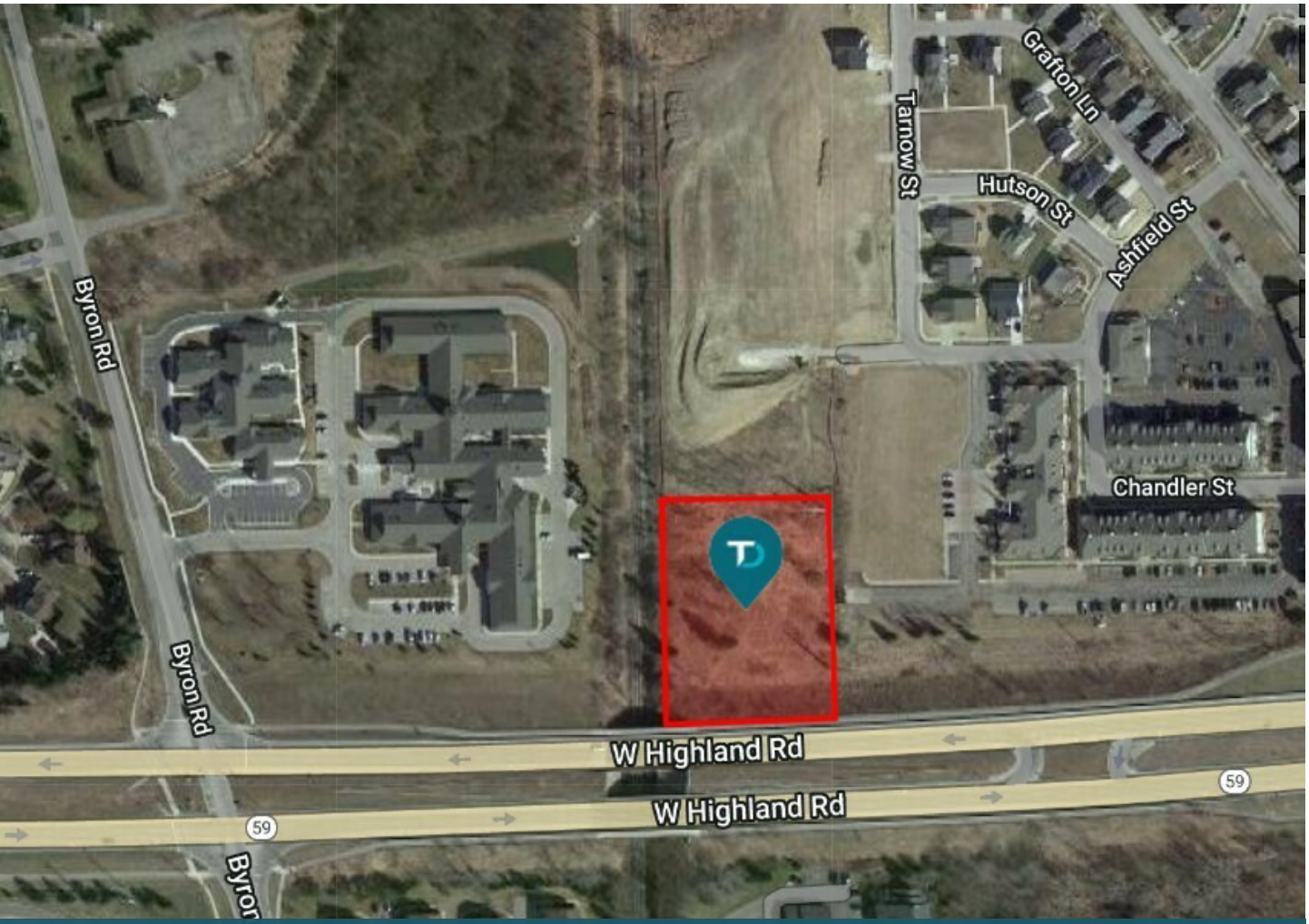
EST. 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

1.65 Acres Highland Road

700 W. Highland Road Howell, MI 48843



FOR SALE

GetReal*quality*
248.476.3700

LISTED BY:
John Porth
Vice President
jkporth@thomasduke.com

WWW.THOMASDUKE.COM

FOR SALE

1.65 Acres Highland Road

700 W. Highland Road Howell, MI 48843



Sale Price: $120,000.00

DESCRIPTION

Vacant Land for Development.

