EST. 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

SE CORNER MICHIGAN AVENUE & MARION STREET

805 Michigan Avenue, Howell, MI 48843



FOR SALE

248.476.3700

EXCLUSIVELY LISTED BY:

JOHN PORTH

Vice President

jkporth@thomasduke.com

OFFERING SUMMARY: 805 Michigan Avenue | Howell, MI 48843



PROPERTY OVERVIEW

Vacant Land for Development.

OFFERING SUMMARY

Sale Price:	Was: $225,000.00 NOW: $150,000.00
Lot Size:	0.79 Acres
Zoning:	SMAD - South Michigan Avenue District

PROPERTY HIGHLIGHTS

- Lighted Corner.
- Close to downtown Howell.
- Easy freeway access.
- Phase I & II completed December 2023.

The information contained herein has been obtained from sources deemed reliable; however, its accuracy, completeness, or correctness cannot be guaranteed. This brochure is subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. The reader is strongly advised to independently verify all information and consult with appropriate professional advisors (including legal, tax, and financial experts) before making any decisions.

Thomas Duke Company | 248.476.3700

37000 Grand River, Ste. 360 | Farmington Hills, MI 48335

BUILDING/PROPERTY INFORMATION: 805 Michigan Avenue | Howell, MI 48843

BUILDING INFORMATION

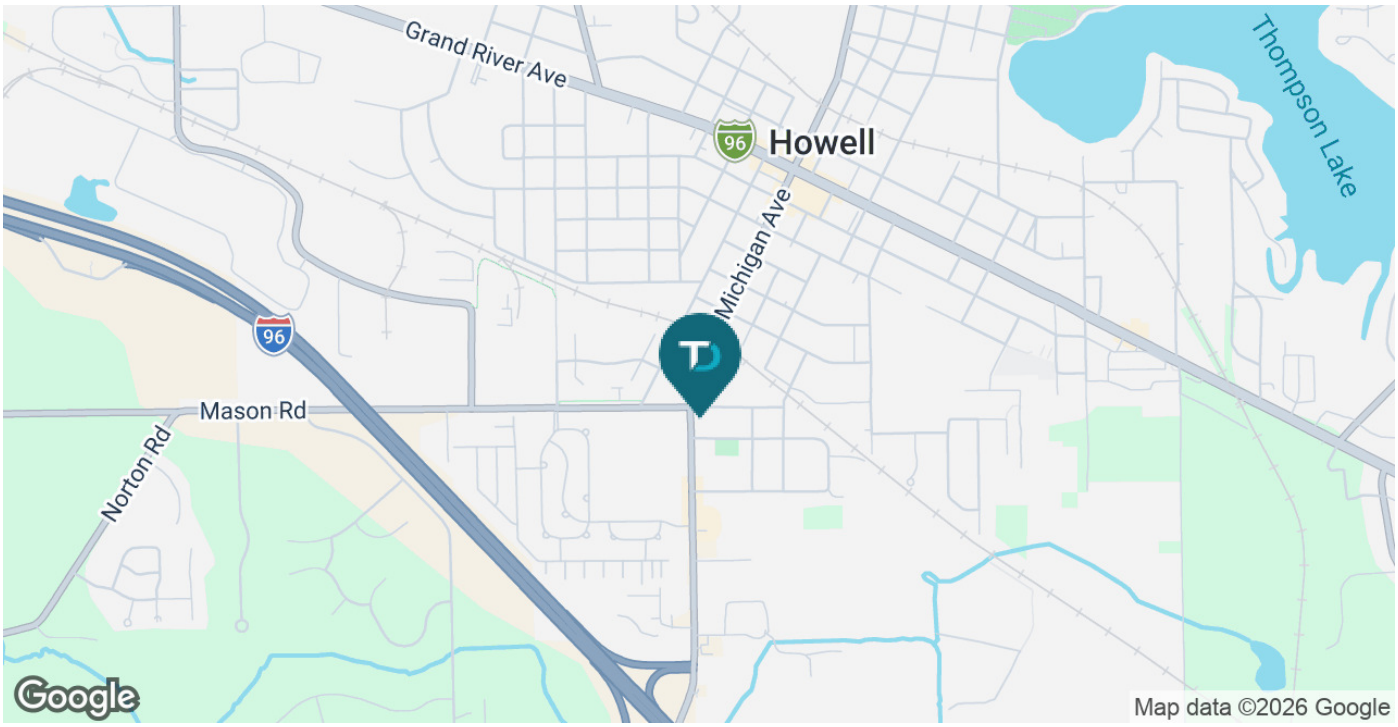
SALE PRICE:	Was: $225,000.00 NOW: $150,000.00
Utilities:	Water & Sanitary Sewer
Taxes:	2026 Summer - $5501.57 2025 Winter - $1069.36
Traffic Counts:	Michigan Ave = 11,425 Mason Road = 10,398

