EST. 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

24+/- Acres SWC Latson & I-96

3684 Beck Road, Howell, MI 48843



FOR SALE

GetReal*quality*
248.476.3700

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PRICE REDUCED! WAS: $1,250,000.00 / NOW: $950,000.00

DESCRIPTION

Two (2) vacant land parcels along the I-96/Latson Road interchange. These parcels have been master planned by Genoa Township for Interchange Commercial and Office uses. Interchange Commercial use includes restaurants, auto/gas service stations, retail/service, hotel, movie theater, indoor commercial recreation, conference centers, financial institutions and office.

PROPERTY HIGHLIGHTS

- Located at the I96/Latson Road eastbound exit ramp. (Exit 140).
- Between Brighton and Howell.
- Master Planned - Interchange Commercial District.

For more information, please contact: John Porth / 248.476.3700 / jkporth@thomasduke.com
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BUILDING INFORMATION

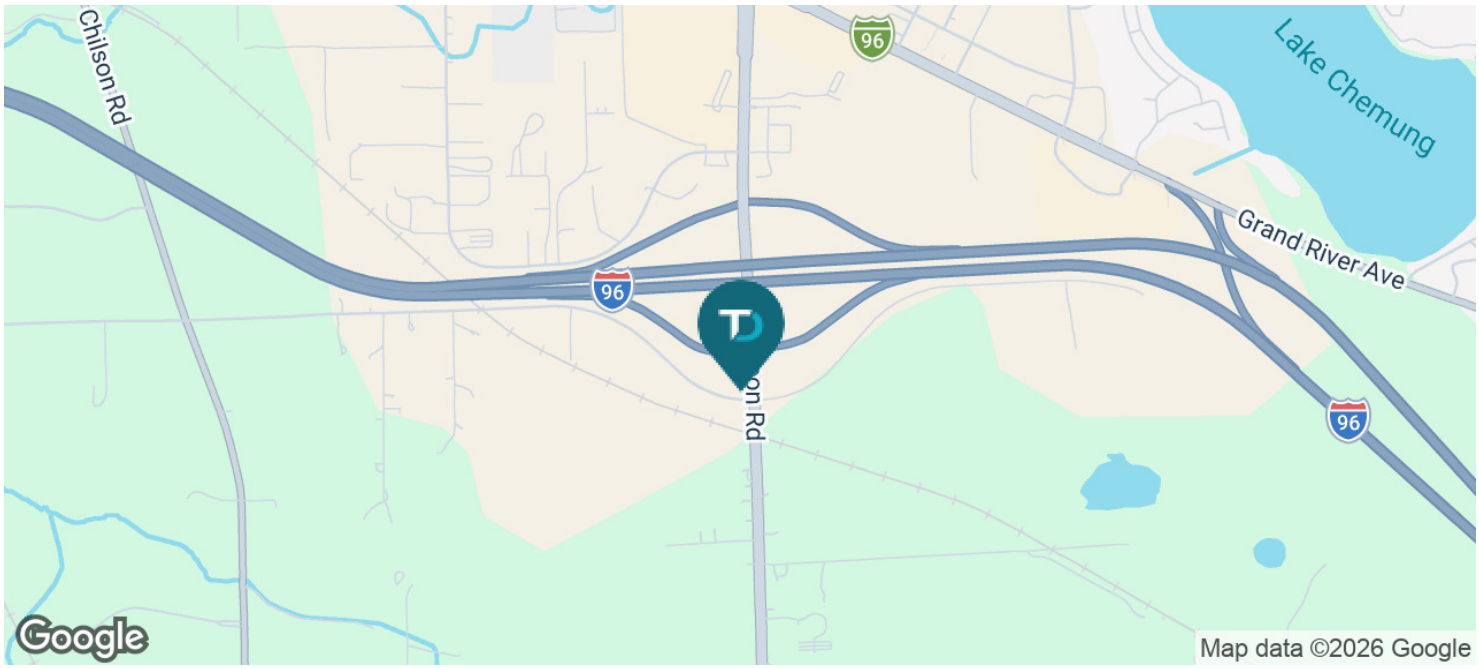
SALE PRICE:	WAS: $1,250,000.00 NOW: $950,000.00
Price/AC:	$39,583.33
Utilities:	Municipal Water near site. Sanitary Sewer planned.
Traffic Counts:	Latson Road - 16,282 I96 EB Exit Ramp - 3,935 I-96 - 73,147
Taxes (Combined)	Summer 2026 - $669.28 Winter 2025 - $297.35