PROPERTY HIGHLIGHTS

- Frontage on Highland Road (M-59).
- MFR - Multiple Family Residential Zoning.
- Howell Public School District.

FOR SALE

1.65 Acres Highland Road

700 W. Highland Road Howell, MI 48843

BUILDING INFORMATION

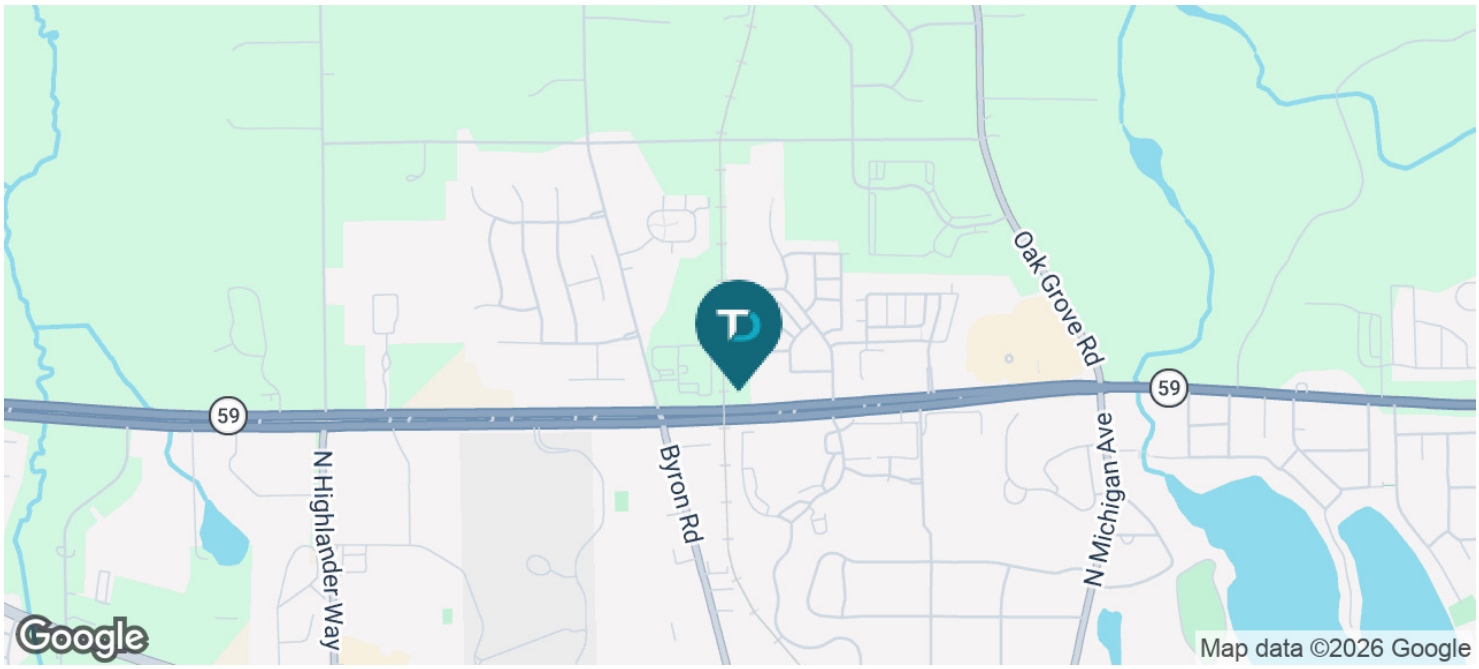
SALE PRICE:	$120,000.00
Price/AC:	$72,727.00
Utilities:	Municipal Water & Septic
Taxes:	2025 Winter - $174.70 2026 Summer - $696.47
School District:	Howell Public Schools

PROPERTY INFORMATION

Lot Size:	1.65 Acres
Property Type:	Land
Property Subtype:	Multifamily
Zoning	MFR - Multiple Family Residential
Traffic Count:	Highland Road = 20,074 Byron Road = 3,820
APN:	06-26-200-001

LOCATION INFORMATION

Located on the north side of Highland Road, just west of Michigan Avenue.