PROPERTY INFORMATION

Lot Size:	0.79 Acres
Property Type:	Land
Property Subtype:	Retail
Zoning	SMAD - South Michigan Aven District
Legal Description:	Available upon request
APN:	4717-01-102-102

LOCATION INFORMATION

Located on the east side of Michigan Avenue between Grand River and I-96 in the City of Howell.



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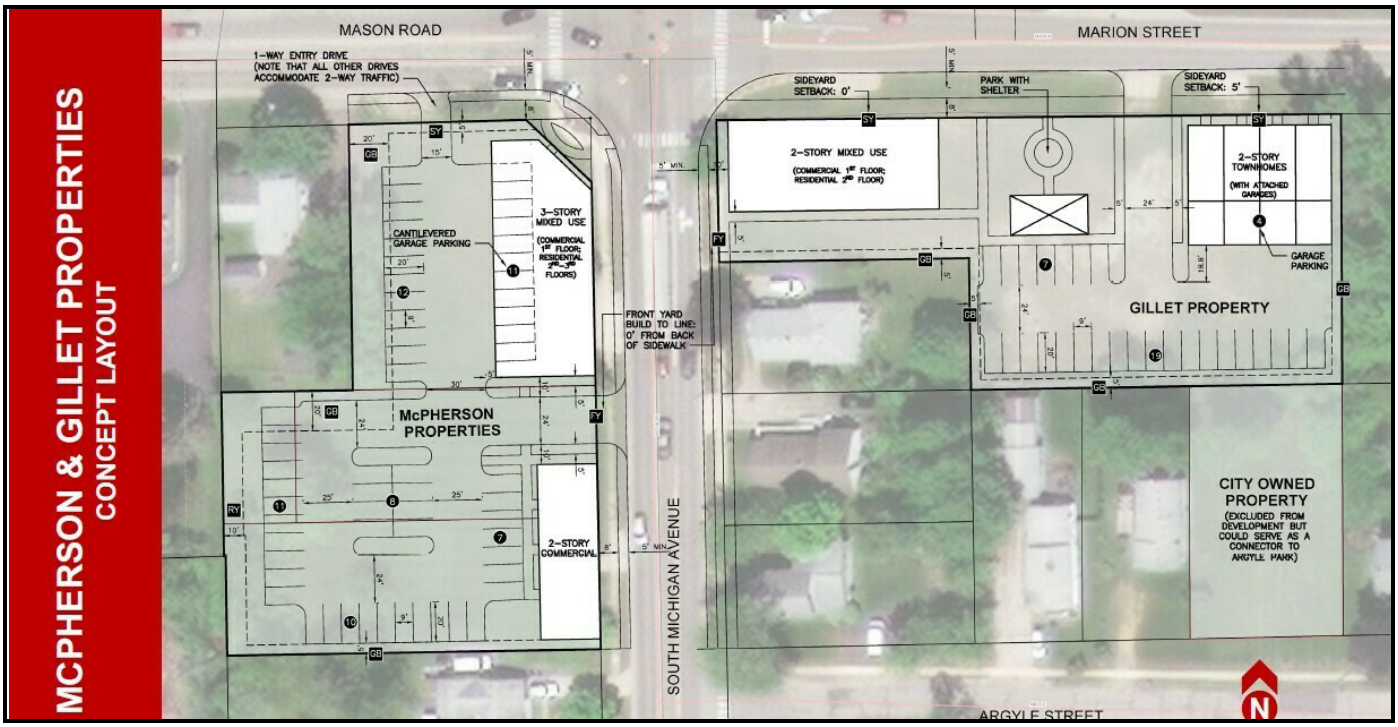
AERIAL MAP: 805 Michigan Avenue | Howell, MI 48843



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ADDITIONAL PHOTOS: 805 Michigan Avenue | Howell, MI 48843