PROPERTY INFORMATION

Lot Size:	24 Acres
Property Type:	Land
Zoning	ICPUD - Master Planned Interchange Commercial District. Currently Zoned CE-Country Estates.
Legal Description:	Available upon request.
APN:	11-08-400-025 & 11-08-400-031

LOCATION INFORMATION

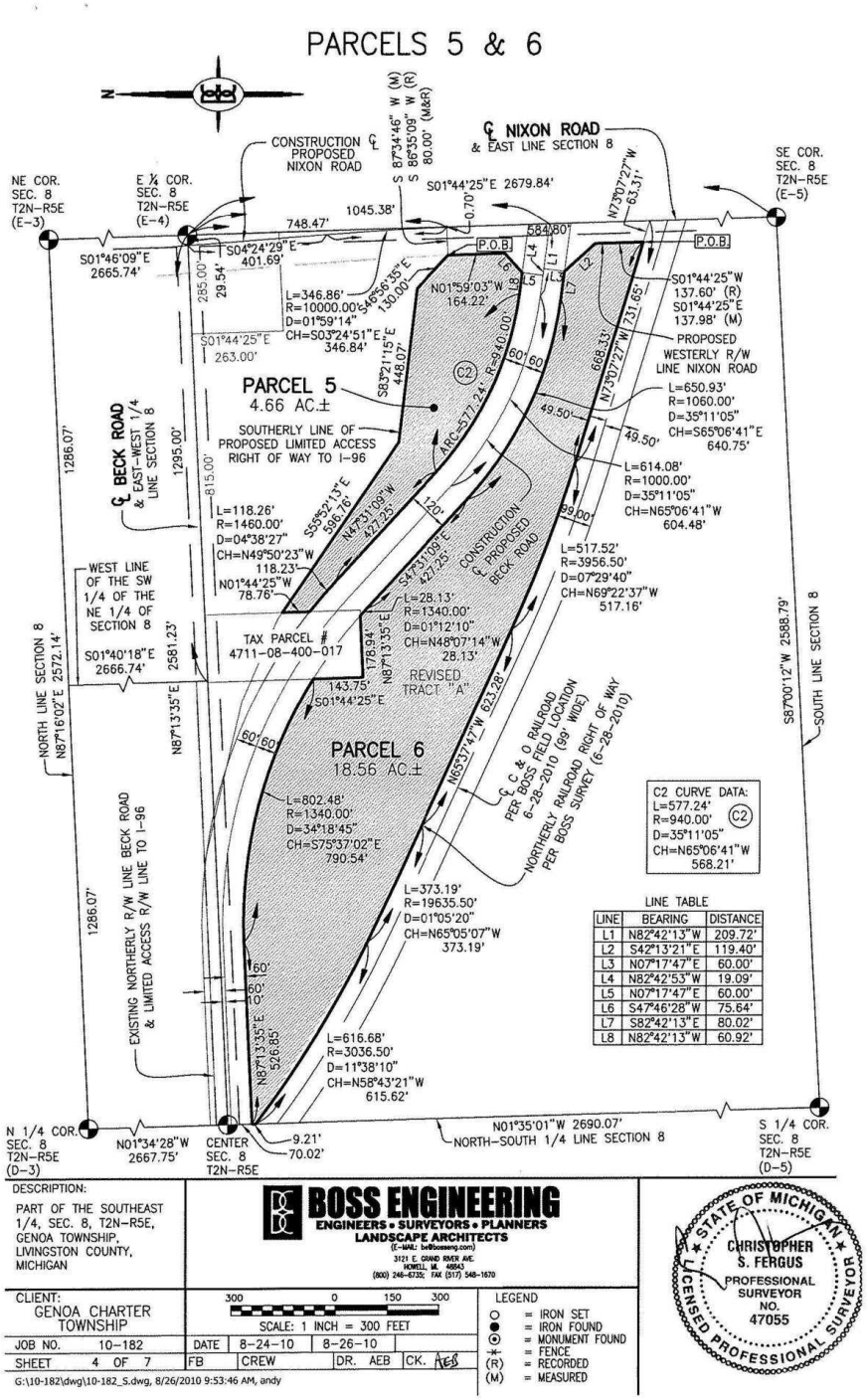
Located on the northwest & southwest corner of Beck Road and Latson Road on the south side of the I96/Latson Road interchange in Genoa Township.



