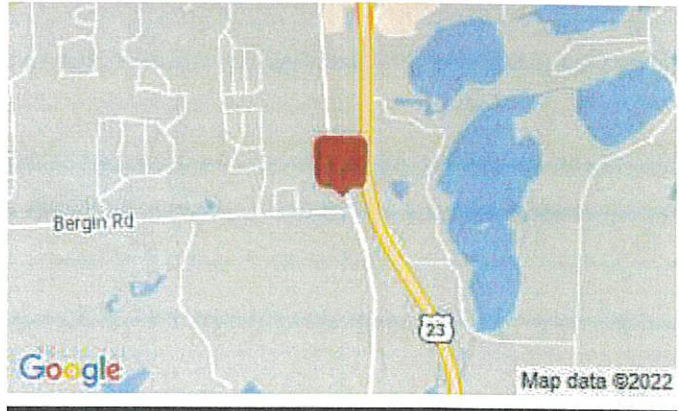
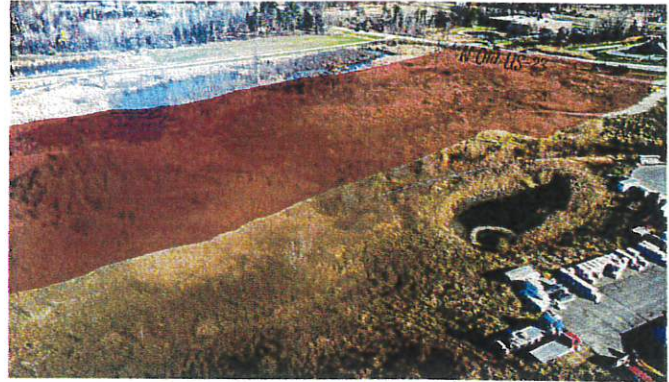


# 10 acres Light Industrial Hartland Old US-23

## Old US-23, Howell, MI 48843



Listing ID: 30823682  
Status: Active  
Property Type: Vacant Land For Sale  
Possible Uses: Industrial  
Gross Land Area: 10.28 Acres  
Sale Price: \$799,000  
Unit Price: \$77,723 Per Acre  
Sale Terms: Cash to Seller  
Nearest MSA: Detroit-Warren-Dearborn  
County: Livingston  
Tax ID/APN: 0828300019  
Zoning: LIGHT INDUSTRIAL  
Highway Access: 1 mile to I-96



### Overview/Comments

If You Must Have a Great Retail Location For Your Business and Industrial Zoning to Warehouse Your Product Consider This... Located Only One Mile South of M-59 (Highland Road) and the Vibrant Intersection of US-23 and M-59 ~ This Parcel is Adjacent and to the North of the Existing Business, Beacon Building Supply. 580 Feet of Frontage on a Class "A" Road with a Curb Cut and Approach Already Installed to Access and Service the Sewer Pump Station at the Front of the Property ~ It is Anticipated That 5 to 7 Acres of this Land Will Be Useable at the Frontage ~ There Are Some Wetlands at the Back of the Property and There Has Been Fill in the Central Area of the Property ~ It Will Be the Responsibility of the Purchaser and Their Consultants to Investigate the Property for Their Intended Use(s) ~ Light Industrial Land is Increasingly Difficult to Find in Eastern Livingston County and Rapidly Developing Hartland Township ~ Owner May Consider a "Build to Suit" with a Lease Back ~ We Look Forward to Hearing From You Soon!

#### More Information Online

<https://cie.cpix.net/listing/30823682>

#### QR Code

Scan this image with your mobile device:



### Property Contacts



#### John Luke

RE/MAX Commercial Brokers & Remax Platinum  
810-691-2142 [M]  
810-691-2142 [O]  
johnluke@remax.net

## VacantLand Full

**V/L OLD US 23, Hartland Twp, Michigan 48843**

MLS#: **20221058398**  
 P Type: **Land**  
 Status: **Active**

Area: **01081 - Hartland Twp**  
 DOM: **N/0/0**

Short Sale: **No**  
 Trans Type: **Sale ERTS/FS**

LP: **\$799,000**  
 OLP: **\$799,000**



Location Information

County: **Livingston**  
 Township: **Hartland Twp**  
 Mailing City: **Howell**  
 Side of Str: **W**  
 School District: **Hartland**  
 Location: **M~59 AND OLD US~23**

