

HERITAGE SQUARE PUD

NW Corner Mason Rd & Burkhardt Rd, Howell, MI 48843

UNDER CONTRACT



EXCLUSIVELY LISTED BY:

ANDREW GOBLE

Associate

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FOR SALE

248.476.3700

OFFERING SUMMARY: NW Corner Mason Rd & Burkhardt Rd | Howell, MI 48843



PROPERTY OVERVIEW

Shovel Ready: Heritage Square Planned Unit Development in Howell, Michigan. (296) Apartments, (90) Senior Living approved and (175) Single Family (currently Under Contract with a National Home Builder).

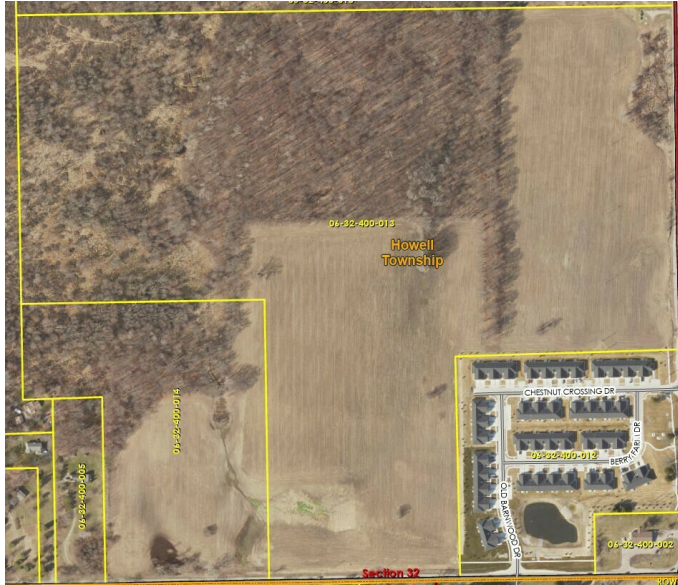
OFFERING SUMMARY

Sale Price: \$5,450,000.00
Lot Size: 95.32 Acres
Zoning: PUD (Multifamily, Single Family, Senior Living)

PROPERTY HIGHLIGHT & RENOVATIONS

- Shovel Ready: Heritage Square Planned Unit Development in Howell, Michigan
- Developer Option for Rentable or 'For Sale' Product
- Includes \$3,000,000.00+ of Paid REU's (75 Water & 569 Sewer)
- Howell School District - High Positive Pop Growth Projection 2023'-2028'
- 1 Mile South: i96/Tanger Outlets, 2 Miles: Downtown Howell & the new 'Motorsport's Gateway Howell'

INVESTMENT OVERVIEW: NW Corner Mason Rd & Burkhart Rd | Howell, MI 48843



Land Area: 95.32 Acres

Utilities: Municipal Water & Sewer

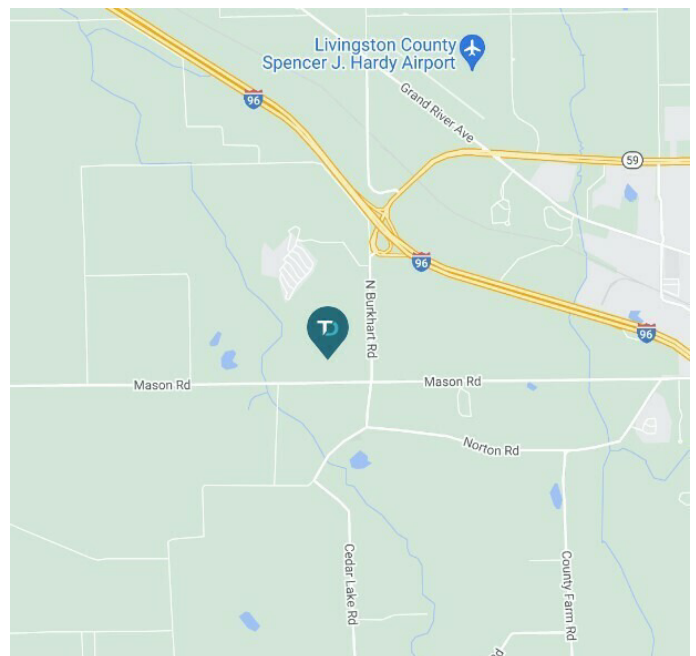
School District: Howell Public School District

