

102+/- ACRES CHILSON ROAD & I96

Howell, MI 48843



FOR SALE

248.476.3700

EXCLUSIVELY LISTED BY:

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OFFERING SUMMARY: Chilson & I-96 | Howell, MI 48843



PROPERTY OVERVIEW

(4) Vacant Parcels for Development with frontage on I-96 and Chilson Road in Genoa Twp.

OFFERING SUMMARY

Sale Price: \$1,950,000.00
Lot Size: 102.38 Acres
Price / Acre: \$19,046.69
Zoning: PID (Planned Industrial District)

PROPERTY HIGHLIGHTS

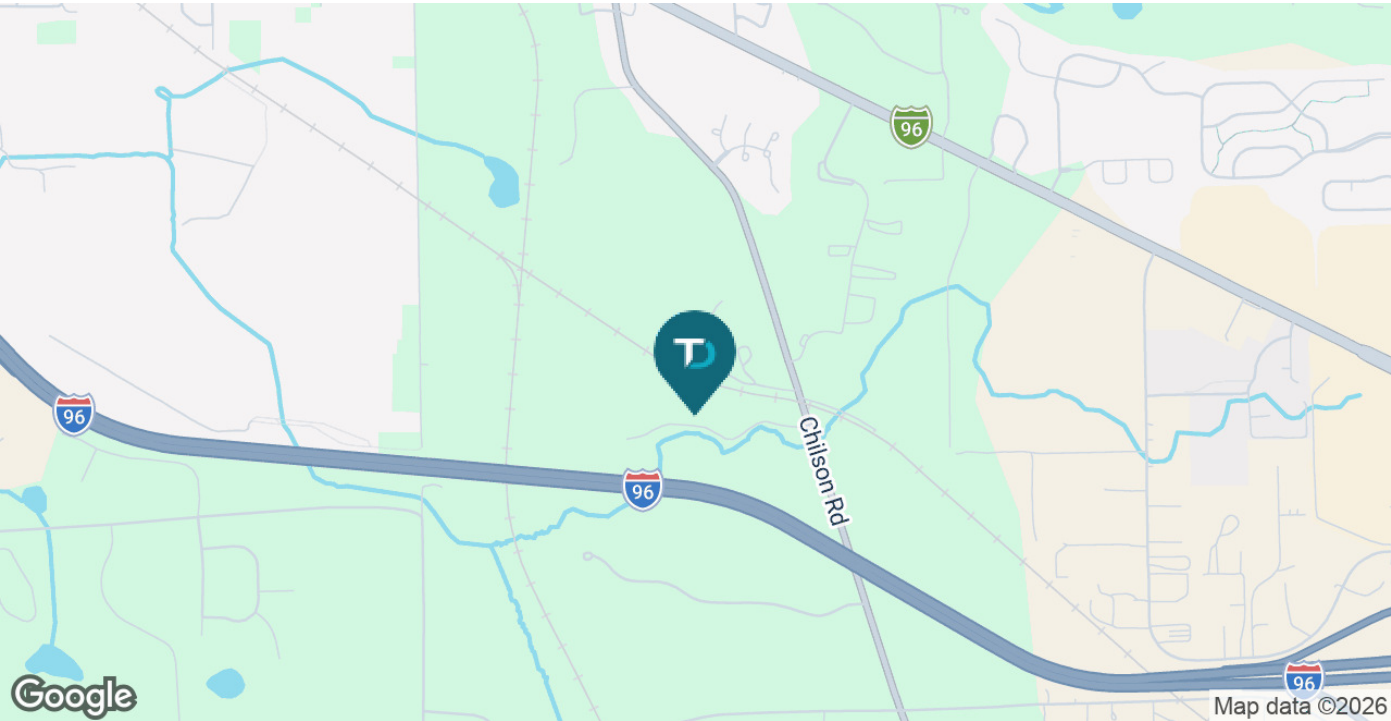
- Frontage on I-96 and on Chilson Road.
- Zoned PID (Planned Industrial District).
- Close proximity to various Retail, Industrial and Commercial users along Grand River.
- Located conveniently between Howell & Brighton just off of the Latson Road exit off of I-96.
- Howell Public Schools.

