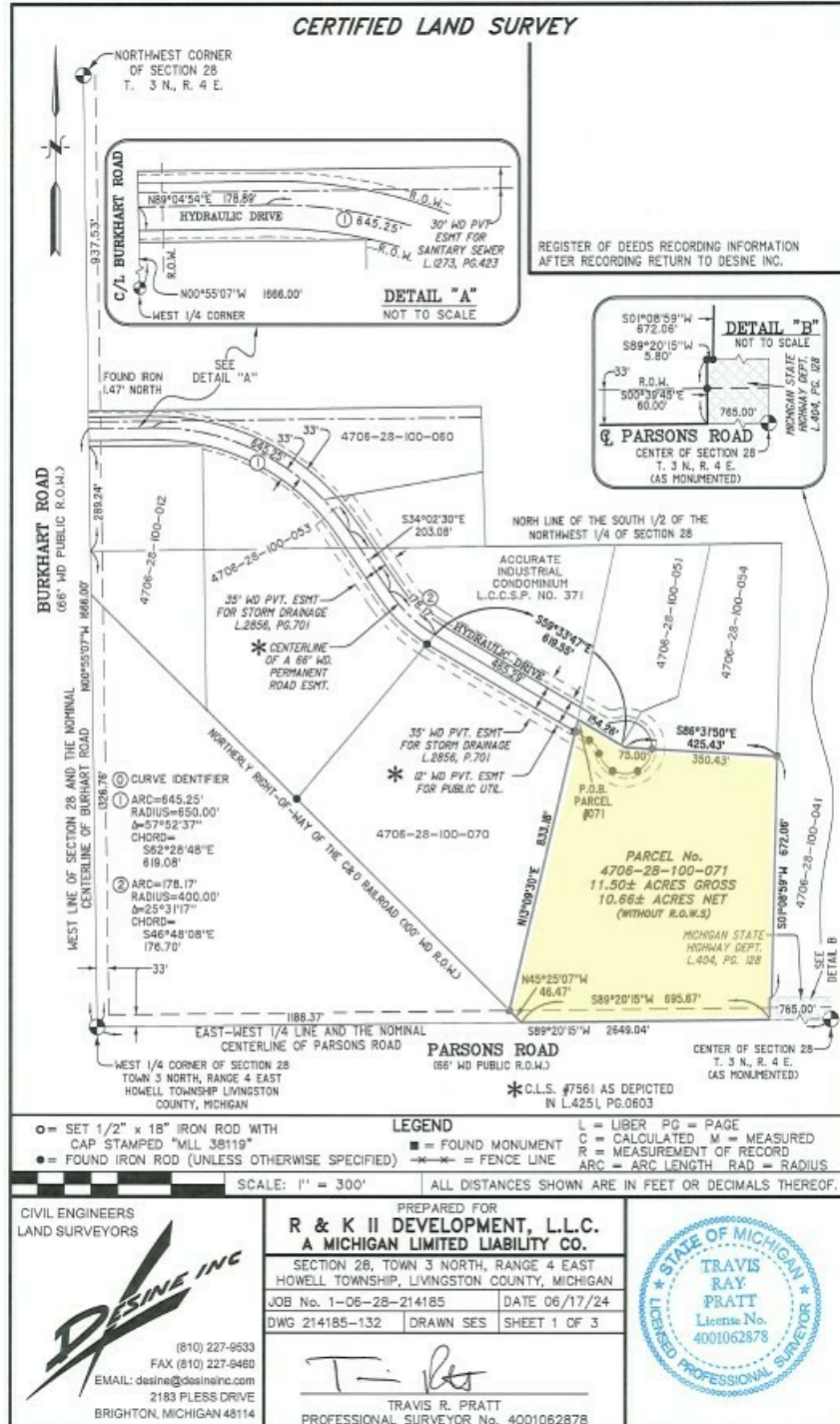
SEC. 28 T3N, R4E, COMM AT THE W 1/4 COR OF SEC 28, TH ALG THE CL OF BURKHART RD & THE W LINE OF SEC 28, N00°55'07"W 1666 FT, TH ALG CL OF HYDRAULIC DRIVE A 66 FT PERMANENT ROAD EASEMENT N89°04'54"E 178.89 FT, TH SE'LY 645.25 FT ALG ARC 650 FT RADIUS CURVE TO RIGHT CENTRAL ANGLE 56°52'37" CHORD BEARING S62°28'48"E 619.08 FT, S34°02'30"E 203.08 FT, SE'LY 178.17 FT ALG ARC 400 FT RADIUS CURVE TO LEFT CENTRAL ANGLE 25°31'17" CHORD BEARING S46°48'08"E 176.70 FT AND S59°33'47"E 465.29 FT FOR POB TH S59°33'47"E 154.26 FT; TH S86°31'50"E 425.43 FT; TH S01°08'59"W 697.81 FT; TH S89°20'15"W 5.80 FT; TH S 00°39'45"E 60.00 FT; TH S 89°20'15"W 695.67 FT TH N 45°25'07"W 46.47 FT; TH N13°09'30"E 833.18 FT TO POB CONT 11.50AC M/L SUBJECT TO ANY EASEMENTS OR RESTRICTIONS OF RECORD. SPLIT/COMBINED ON 11/04/2021 FROM 4706-28-100-052;