Waterfront Information

Water Name:  
 Water Facilities:  
 Water Features:  
 WaterFront Feet:

Lot Information

Acreage: **10.28**  
 List \$/Acre: **\$77,723.73**  
 Min Lots/Acre:  
 Lot Dim: **580X977X580X977**  
 Road Front Feet: **580**  
 Zoning: **Light Industrial**

Land Contract Information

Land DWP:  
 Land Int Rate: **%**  
 Land Payment:  
 Land Terms:



Contact Information

Name: **JOHN LUKE**  
 Phone: **(810) 691-2142**

Additional Information

Internet Avail:  
 Mineral Rights:  
 Sqft Min Lot:  
 Survey:  
 Irrigation: **No**  
 Perk:

Recent CH: **11/07/2022 : New : PS->ACTV**

Listing Information

Listing Date: <b>11/07/22</b>	Off Mkt Date:	Pending Date:	MLS Source: <b>REALCOMP</b>
Restrictions:	ABO Date:	Contingency Date:	BMK Date:
Directions: <b>THIS PROPERTY IS 3/4 OF A MILE SOUTH OF M~59 ON THE WEST SIDE OF OLD US 23</b>	Protect Period: <b>180</b>	Exclusions:	Originating MLS# <b>20221058398</b>
Terms Offered: <b>Cash, Conventional</b>		Short Sale: <b>No</b>	Possession: <b>At Close</b>

Features

Current Use: **Unimproved**  
 Water Source: **Well-Needed**  
 Sewer: **Septic-Needed**

Legal/Tax/Financial

Property ID: <b>0828300019</b>	Restrictions:	Ownership: <b>Standard (Private)</b>
Tax Summer: <b>\$4,309</b>	Tax Winter: <b>\$2,242</b>	Oth/Spec Assmnt:
SEV: <b>231,000.00</b>	Taxable Value: <b>\$142,187.00</b>	Existing Lease: <b>No</b>
Legal Desc: <b>SEC 28 T3N R6E PART OF SW 1/4; BEG AT SW CORNER OF SECTION 28; TH ALG CTRLN OF BERGIN RD AND S LN OF SEC 28 N87*52'23" E 630.50'; TH N2* 44' 03" W 500' TO POB; TH N 2*44'03" W 331'; TH N87* 52'23" E 977.09'; TH ALG CTRLN OF OLD US 23, S 20* 31' 39" E 580.17'; TH S 1* 50'08" E 15.45'; TH S 87*52'23" W 450'; TH N20*31'39" W 247.64'; TH S 87*52'23" W 628.48' TO POB PARCEL 2A 10.28ACRES ML SPLIT 9/98 FROM 28-300-007 &amp; 1/99 FR 28-300-018 NO SPLITS WERE TRANSFERRED IN 1999.</b>		

Agent/Office Information

Sale Ag Comp:  
 Buy Ag Comp: **Yes: 3%**  
 Trans Crd Comp:  
 Compensation Arrangements:  
 List Office: **RE/MAX Platinum-Hartland**  
 List Agent: **DANIEL J CALLAN**   
 Co-list Agent: **JOHN E LUKE**   
 List Office Ph: **(810) 632-5050**  
 List Agent Ph: **(810) 531-4473**  
 Co-list Agent Ph: **(810) 691-2142**

Remarks

Public Remarks: **If You Must Have a Great Retail Location For Your Business and Industrial Zoning to Warehouse Your Product Consider This... Located Only One Mile South of M~59 (Highland Road) and the Vibrant Intersection of US~23 and M~59 ~ This Parcel is Adjacent and to the North of the Existing Business, Beacon Building Supply. 580 Feet of Frontage on a Class "A" Road with a Curb Cut and Approach Already Installed to Access and Service the Sewer Pump Station at the Front of the Property ~ It is Anticipated That 5 to 7 Acres of this Land Will Be Useable at the Frontage ~ There Are Some Wetlands at the Back of the Property and There Has Been Fill in the Central Area of the Property ~ It Will Be the Responsibility of the Purchaser and Their Consultants to Investigate the Property for Their Intended Use(s) ~ Light Industrial Land is Increasingly Difficult to Find in Eastern Livingston County and Rapidly Developing Hartland Township ~ Owner May Consider a "Build to Suit" with a Lease Back ~ We Look Forward to Hearing From You Soon!**

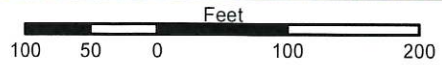
**Search Criteria**

MLS Number is 20221058398  
 Selected 1 of 1 result.