Traffic Counts: Mason Road - 5,858 vpd(2022); S Burkhart Rd - 3,251 vpd(2022); i96 - 54,523 vpd(2022)

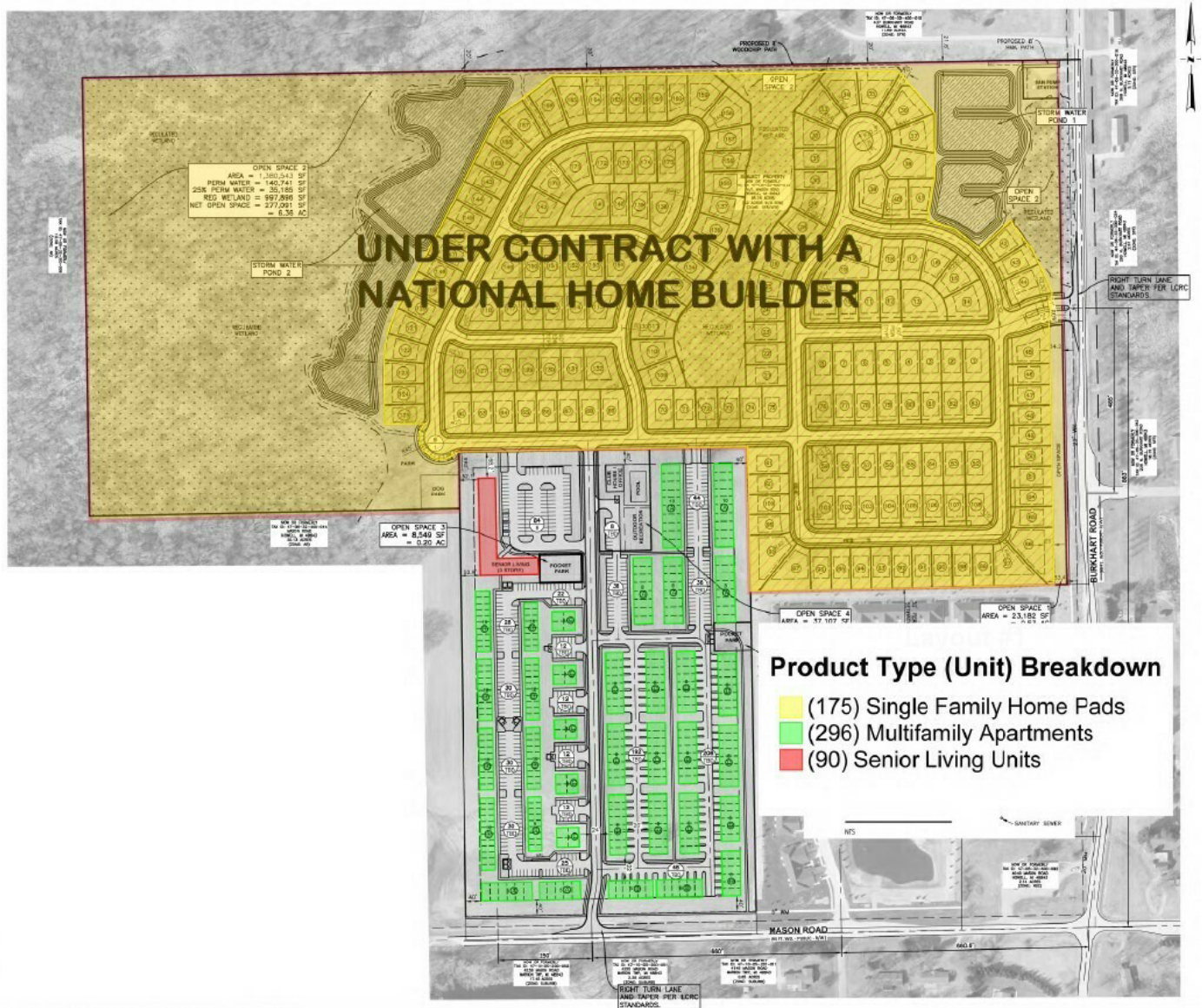
Legal Description: Tax Description 4706-32-400-013SEC 32
T3N R4E COMM AT SE 1/4 COR SEC 32 TH S 89° 55' 08" W
903.41 FT FOR POB TH S 89° 55' 06" W 769.27 FT TH N 00°
05' 59" E 1133.64 FT TH S 89° 55' 08" W 980.63 FT TH N 00°
04' 04" E 1155.25 FT TH S 89° 59' 30" E 2649.93 FT TH S 00°
E 1374.40 FT TH S 03° 58' 40" E 10.20 FT TH S 89° 55' 08" W
904.12 FT TH S 00° E 900.16 FT TO POB 95.00 AC LEGAL
CORRECTED 11/30/06