LEGAL DESCRIPTION

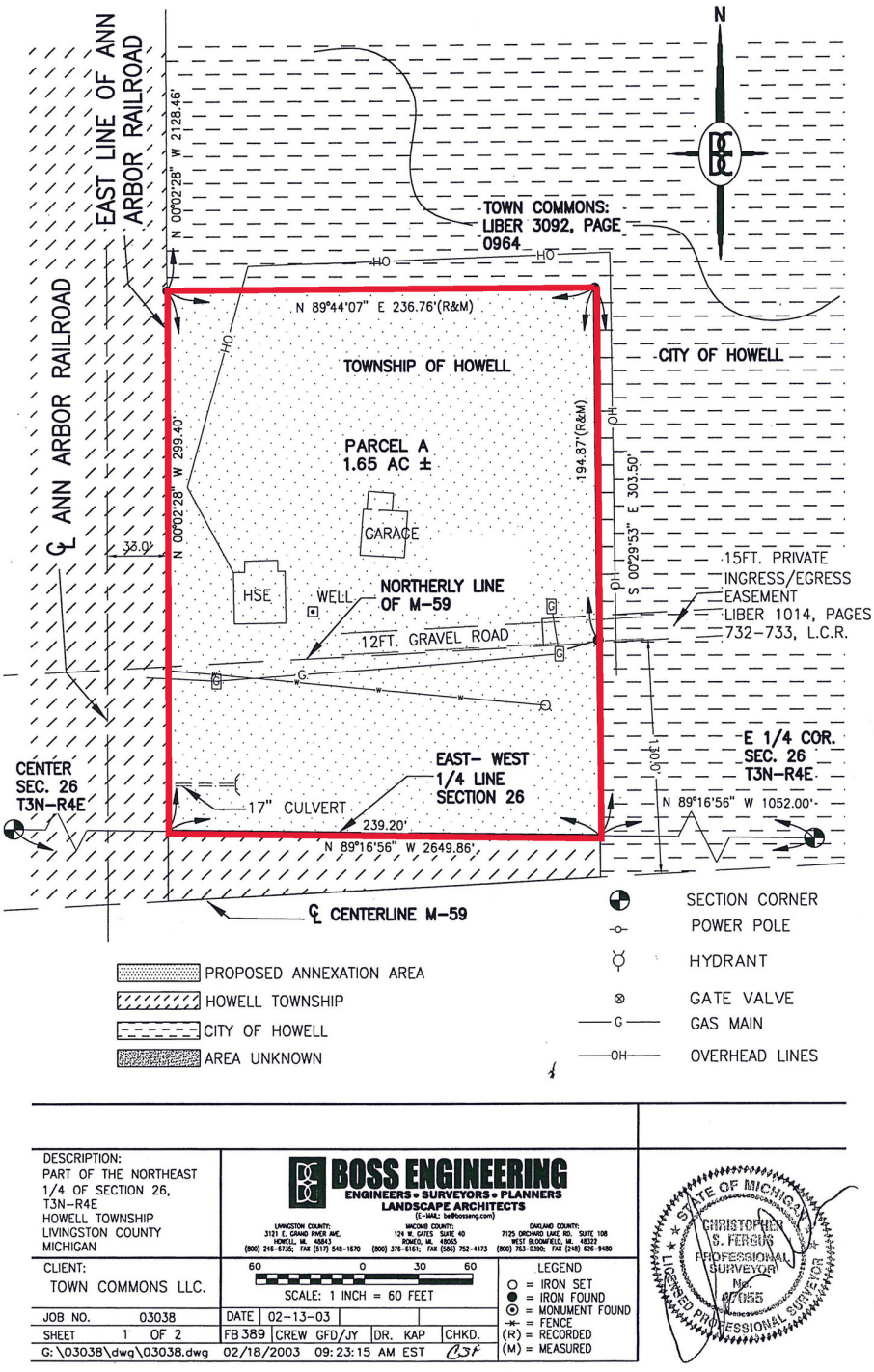
PARCEL A:
Part of the Northeast 1/4 of Section 26, T3N-R4E, Howell Township, Livingston County, Michigan, more particularly described as follows: Commencing at the East 1/4 Corner of said Section 26; thence along the East-West 1/4 line, N89°16'56" W, 1052.00 feet, to the POINT OF BEGINNING of the Parcel to be described; thence continuing along said line, N89°16'56" W, 239.20 feet; thence along the East line of the Ann Arbor Railroad (66 foot Right-of-Way), N00°02'28" W, 299.40 feet; thence N89°44'07" E, 236.76 feet; thence S00°29'53" E, 303.50 feet, to the POINT OF BEGINNING, containing 1.65 acres, more or less, and subject to and including the use of a 15 foot Private Ingress and Egress Easement as recorded in Liber 1014, pages 732-733, of the Livingston County Records. Also subject to any other easements or restrictions of record.