PROPERTY INFORMATION: Chilson & I-96 | Howell, MI 48843

PROPERTY INFORMATION		PROPERTY INFORMATION	
SALE PRICE:	\$1,950,000.00	Lot Size:	102.38 Acres
Price/AC:	\$19,046.69	Property Type:	Land
APN:	11-06-400-020	Property Subtype:	Industrial
	11-07-200-048	Zoning	PID (Planned Industrial District)
	11-08-100-027		
	11-06-300-001		
Utilities:	Well & Septic	Taxes (Combined):	2026 Summer - \$1775.92 2025 Winter - \$783.25
Traffic Counts:	Chilson = 3,321 VPD	School District:	Howell Public Schools
	I-96 = 62,755 VPD		
		APN:	11-06-400-020; 11-07-200-048 11-08-100-027; 11-06-300-001

LOCATION INFORMATION

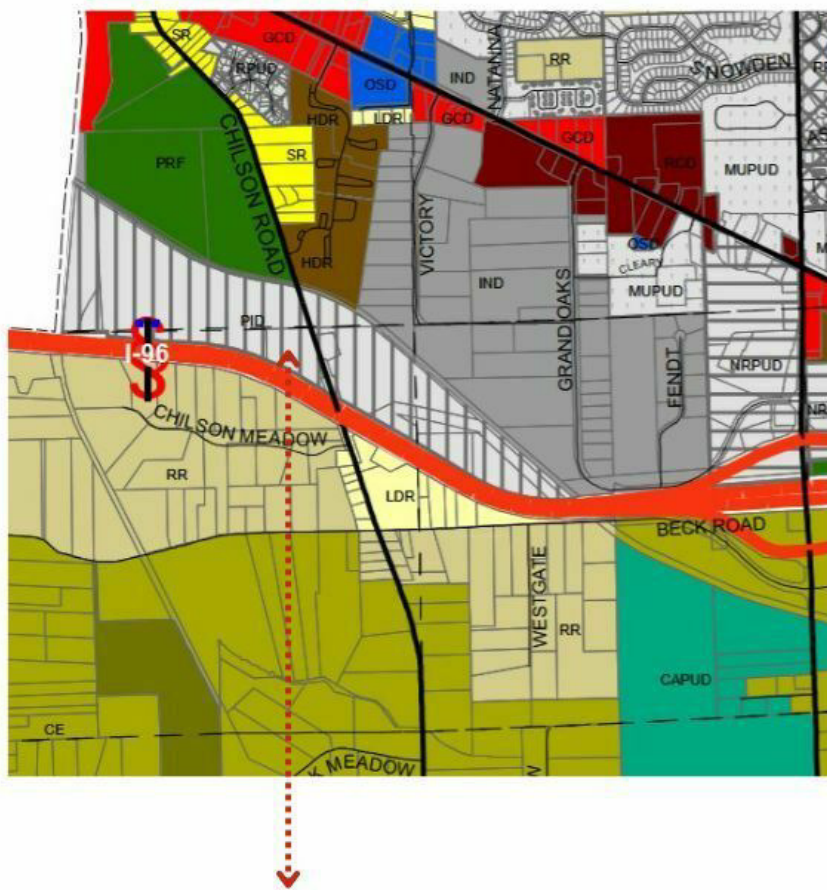
Located along the north side of I-96, just west of Latson Road in Howell, Michigan.