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**LEGAL DESCRIPTION OF RECORD**

Reference: Certified Land Survey as recorded in Document No. 2021S-0117, Livingston County Records

**PARCEL No. 4706-28-100-071 11.50± Acres**

PARCEL 5B

Commencing at the West 1/4 Corner of Section 28, Town 3 North, Range 4 East, Howell Township, Livingston County, Michigan; thence N00°55'07"W 1666.00 feet along the West line of said Section and the centerline of Burkhart Road; thence along the centerline of a 66 foot wide permanent road easement (Hydraulic Drive) the following four courses:

- 1) N89°04'54"E 178.89 feet,
- 2) Southeasterly 645.25 feet along the arc of a 650.00 foot radius curve to the right through a central angle of 56°52'37" and having a chord bearing S62°28'48"E 619.08 feet,
- 3) S34°02'30"E 203.08 feet,
- 4) Southeasterly 178.17 feet along the arc of a 400.00 foot radius curve to the left through a central angle of 25°31'17" and having a chord bearing S46°48'08"E 176.70 feet and
- 5) S59°33'47"E 465.29 feet to the **PLACE OF BEGINNING**;

thence S59°33'47"E 154.26 feet; thence S86°31'50"E 425.43 feet; thence S1°08'59"W 697.81 feet; thence S89°20'15"W 5.80 feet; thence S00°39'45"E 60.00 feet; thence S89°20'15"W 695.67 feet; thence N45°25'07"W 46.47 feet; thence N13°09'30"E 833.18 feet to the Place of Beginning. Containing 11.50 acres, more or less. Subject to and together with a 66 foot wide permanent road easement (Hydraulic Drive) as described in Certified Land Survey #7561 recorded in Liber 4251, Page 603, Livingston County Michigan, also being subject to and together with a 35 foot wide private easement for storm drainage as previously described in said Certified Land Survey #7561, also being subject to a 12 foot wide private easement for public utilities over all that part of Parcel "5" lying 12 feet exterior of, adjacent to and parallel with said 66.00 foot wide road easement, also being subject to easements and restrictions of record, if any.

**LEGALS SUBSEQUENT TO SURVEY**

**PARCEL No. 4706-28-100-071 11.50± Acres (Net 10.66± Acres without Right-of-Ways)**

Commencing at the West 1/4 Corner of Section 28, Town 3 North, Range 4 East, Howell Township, Livingston County, Michigan; thence N00°55'07"W 1666.00 feet along the West line of said Section and the centerline of Burkhart Road; thence along the centerline of a 66 foot wide permanent road easement (Hydraulic Drive) the following four courses:

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- 5) S59°33'47"E 465.29 feet to the **PLACE OF BEGINNING**;

thence S59°33'47"E 154.26 feet; thence S86°31'50"E 425.43 feet; thence S1°08'59"W 697.81 feet; thence S89°20'15"W 5.80 feet; thence S00°39'45"E 60.00 feet; thence S89°20'15"W 695.67 feet; thence N45°25'07"W 46.47 feet; thence N13°09'30"E 833.18 feet to the Place of Beginning. Containing 11.50 acres, more or less. Subject to and together with a 66 foot wide permanent road easement (Hydraulic Drive) as described in Certified Land Survey #7561 recorded in Liber 4251, Page 603, Livingston County Michigan over the Northwesterly portion as occupied, also being subject to and together with a 35 foot wide private easement for storm drainage as previously described in said Certified Land Survey #7561, also subject to a 12 foot wide private easement for public utilities lying adjacent to and exterior said 66.00 foot wide road easement, also being subject to easements and restrictions of record, if any.

<p>CIVIL ENGINEERS LAND SURVEYORS</p>  <p>(810) 227-9633 FAX (810) 227-9460 EMAIL: <a href="mailto:desine@desineinc.com">desine@desineinc.com</a> 2183 PLESS DRIVE BRIGHTON, MICHIGAN 48114</p>	<p>PREPARED FOR <b>R &amp; K II DEVELOPMENT, L.L.C.</b> <b>A MICHIGAN LIMITED LIABILITY CO.</b></p>				
	<p>SECTION 28, TOWN 3 NORTH, RANGE 4 EAST HOWELL TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN</p> <table border="1"> <tr> <td>JOB No. 1-06-28-214185</td> <td>DATE 06/17/24</td> </tr> <tr> <td>DWG 214185-132</td> <td>DRAWN SES SHEET 2 OF 3</td> </tr> </table> <p> TRAVIS R. PRATT PROFESSIONAL SURVEYOR No. 4001062878</p>			JOB No. 1-06-28-214185	DATE 06/17/24
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### DEMOGRAPHIC INFORMATION

	1 MILE	5 MILES	10 MILES
Total population	725	21,067	72,053
Median age	37.7	38.0	38.0
Total households	268	8,405	27,241
Average HH income	\$73,344	\$72,983	\$76,846
Average house value	\$214,363	\$201,949	\$220,578