APN: 47-06-32-400-013

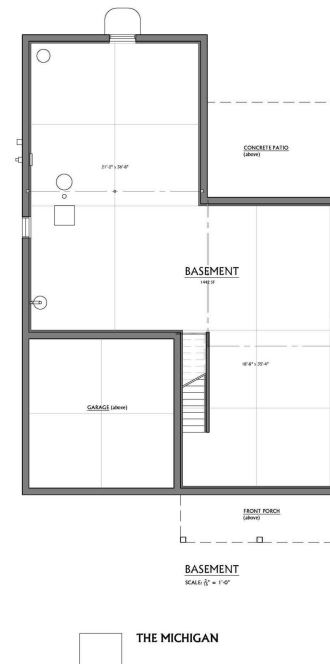
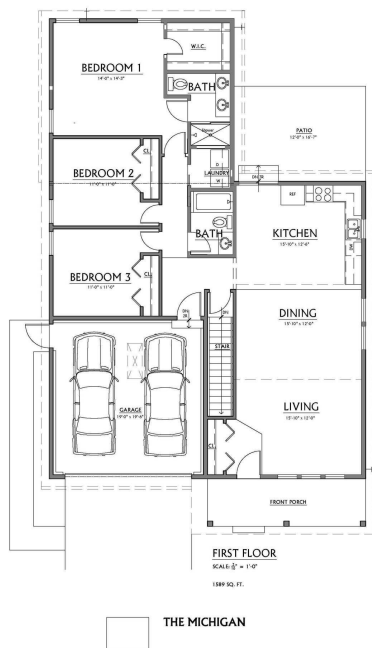
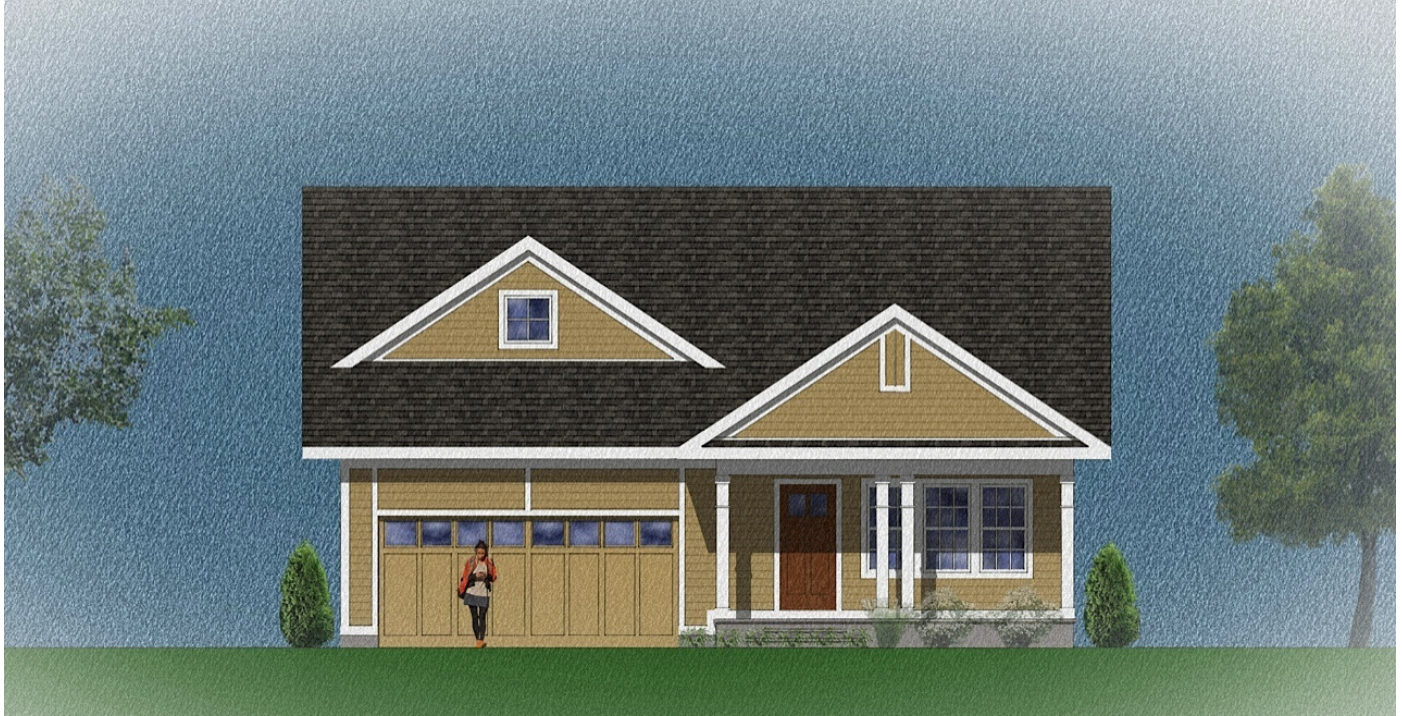
Approximately 1 mile south of i96 and Tanger Outlets. 2.5 miles west of both Downtown Howell and the newly approved 'Motorsport's Gateway Howell' raceway condominium project (Livingston County's M1 Concourse)