Livingston County, Michigan  
 Information Technology Department  
 G.I.S. Division  
 304 E. Grand River Ave., Howell, MI 48843  
 517.548.3230  
 co.livingston.mi.us or livingstonlive.org



### Parcel Map with 2010 Aerial Photo

**MAP INTERPRETATION NOTICE**

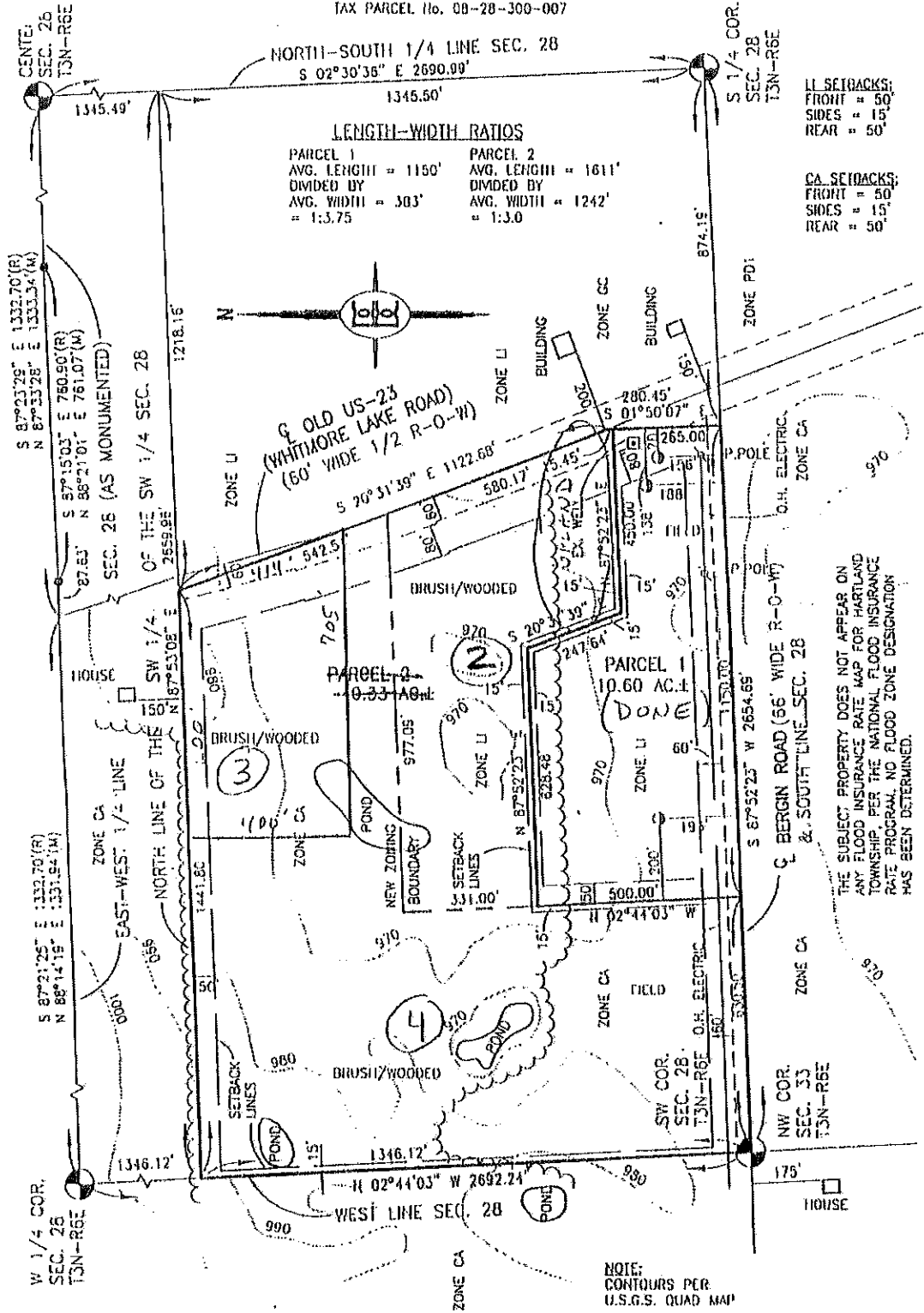
Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of Livingston County. Boundary measurements and area calculations are approximate and should not be construed as survey measurements.