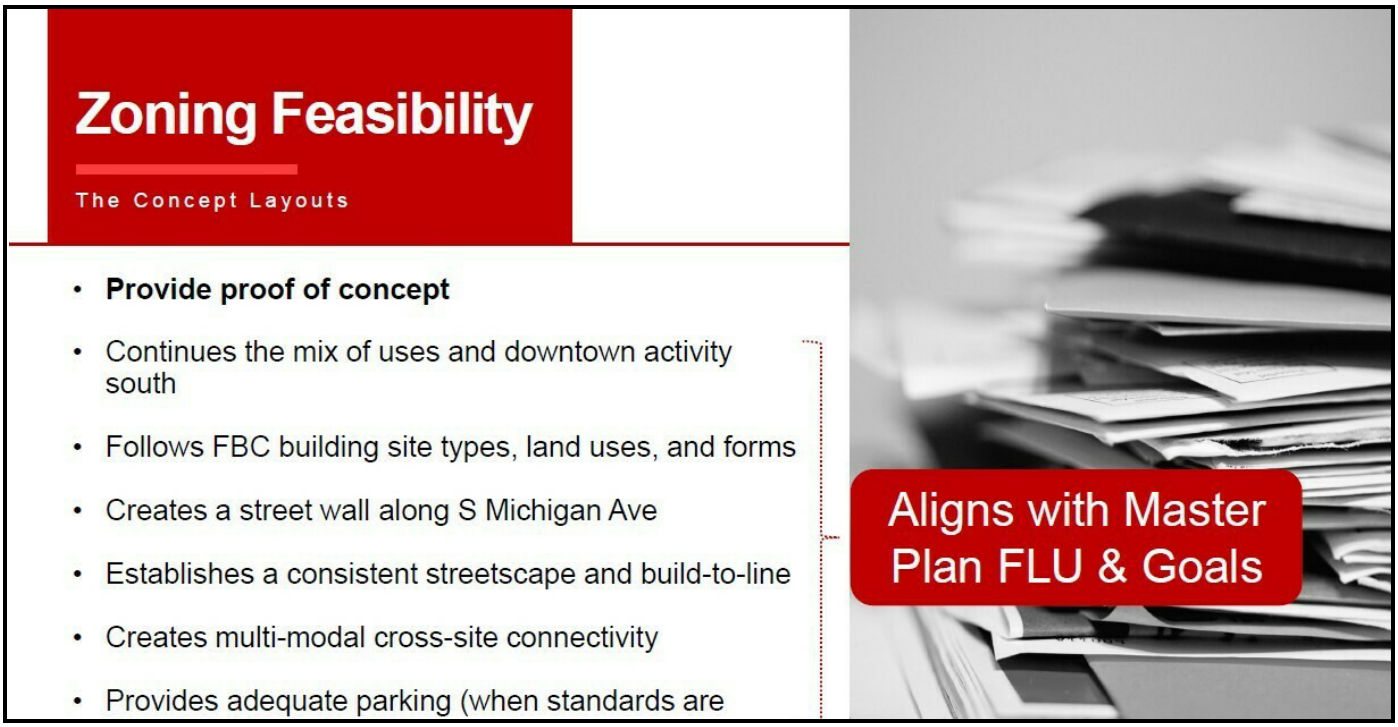


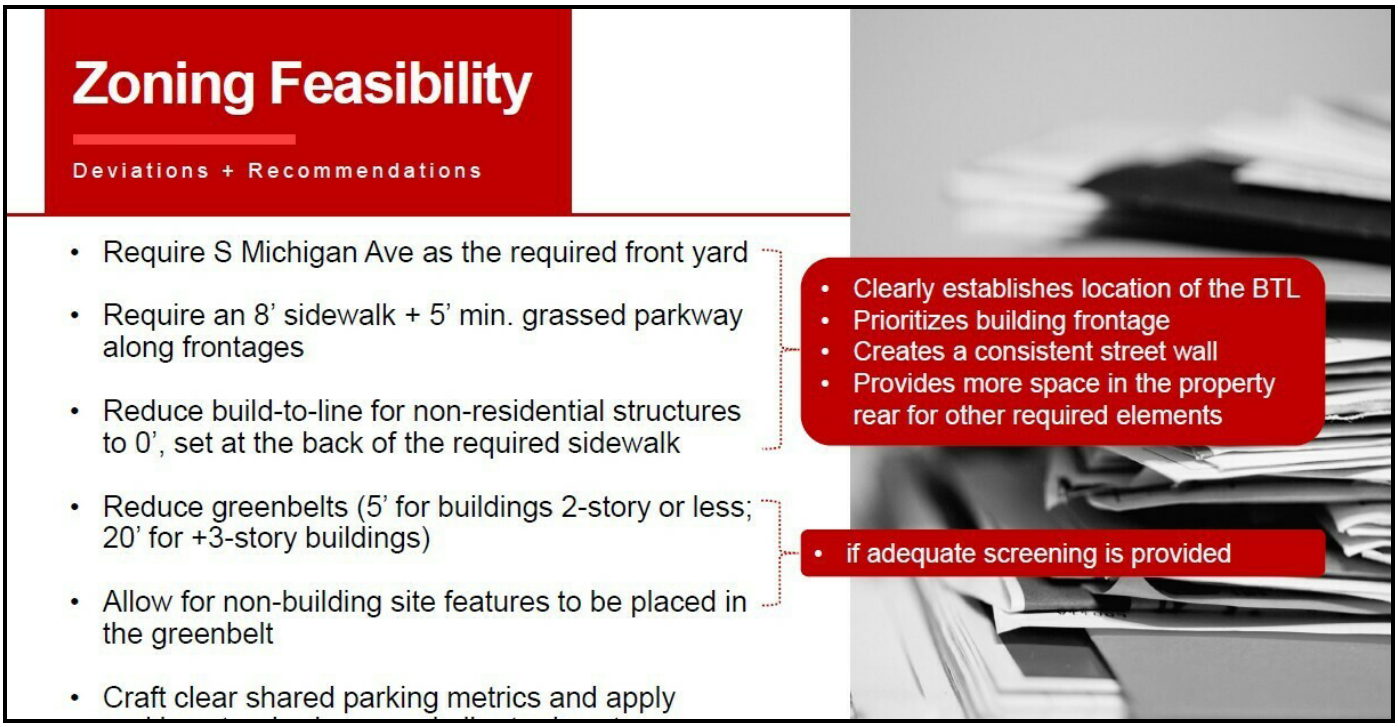