FOR SALE

1.65 Acres Highland Road

700 W. Highland Road Howell, MI 48843

PART 1 MAP



DESCRIPTION:
PART OF THE NORTHEAST 1/4 OF SECTION 26, T3N-R4E
HOWELL TOWNSHIP
LIVINGSTON COUNTY
MICHIGAN

CLIENT:
TOWN COMMONS LLC.

JOB NO. 03038
SHEET 1 OF 2
G:\03038\dwg\03038.dwg

BOSS ENGINEERING
ENGINEERS • SURVEYORS • PLANNERS
LANDSCAPE ARCHITECTS
(E-MAIL: be@bosseng.com)

LIVINGSTON COUNTY: 3121 E. GRAND RIVER AVE. HOWELL, MI. 48843 (800) 248-8732; FAX (517) 548-1670
MACOMB COUNTY: 124 W. GATES SUITE 40 ROMEO, MI. 48065 (800) 376-8161; FAX (586) 752-4473
OAKLAND COUNTY: 7125 ORCHARD LAKE RD. SUITE 108 WEST BLOOMFIELD, MI. 48322 (800) 763-0390; FAX (248) 626-9480

60 0 30 60
SCALE: 1 INCH = 60 FEET

DATE 02-13-03
FB 389 CREW GFD/JY DR. KAP CHKD.
02/18/2003 09:23:15 AM EST

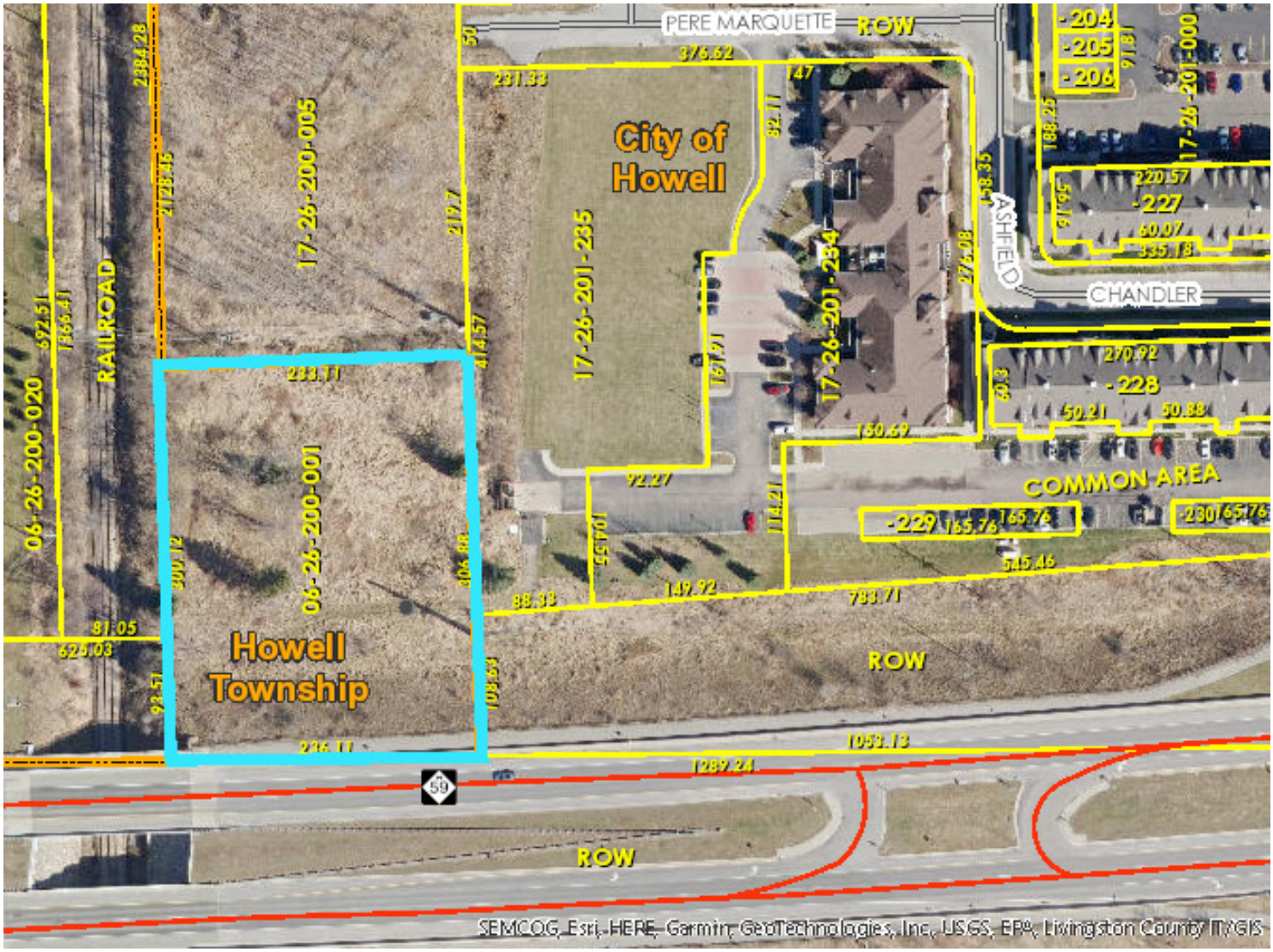
LEGEND
○ = IRON SET
● = IRON FOUND
⊙ = MONUMENT FOUND
-x- = FENCE
(R) = RECORDED
(M) = MEASURED