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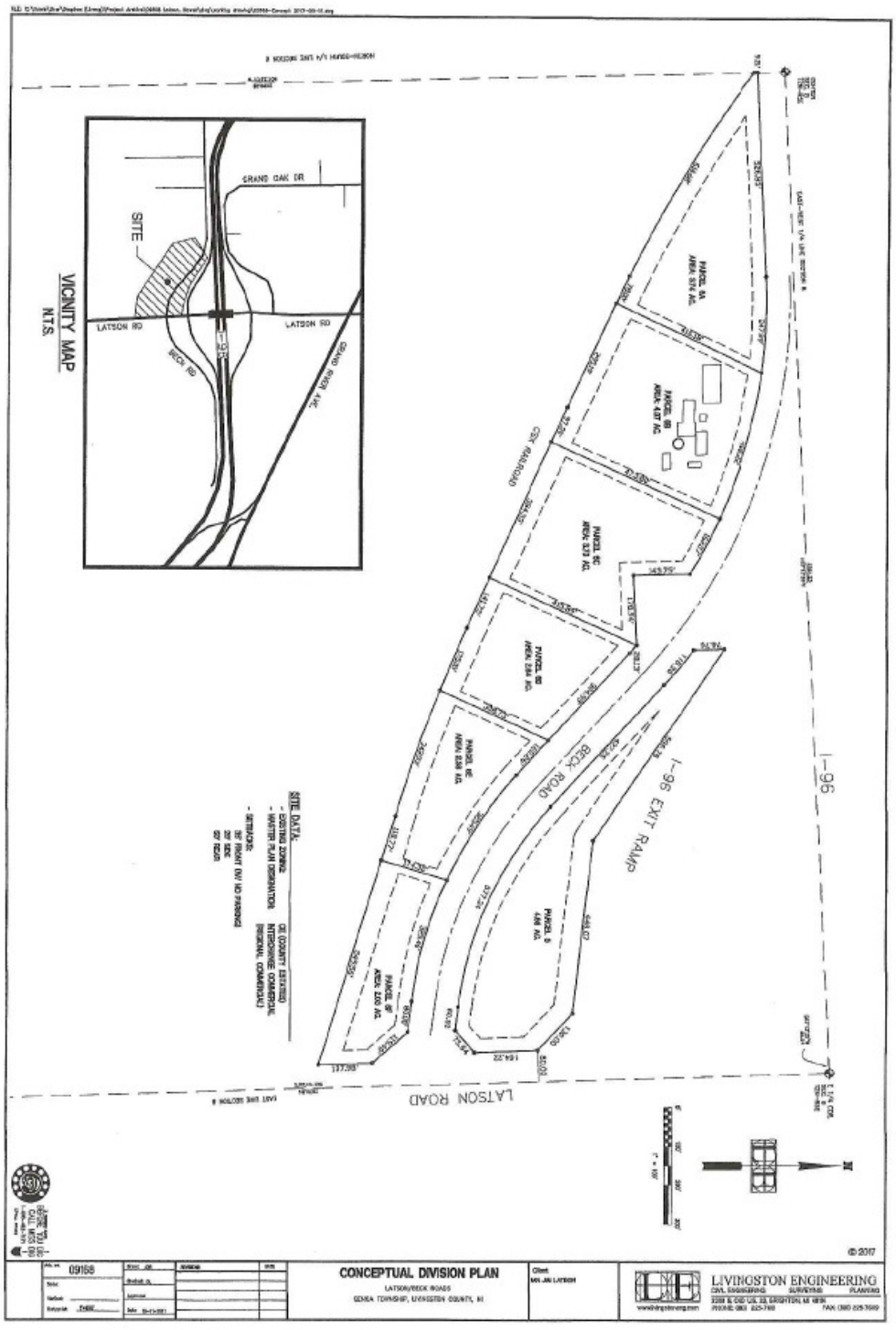


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DEMOGRAPHIC INFORMATION	1 MILE	3 MILES	5 MILES
Total population	1,425	17,424	50,125
Median age	44.3	44.0	42.7
Total households	659	7,354	21,002
Average HH income	$77,184	$90,755	$94,067
Average house value	$235,715	$249,064	$254,862

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