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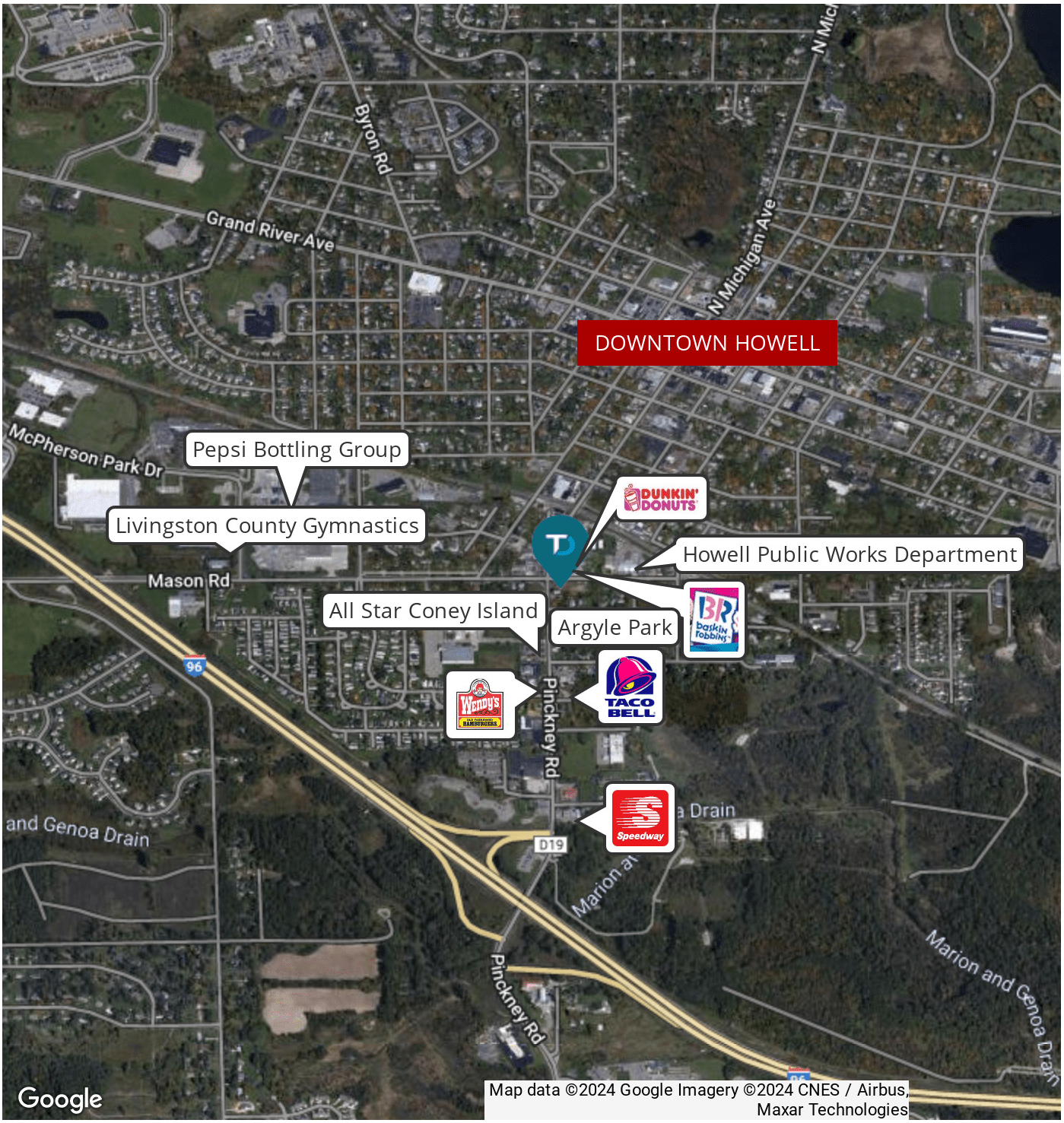