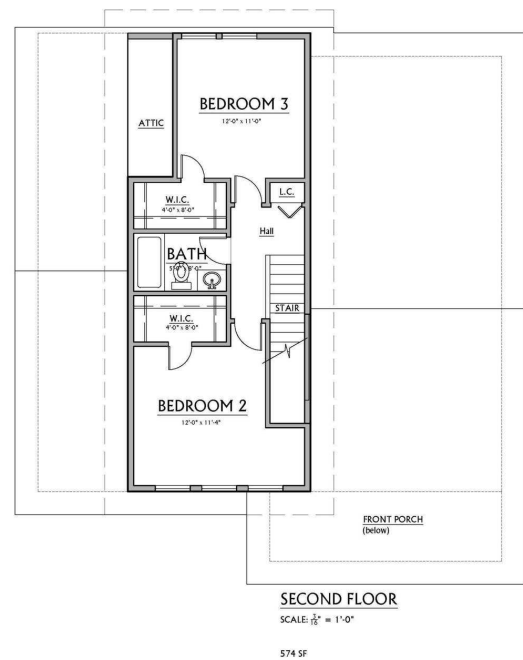
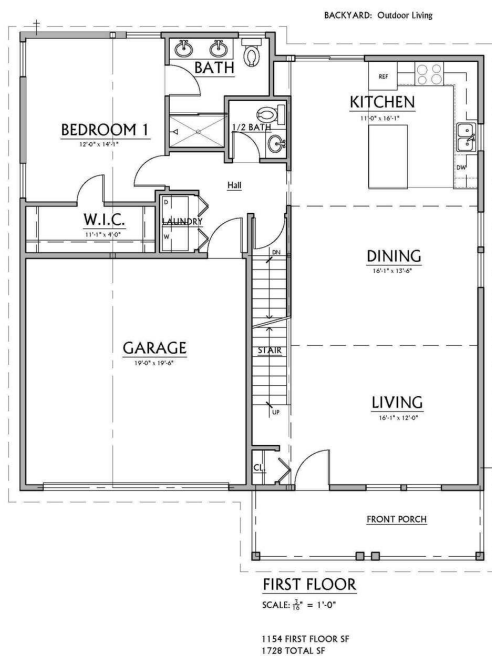