# PROPOSED PARCEL DIVISIONS

TAX PARCEL No. 00-28-300-007



LI SETBACKS;  
FRONT = 50'  
SIDES = 15'  
REAR = 50'

CA SETBACKS;  
FRONT = 50'  
SIDES = 15'  
REAR = 50'

THE SUBJECT PROPERTY DOES NOT APPEAR ON ANY FLOOD INSURANCE RATE MAP FOR HARTLAND TOWNSHIP, PER THE NATIONAL FLOOD INSURANCE RATE PROGRAM. NO FLOOD ZONE DESIGNATION HAS BEEN DETERMINED.

NOTE:  
CONTOURS PER  
U.S.G.S. QUAD MAP

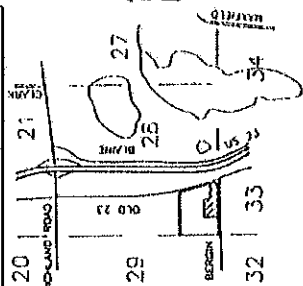
DESCRIPTION:	
PART OF THE SW 1/4 OF SEC. 28, T33N-R6E, HARTLAND TOWNSHIP, EMINGHAM COUNTY, MICHIGAN	
CLIENT:	
FOX BROS.	
JOB NO.	97546
SHEET	1 OF 2
11:9754653	