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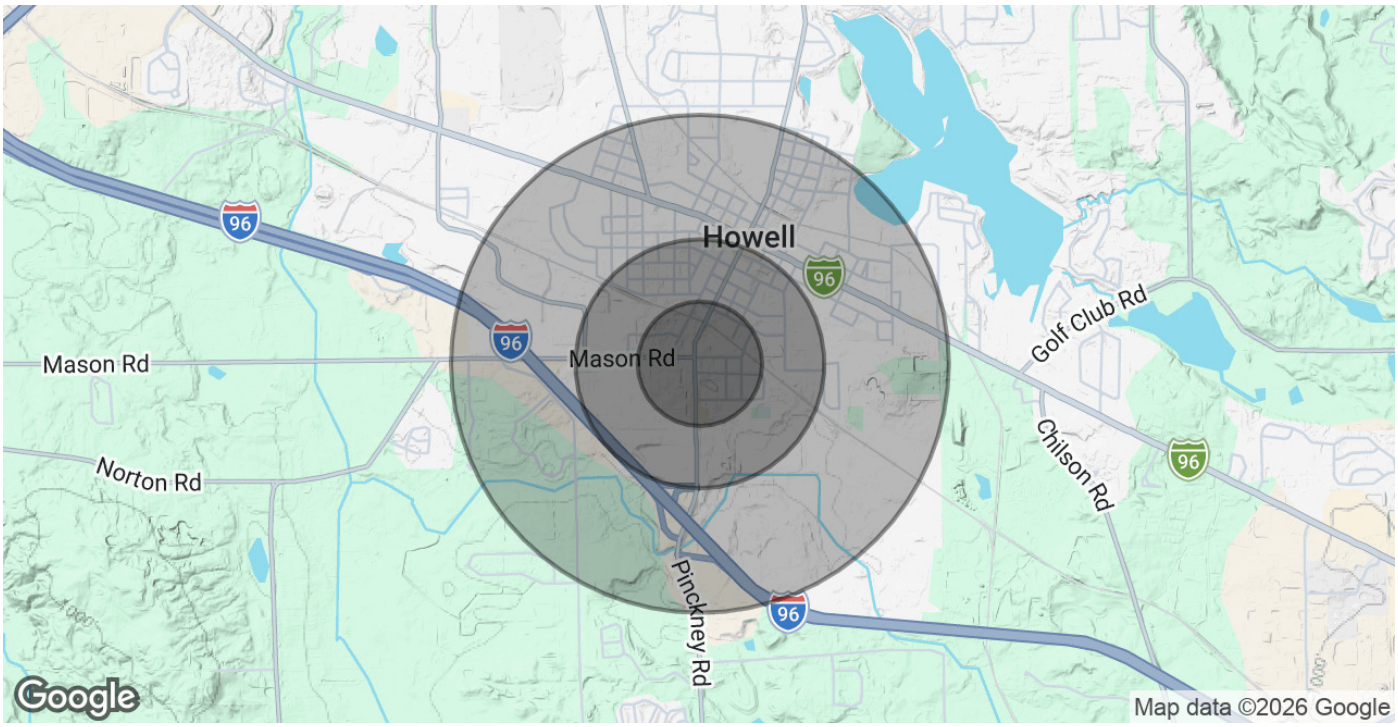
RETAILER MAP: 805 Michigan Avenue | Howell, MI 48843