STATE OF MICHIGAN
CHRISTOPHER S. FERGUS
PROFESSIONAL SURVEYOR
No. 47055
LICENSED PROFESSIONAL SURVEYOR

FOR SALE

1.65 Acres Highland Road

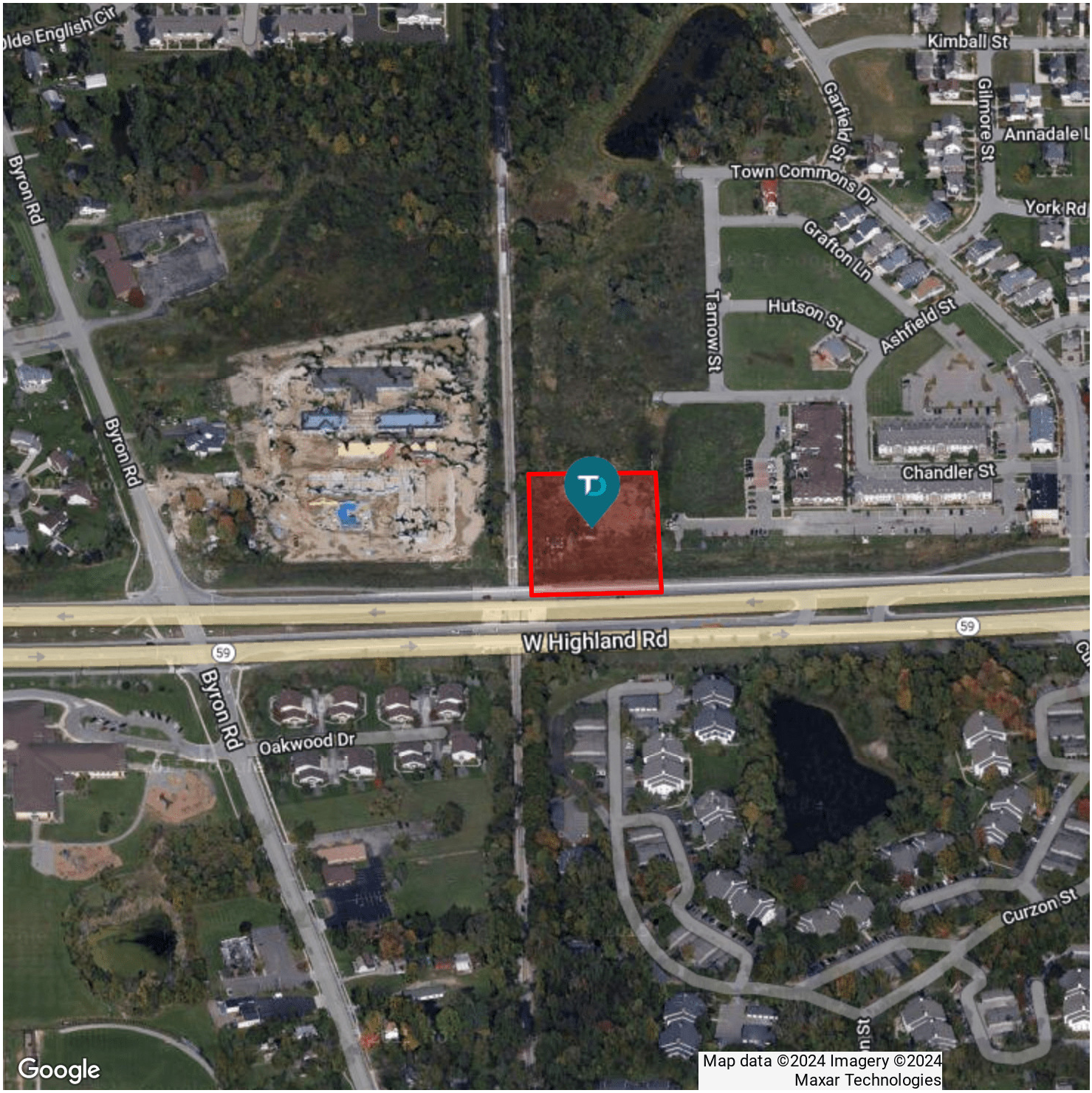
700 W. Highland Road Howell, MI 48843



FOR SALE

1.65 Acres Highland Road

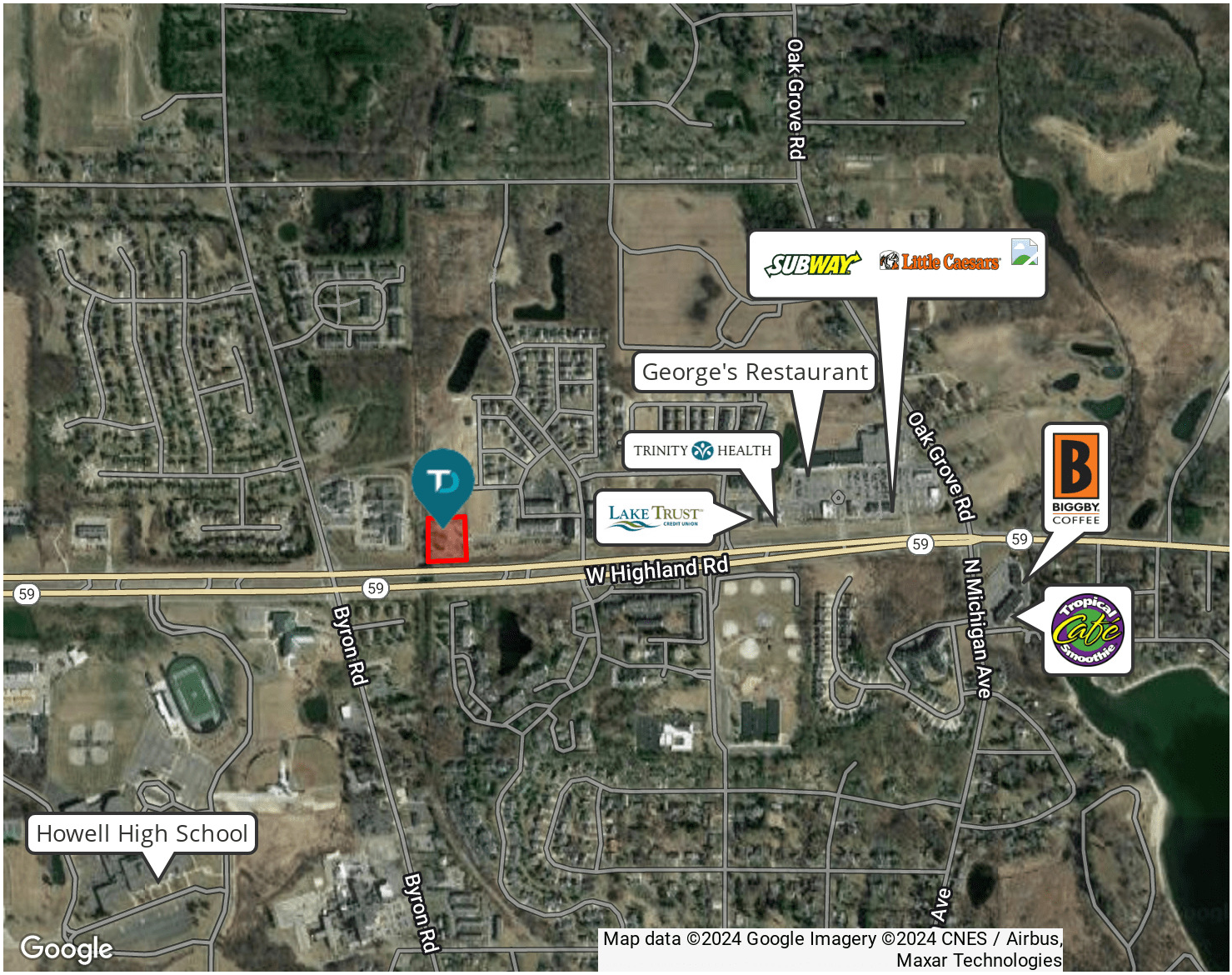
700 W. Highland Road Howell, MI 48843



FOR SALE

1.65 Acres Highland Road

700 W. Highland Road Howell, MI 48843



DEMOGRAPHIC INFORMATION	0.5 MILES	1 MILE	1.5 MILES
Total population	1,480	4,534	9,355
Median age	40.0	41.4	40.1
Total households	843	2,508	4,593
Average HH income	$56,609	$55,546	$60,729
Average house value	$173,952	$170,382	$182,562

ARTICLE VII
MFR MULTIPLE FAMILY RESIDENTIAL DISTRICT

Section 7.01 PURPOSE

The purpose of this district is to provide a relatively small and inexpensive type of housing as well as a broader range of choice of housing types to the people who desire to live in Howell Township in condominium, owner or rental units and their normal accessory uses which are compatibly supportive or convenient to the residents living within such a district. The buildings containing the dwelling