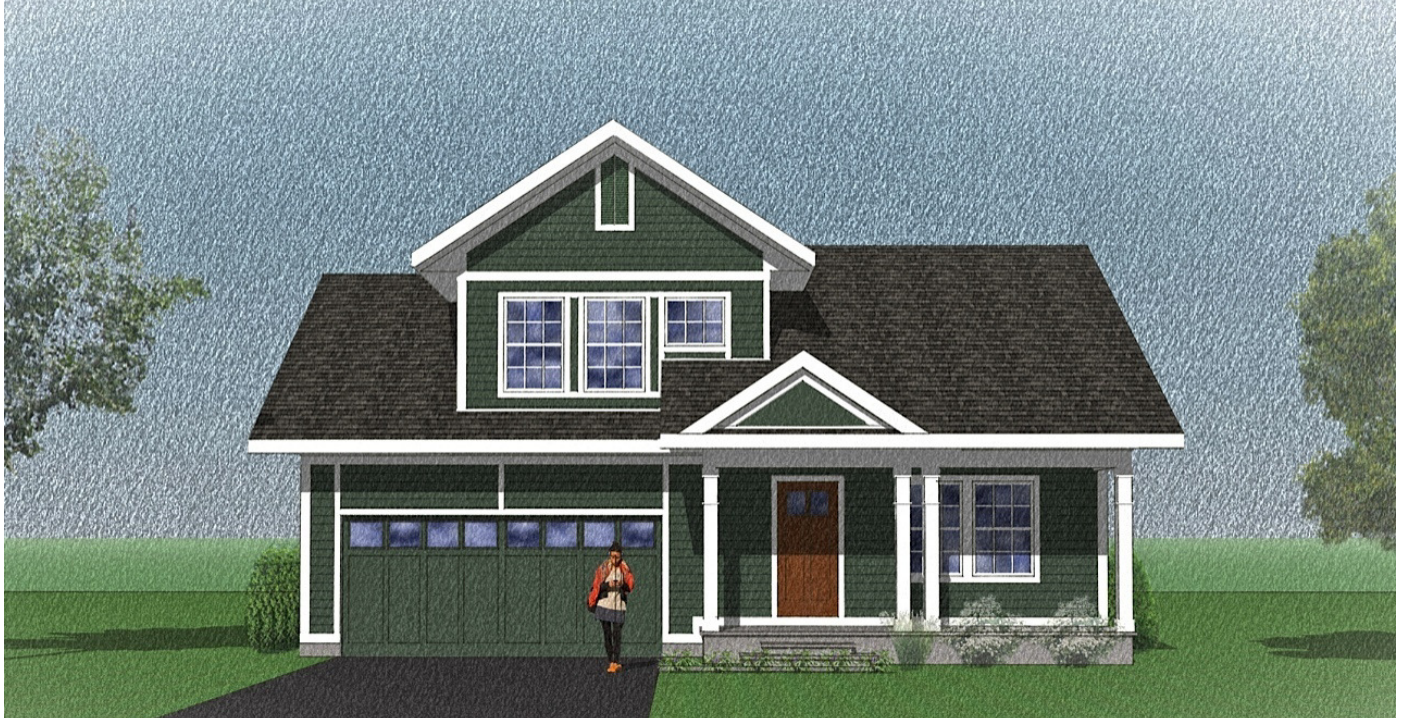
SITE PLAN BREAKDOWN: NW Corner Mason Rd & Burkhart Rd | Howell, MI 48843