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DEMOGRAPHICS MAP & REPORT: 805 Michigan Avenue | Howell, MI 48843



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	578	2,194	5,730
Average Age	33.6	33.8	39.1
Average Age (Male)	29.7	29.9	31.8
Average Age (Female)	36.9	37.2	42.6

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	263	989	2,797
# of Persons per HH	2.2	2.2	2.0
Average HH Income	$56,276	$56,713	$57,898
Average House Value	$148,142	$150,262	$172,833

2020 American Community Survey (ACS)

• Section 4A.04 South Michigan Avenue District.

(a) Intent. The South Michigan Avenue District is intended to implement the vision established by the City's Master Plan and the South Michigan Avenue Corridor Plan. The South Michigan Avenue Area Form Based District allows for the consolidation and creative redevelopment of parcels to develop a building pattern set close to the street along South Michigan Avenue. Though the existing built-out pattern is established with buildings set back from the street, redevelopment within the South Michigan Avenue Form Based District shall coordinate site design with adjoining sites to take advantage of buildings placed at the street, shared access and parking, similar perimeter landscape themes, or similar features.

Development of buildings and sites, including retrofitting and redevelopment of existing sites and buildings, can include residential, retail, office, service, and light industrial uses. Uses designed to support the residents and local workers are also encouraged, such as mixed-use developments with small scale retail or restaurant uses incorporated with housing units. The redeveloped Corridor will help diversify the City's housing and commercial stock, and incorporate architecturally interesting buildings.

Consolidation of parcels in the District is encouraged in order to provide for a quality and consistent development patterns. Incentives include additional building forms and more permitted uses.

(b) Regulating Plan.

1. The Regulating Plan, as set forth in Map 4A-1, identifies allowable uses and permissible development within the District based on location.

2. Site Types. The South Michigan Avenue District Regulating Plan includes four (4) different Site Types, described as follows:

A. Site Type A (small residential or mixed use) - Site Type A, as described in Section 4A. 03(b).

B. Site Type B (small commercial/office or mixed use sites) - Site Type B, as described in Section 4A.03(b).

C. Site Type C (medium commercial/office or mixed use site) - Site Type C, as described in Section 4A.03(b).

D. Site Type D (large scale regional sites) - Site Type D, as described in Section 4A.03(b).

(c) Authorized Building Forms. Authorized building form regulations, as set forth in Section 4A. 03(c) and Tables 4A-1 through 4A-6, are applied to the site types in the South Michigan Avenue District.

(d) Authorized Use Groups. Authorized use groups, as set forth in Section 4A.03(d) and Table 4A-7 are applied to the site types and street types in South Michigan Avenue District Regulating Plan.

(e) Design Standards. In addition to standards set forth in this Ordinance, all proposed development shall comply with the standards set forth herein.