units may be in single or group building arrangements having group use facilities held in common to which all residents have equal access and share equally in the financing for operation and maintenance. These developments will only be allowed to develop if State Department of Health and locally approved on-site, common or public water supply system and wastewater disposal sanitary sewer system including wastewater treatment is available adjacent to or can be extended to a multiple family building site.

(Ord. No. 1 eff. Jan. 8, 1983)

Section 7.02 PERMITTED PRINCIPAL USES.

Multiple family dwelling structures, including duplexes, triplexes, quadruplexes, garden apartments, townhouses, and other similar types of multi-family dwelling unit buildings.

A. State Licensed Facilities.

1) Adult Foster Care Small Group Home.

(Ord. No. 1 eff. Jan. 8, 1983; amend. by Ord. 254 eff. Feb. 10, 2013)

Section 7.03 PERMITTED PRINCIPAL SPECIAL USES WITH CONDITIONS.

The following special uses of land, buildings, and structures are permitted subject to the provisions of Article XVI, "Special Uses".

A. State Licensed Facilities.

1) Adult Foster Care Large Group Home (thirteen (13) to twenty (20) adults).

2) Adult Foster Care Congregate Facility (more than twenty (20) adults).

3) Child Care Centers.

4) Adult Day Care Centers.

(Ord. No. 1 eff. Jan. 8, 1983; amend. by Ord. No. 11 eff. Apr. 4, 1986; Ord. No. 62 eff. Oct. 8, 1997; amend. by Ord. 254 eff. Feb. 10, 2013)

Section 7.04 PERMITTED ACCESSORY USES.

A. Normal accessory uses to multiple family dwelling units.

B. Normal accessory uses to permitted and approved "Special Uses."

C. House Hold Pets.

(Ord. No. 1 eff. Jan. 8, 1983; Amend. by Ord. 271 eff. Oct. 3, 2017)

Section 7.05 PERMITTED ACCESSORY USES WITH CONDITIONS.

A. Private swimming pools as a part of the multiple family housing development for use in common by all residents who will finance the operation and maintenance of such facilities in conformance with the provisions of Section 14.18.

B. Common open space and recreation areas and facilities as a part of the multiple family housing development for use in common by all residents who will be required to finance the operation and maintenance of such facilities.