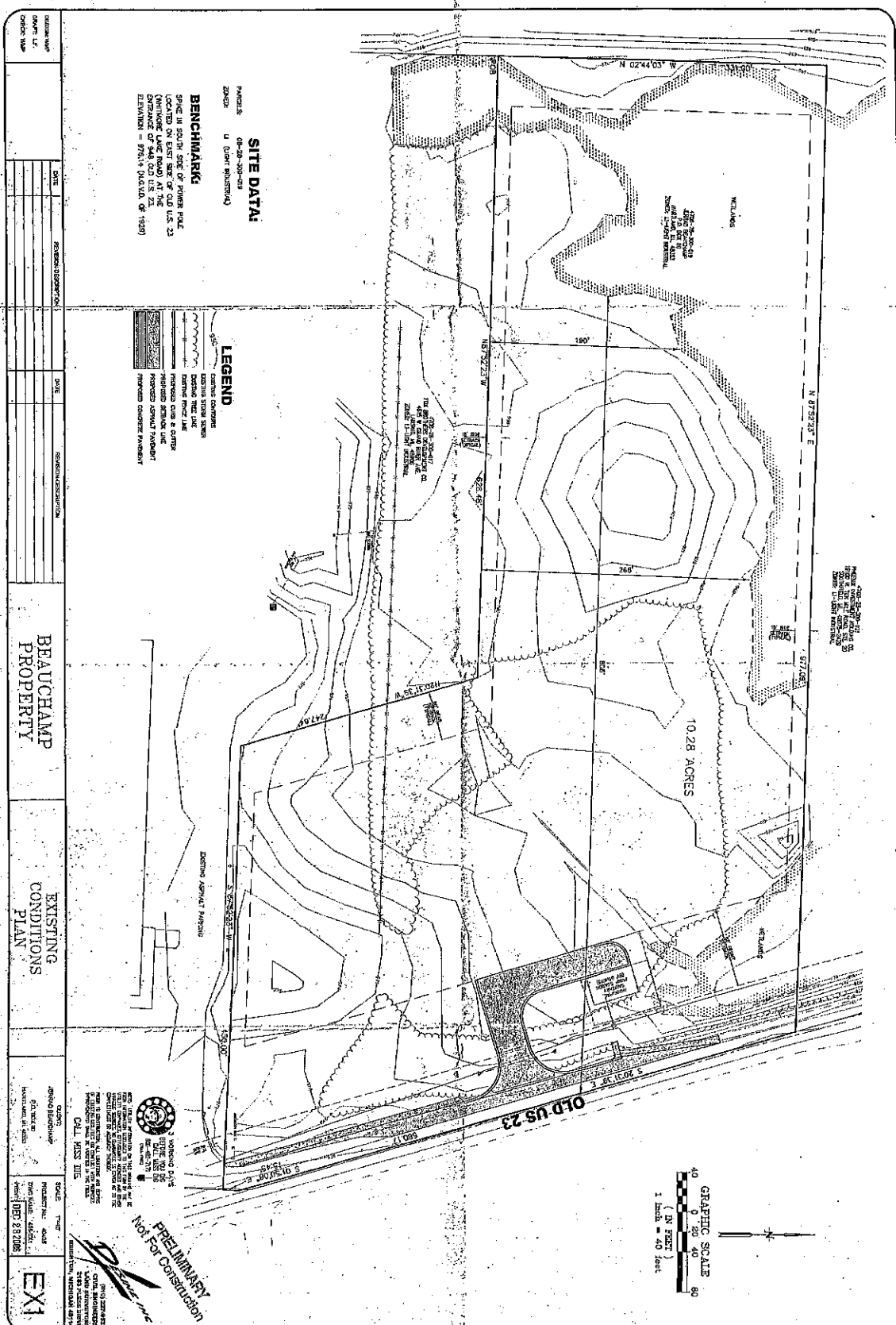
## BOSS ENGINEERING

### ENGINEERS & SURVEYORS

3121 E. GRAND RIVER HOWELL, MICHIGAN 48843  
 HOWELL (517) 546-4838 BRIGHTON (810) 229-4773  
 FAX (517) 548-1670

DATE 6-15-98 7-01-98 REVISIONS 7-7-98	
FB	CREW JH BJ DR. TJH CLKD. PJF





**SITE DATA:**

PARCELS: 08-29-300-021  
 ZONED: U (Urban Residential)

**BENCHMARKS:**

SPICE IN SOUTH SIDE OF POWER POLE  
 LOCATED ON EAST SIDE OF OLD U.S. 23  
 DISTANCE OF 548.00 U.S. FEET  
 ELEVATION = 972.74 (N.A.C.T.D. OF 1929)

**LEGEND:**

- EXISTING CONTOURS
- EXISTING STRIPS
- EXISTING TRAIL LINE
- PROPOSED CURB & DRIVE
- PROPOSED ASPHALT DRIVE
- PROPOSED DRIVEWAY

DATE: \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_

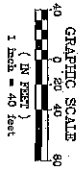
NO.	DATE	REVISION/DESCRIPTION

**BEAUCHAMP PROPERTY**

**EXISTING CONDITIONS PLAN**

DATE: \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_

**EX1**



**NOT FOR CONSTRUCTION**

PREPARED BY: [Signature]

DATE: \_\_\_\_\_

PROJECT NO. \_\_\_\_\_

CALL MISS JILL

## 3.1.16

## LI Light Industrial

## A. INTENT

The LI, Light Industrial District is designed so as to primarily accommodate industrial parks, wholesale activities, warehouses, and industrial operations whose external physical effects are restricted to the area of the district and in no manner detrimentally affect any of the surrounding districts. The LI District is so structured as to permit, along with any specified uses, the manufacturing, compounding, processing, **packaging, assembly and/or treatment of finished or semifinished products from previously prepared material.** It is further intended that the processing of raw material for shipment in bulk form, to be used in an industrial operation at another location is not to be permitted.

? **User Note:** For uses listed in **bold blue**, refer to Article 4, or click on use, for use-specific standards

## B. PRINCIPAL PERMITTED USES

- i. Any use with the principal function of conducting research, design, testing and pilot or experimental product development.
- ii. Vocational schools and other types of technical training facilities.
- iii. Computer programming, data processing and other computer related services.
- iv. **Professional & medical offices**
- v. (Reserved)
- vi. **Financial institutions with drive-through service** §4.57
- vii. **Publicly owned and operated facilities**
- viii. **Essential services, buildings and storage yards** §4.26
- ix. Public or private parks and open space
- x. **Outdoor seating and dining areas** §4.47
- xi. Light industrial uses<sup>□</sup>
- xii. Business services
- xiii. **Mini warehouses** §4.35
- xiv. **Commercial greenhouses**
- xv. Lumber yards and millworks, provided any mills are completely enclosed
- xvi. Public buildings, post offices, libraries, libraries, community centers, including outdoor storage.
- xvii. Public utility buildings, telephone exchange buildings, electrical transformer stations and substations, and gas regulator stations.