Map 4A-1

South Michigan Avenue Form Based District Reglating Plan

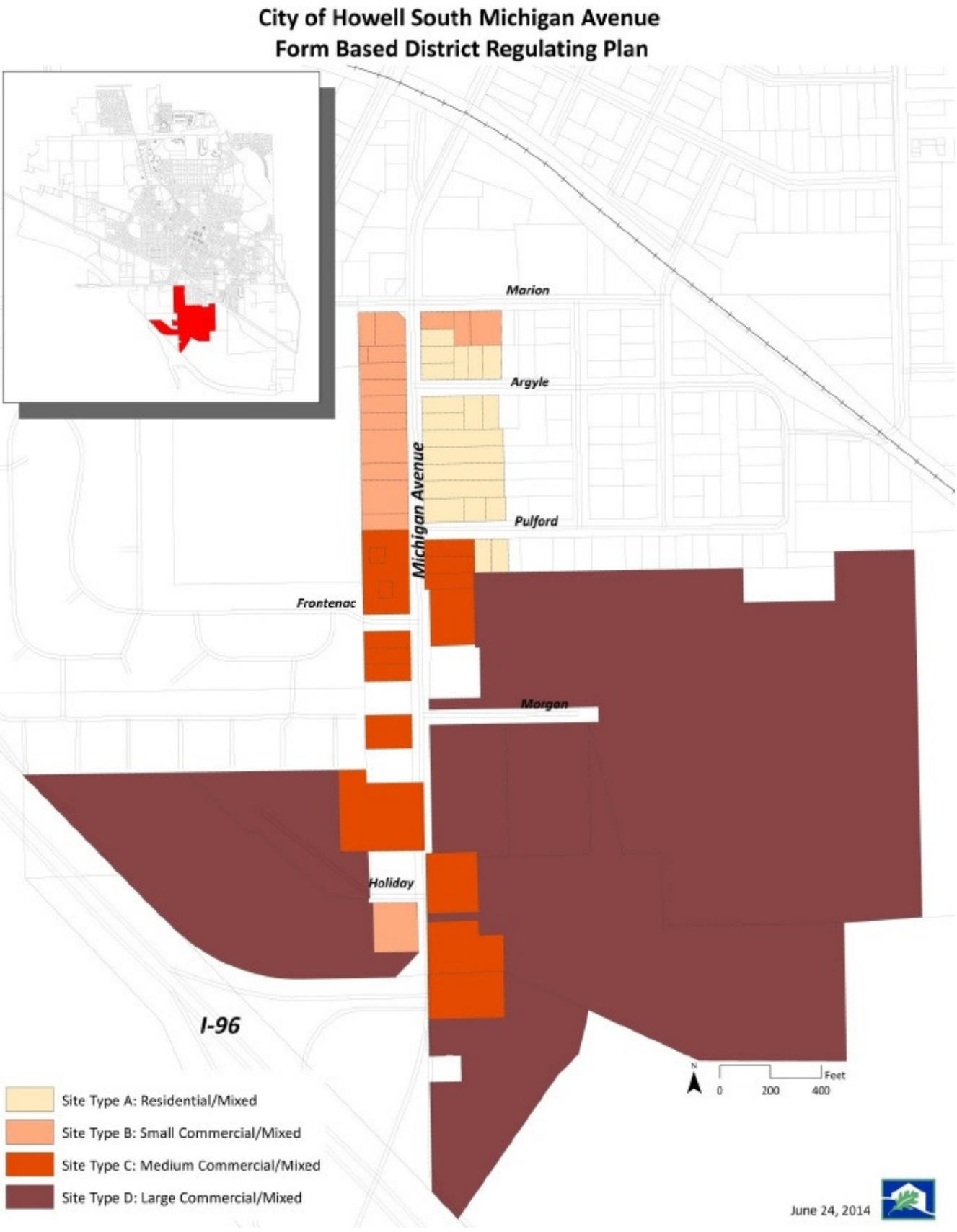

City of Howell South Michigan Avenue
Form Based District Regulating Plan
Marion
Argyle
Michigan Avenue
Pulford
Frontenac
Morgan
Holiday
I-96
N
Feet
0
200
400
Site Type A: Residential/Mixed
Site Type B: Small Commercial/Mixed
Site Type C: Medium Commercial/Mixed
Site Type D: Large Commercial/Mixed
June 24, 2014

Table 4A-8

South Michigan Avenue Form Based Code District Regulating Plan Table		
Site Type	***Building Form***	***Use Group***

Table 4A-8

South Michigan Avenue Form Based Code District Regulating Plan Table				
Site Type	***Building Form***		***Use Group***	
Site Type: A	Permitted Building Form	A1, A2	Permitted Use Group	1, 2, 3
			Special Use Group	
Site Type: B	Permitted Building Form	A1, A2, B	Permitted Use Group	1, 2, 3, 5
			Special Use Group	4
Site Type: C	Permitted Building Form	B, C, D	Permitted Use Group	1, 2, 3, 5
			Special Use Group	4, 6, 7
Site Type: D	Permitted Building Form	B, C, D, E	Permitted Use Group	1, 2, 3, 4, 5, 6
			Special Use Group	7