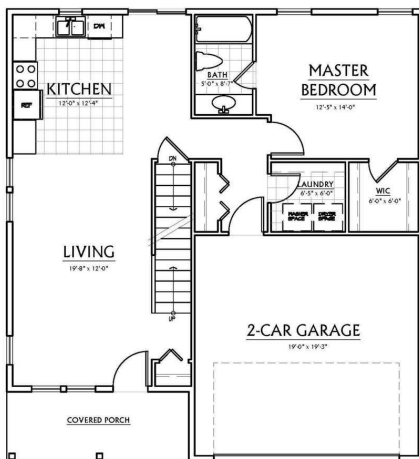
ADDITIONAL PHOTOS: NW Corner Mason Rd & Burkhardt Rd | Howell, MI 48843



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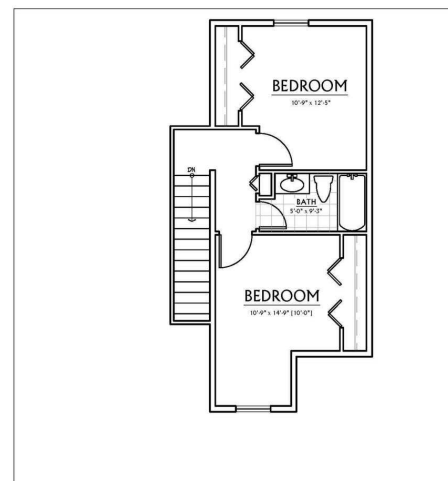
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FIRST FLOOR PLAN

SCALE: $\frac{1}{8}'' = 1'-0''$
921 SQ. FT. First Floor
1,421 SQ. FT. TOTAL

THE HIGGINS

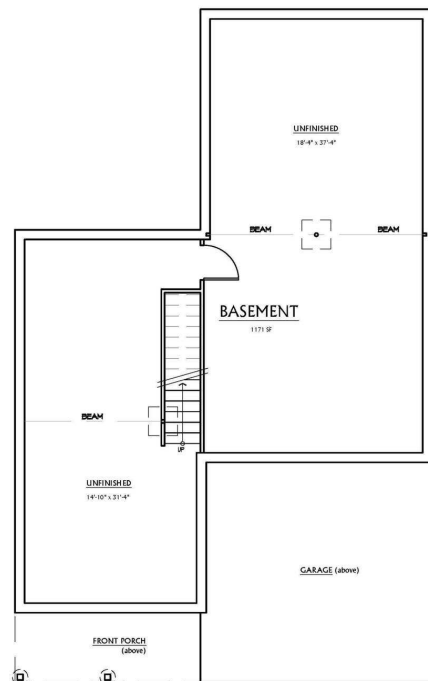
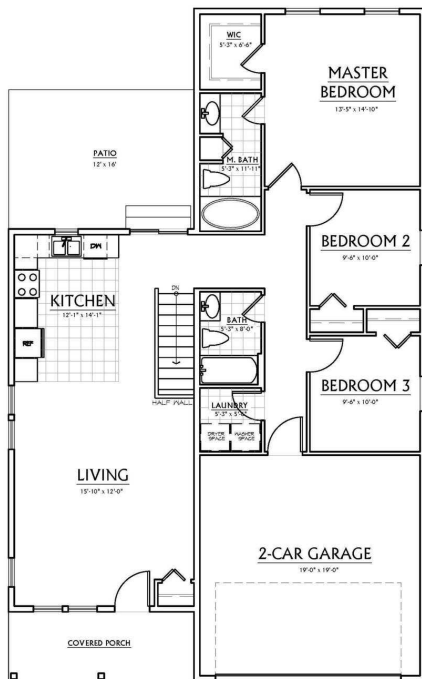


SECOND FLOOR PLAN

SCALE: $\frac{1}{8}'' = 1'-0''$
500 SQ. FT.