AERIAL MAP: Chilson & I-96 | Howell, MI 48843



ZONING MAP: Chilson & I-96 | Howell, MI 48843



**102.38 Acres
Zoned PID**

Zoning Map
Genoa Charter Township
Livingston County, Michigan

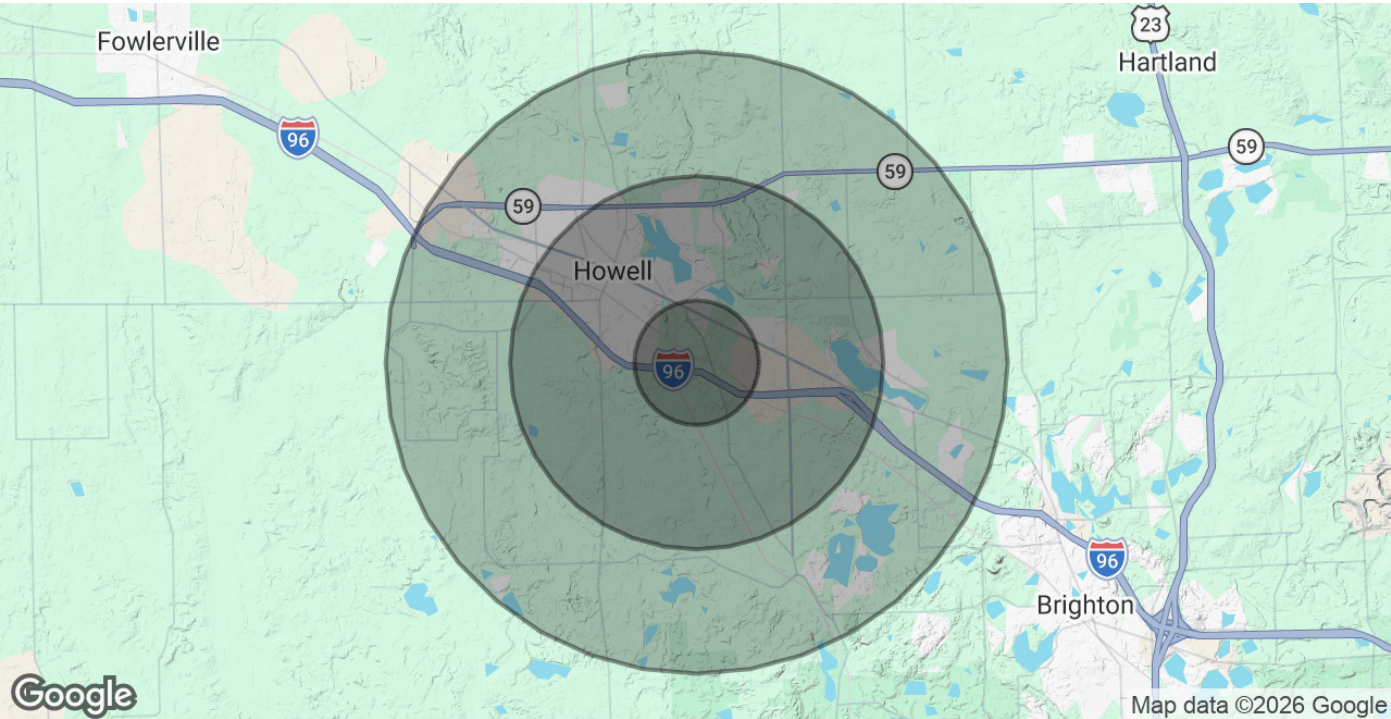
Legend

AG	GC
CE	NS
RR	OS
LDR	NRPUD
SR	IND
LRR	PID
UR	PRF
MDR	MUPUD
HDR	RDPUD

RETAILER MAP: Chilson & I-96 | Howell, MI 48843



DEMOGRAPHICS MAP & REPORT: Chilson & I-96 | Howell, MI 48843



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,830	27,569	50,089
Average Age	39	41	42
Average Age (Male)	38	40	41
Average Age (Female)	40	43	44
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	780	11,343	20,169
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$92,129	\$105,580	\$112,177
Average House Value	\$360,979	\$325,199	\$344,279
2020 American Community Survey (ACS)			