C. Drives and off-street parking areas in accordance with Section 7.07D.

D. Recreation, meeting and other group activity facilities located in buildings or as a part of a structure developed as a part of the multiple family housing project for the common use and enjoyment by all residents who will be required to operate and maintain such facilities and financed through a nonprofit association representing the owners and renters.

(Ord. No. 1 eff. Jan. 8, 1983)

Section 7.06 DIMENSIONAL REQUIREMENTS EXCEPT AS OTHERWISE SPECIFIED IN THIS ORDINANCE.

A. Lot area. The first multiple family dwelling unit in a residential structure shall occupy a lot or parcel comprising not less than one-half (1/2) acre, and meet the requirements of Section 7.07B. Each additional multiple family dwelling unit shall require the following additional lot or parcel area:

1) Efficiency	2,000 square feet
2) One bedroom	2,500 square feet
3) Two bedroom	3,500 square feet
4) Three bedroom	5,000 square feet
5) Four bedroom	6,500 square feet
6) Extra bedrooms over four	1,500 square feet

B. Lot width. Minimum of 200 feet.

C. Lot coverage. Maximum of 40%.

D. Number of dwelling units per gross acre. Maximum of Eight (8) dwelling units.

E. Yard and setback requirements.

1) Front yard. Minimum of thirty (30) feet plus one (1) foot for each foot of height of structure in excess of thirty (30) feet from the road right-of-way line, or as otherwise required in Section 26.05, whichever is greater.

2) Side yards. Minimum of thirty (30) feet for each side yard, and one (1) foot for each foot of height of structure in excess of thirty (30) feet from the side lot line.

3) Rear yard. Minimum of fifty (50) feet plus one (1) foot for each foot of height of structure in excess of fifty (50) feet from a property line.

F. Height limitations. Maximum of five (5) stories and sixty (60) feet, except that detached accessory structures shall not exceed twenty (20) feet.

G. Spacing between buildings. Shall be at least the height of the highest of the abutting buildings.

H. Gross floor area requirements. Minimum standards for gross floor area for each type of a family dwelling unit shall be as follows:

1) Efficiency	450 square feet
2) One bedroom	600 square feet
3) Two bedroom	750 square feet
4) Three bedroom	900 square feet
5) Each additional bedroom	150 square feet

I. Number of multiple family dwelling units per building. Multiple Family Residential structures shall contain no more than twenty-four (24) units provided public water and appropriate fire protection equipment are available, otherwise the structures shall contain no more than twelve (12) units.

(Ord. No. 1 eff. Jan. 8, 1983; amend. Ord. No. 97 eff. Feb. 23, 2000; further amend. Ord. No. 98 eff. Feb. 23, 2000; Ord. No. 100 eff. Feb. 23, 2000; further amend. Ord. No. 119, eff. Dec. 27, 2000; Ord. No. 200, eff. 12/11/06)

Section 7.07 LOCATIONAL AND OTHER REQUIREMENTS.

A. Available common or public water supply system and wastewater disposal sanitary sewer and sewage treatment system to which all dwelling units in the multiple family dwelling unit project shall be connected on a permanent basis.

B. Open spaces comprising at least 10% of the total gross area of the project with the open spaces of at least three (3) acres in size and planned and built as a common facility to be used, operated and maintained by the developer or a nonprofit association representing the property owners and financed by means of a monthly or annual assessment.

C. Access shall be provided from a major arterial road when the frontage of the side road is directly connected to the major arterial road. Drives shall be located at least twenty (20) feet from any building.

D. Off-street parking shall be provided in accordance with Article XVIII, "Off-Street Parking" with parking spaces located within 200 feet of an entrance to the building for which the parking is designated. Each dwelling unit shall be provided with at least one (1) covered parking space which shall be of the same type of construction as the principal building.

E. Landscaping shall meet the requirements of Section 28.03B and other appropriate Sections of Article XXVIII, Landscaping Requirements and Section 14.26, Fences.

F. Enclosed storage space for garden equipment, supplies, tools, toys, bicycles and other household goods and supplies shall be provided in conjunction with covered parking spaces and shall be of the same type of construction as the principal building.

(Ord. No. 1 eff. Jan. 8, 1983; amend. Ord. No 74 eff. Sept. 30, 1998; further amend. Ord. No.97 eff. Further amend. Feb. 23, 2000)