THE HIGGINS

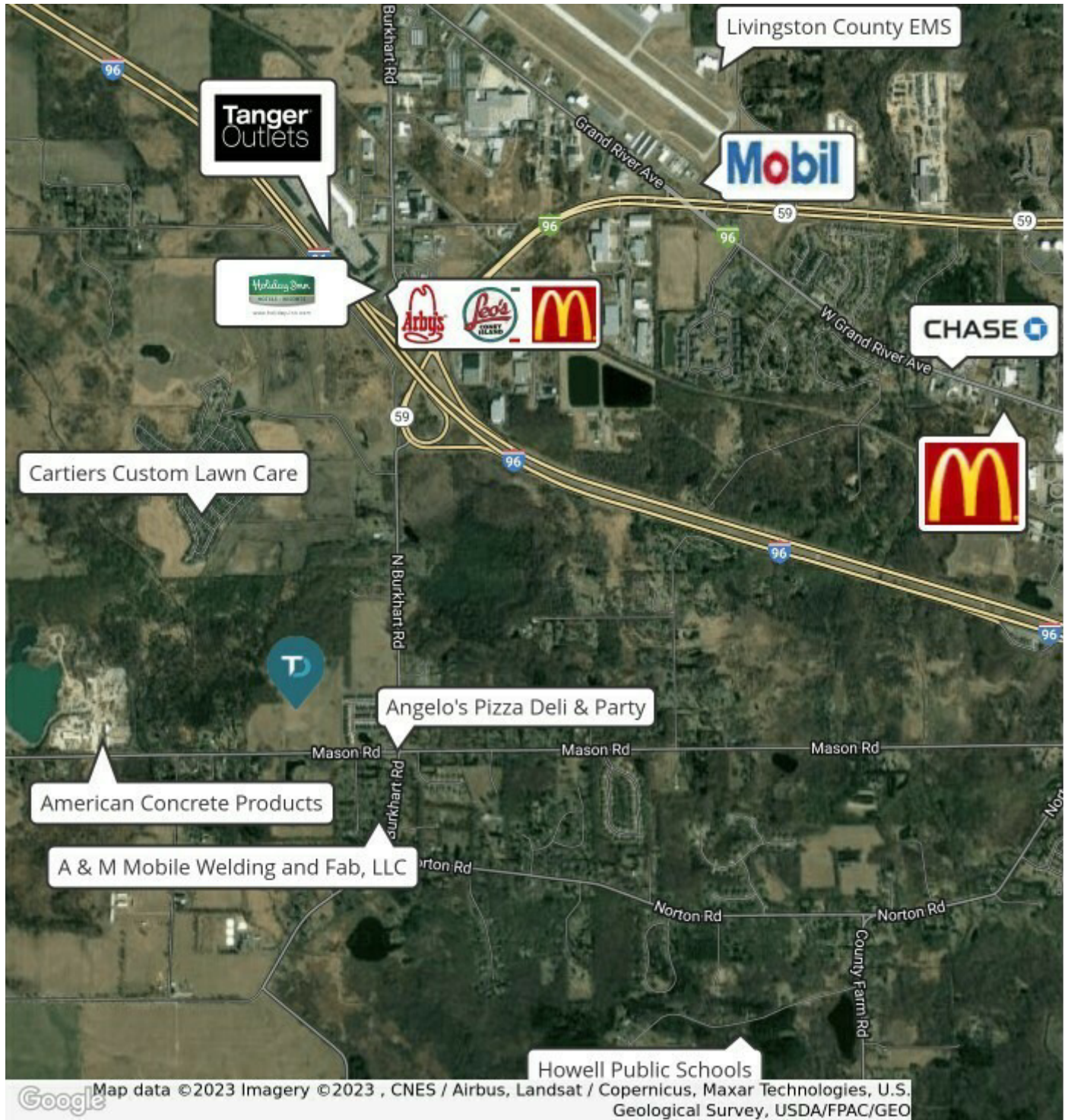
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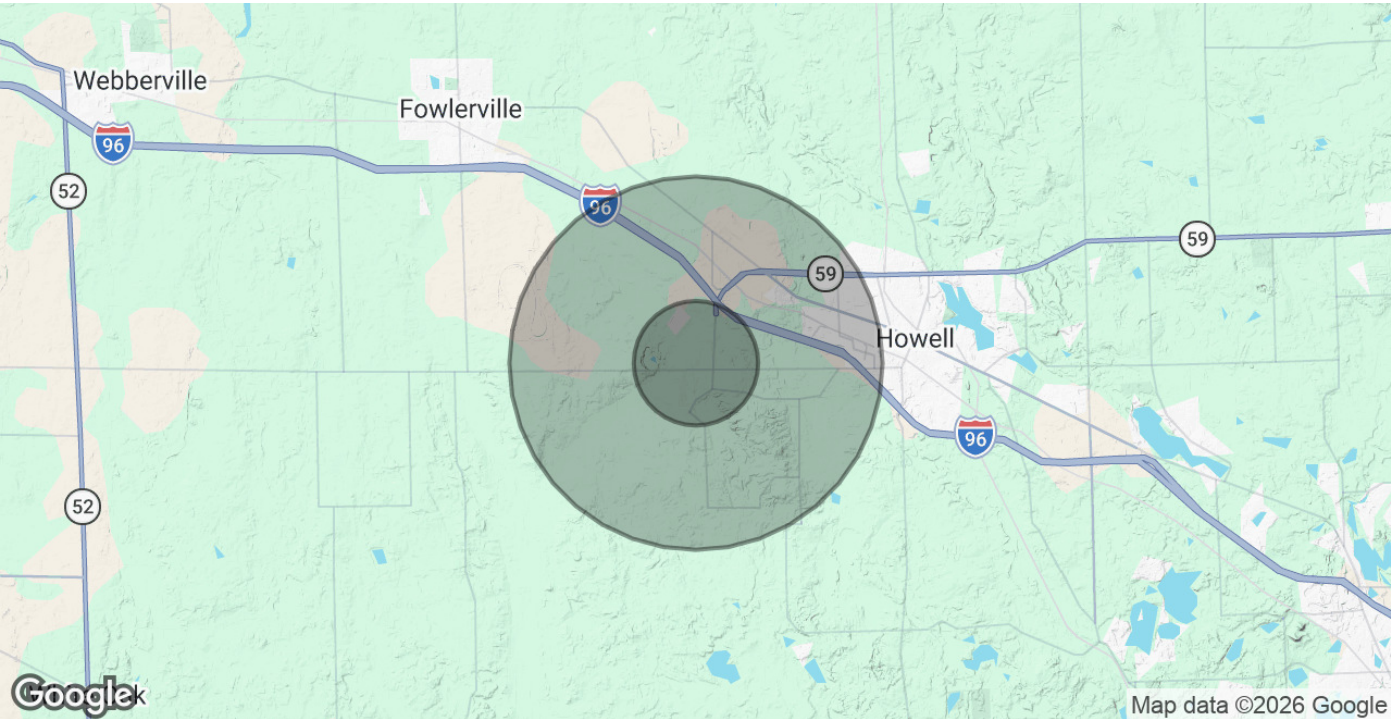
MICRO RETAILER MAP: NW Corner Mason Rd & Burkhardt Rd | Howell, MI 48843



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DEMOGRAPHICS MAP & REPORT: NW Corner Mason Rd & Burkhart Rd | Howell, MI 48843



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	961	9,293	29,159
Average Age	45.4	41.1	40.5
Average Age (Male)	42.7	39.3	37.8
Average Age (Female)	48.2	44.0	42.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	331	3,399	12,193
# of Persons per HH	2.9	2.7	2.4
Average HH Income	\$87,684	\$83,559	\$76,861
Average House Value	\$190,071	\$202,575	\$208,443
2020 American Community Survey (ACS)			