## D. SPECIAL LAND USES

- i. **Child day care<sup>□</sup> and adult day care centers<sup>□</sup>** §4.12
- ii. **Indoor tennis facilities, fitness and recreation centers** §4.40
- iii. Urgent care facilities
- iv. **Motels<sup>□</sup> and hotels** §4.36
- v. Standard restaurants<sup>□</sup>
- vi. Freezer locker plants and cold storage
- vii. **Heliports** §4.13
- viii. **Radio, television and other communication towers<sup>□</sup>** §4.39
- ix. **Outdoor storage accessory to a permitted use** §3.27
- x. Uses of the same nature or class as uses listed in this district as either a Permitted Principal Use or Special Use in this district, but not listed elsewhere in this Zoning Ordinance, as determined by the Planning Commission.
- xi. **Automobile repair - major<sup>□</sup>** §4.59

## C. ACCESSORY USES

- i. **Sales at a commercial greenhouse** §3.22.1
- ii. **Personal fitness centers<sup>□</sup> accessory to industrial use** §3.22.2
- iii. **Caretaker living quarters** §4.51
- iv. **Accessory buildings, uses and activities customarily incidental to any of the above-named principal permitted uses** §5.14



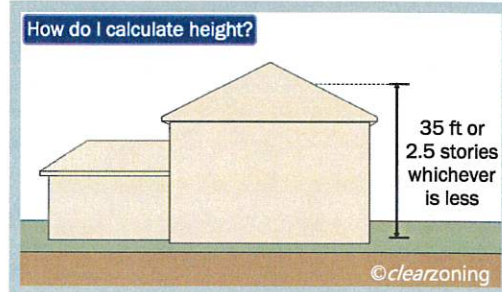
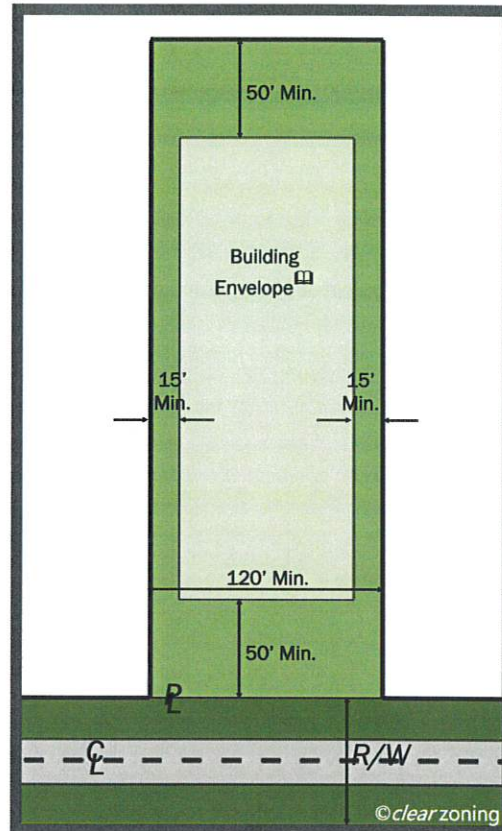


## E. DEVELOPMENT STANDARDS

<b>Lot Size</b>	
Minimum lot area <sup>1</sup> :	40,000 sq ft
Minimum lot width <sup>1</sup> :	120 ft
<b>Maximum Lot Coverage<sup>1</sup></b>	
Principal structure	75%
<b>Setbacks<sup>1</sup></b>	
Minimum front yard setback:	50 ft
Minimum rear yard setback:	50 ft
Minimum side yard setback:	15 ft
<b>Building Height<sup>1</sup></b>	
Maximum building height:	35 ft or 2.5 stories whichever is less

### NOTES

- For additions to the above requirements, refer to **Section 3.24: 2, 5, 8, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 27, 28.**
- See *Suggested References* below for applicability



The above drawings are not to scale.

### SELECTED REFERENCES

#### 3. Zoning Districts

- **Planned Development** §3.1.18
- **Light Industrial District** §3.22
- **Commercial Greenhouse** §3.22.1

#### 5. Site Standards

- **Paved Access** §5.22.3
- **Off-Street Parking Requirements** §5.8
- **Access Management and Driveways** §5.10
- **Sidewalks and Pathways** §5.12
- **Landscaping and Screening** §5.11
- **Lighting** 5.13
- **Walls and Fences** §5.20
- **Performance Standards** §5.19
- **Architectural Standards** §5.24

#### 6. Development Procedures

- **Site Plan Review** §6.1
- **Traffic Impact Assessment** §6.5
- **Special Uses** §6.6

**1**  
Purpose and  
Introduction

**2**  
Definitions

**3**  
Zoning  
Districts

**4**  
Use  
Standards

**5**  
Site  
Standards

**6**  
Development  
Procedures

**7**  
Admin and  
Enforcement

