EST. 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

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.

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

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

PROPERTY INFORMATION

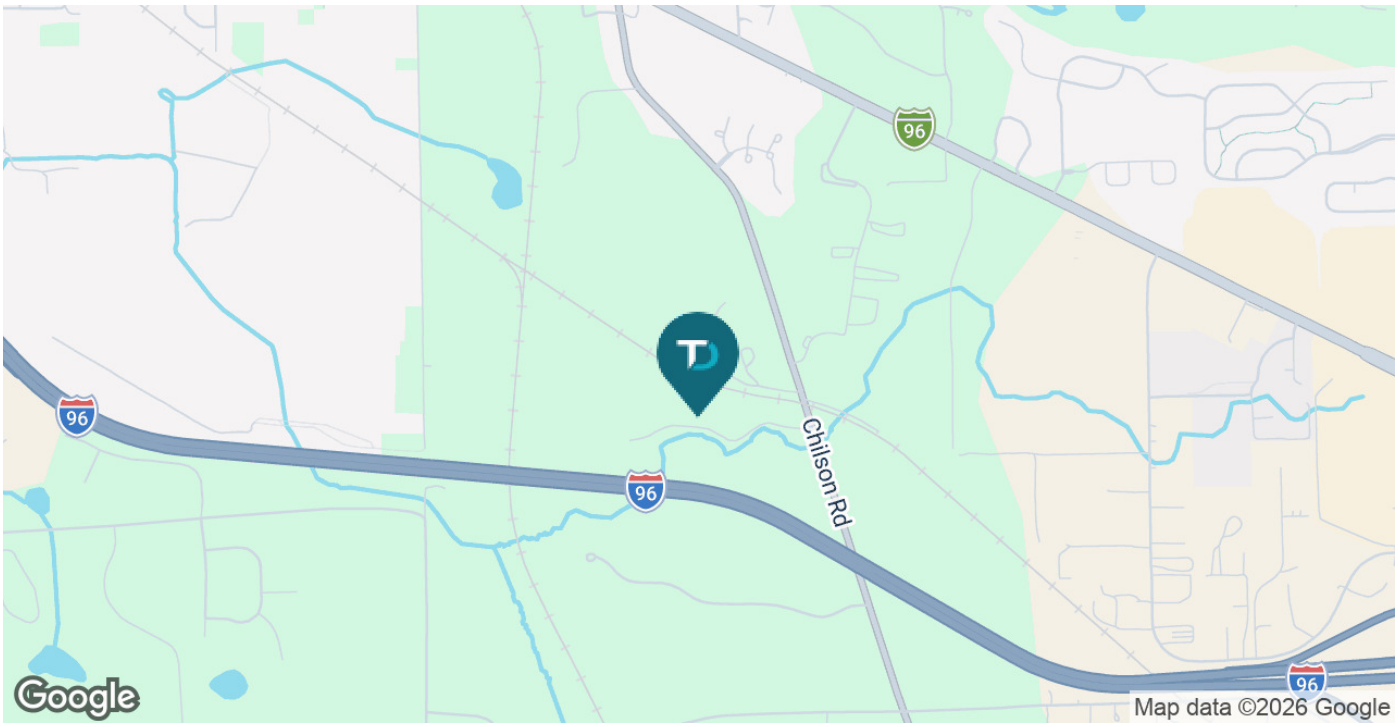
SALE PRICE:	$1,950,000.00
Price/AC:	$19,046.69
APN:	11-06-400-020 11-07-200-048 11-08-100-027 11-06-300-001
Utilities:	Well & Septic
Traffic Counts:	Chilson = 3,321 VPD I-96 = 62,755 VPD

PROPERTY INFORMATION

Lot Size:	102.38 Acres
Property Type:	Land
Property Subtype:	Industrial
Zoning	PID (Planned Industrial District)
Taxes (Combined):	2026 Summer - $1775.92 2025 Winter - $783.25
School District:	Howell Public Schools

LOCATION INFORMATION

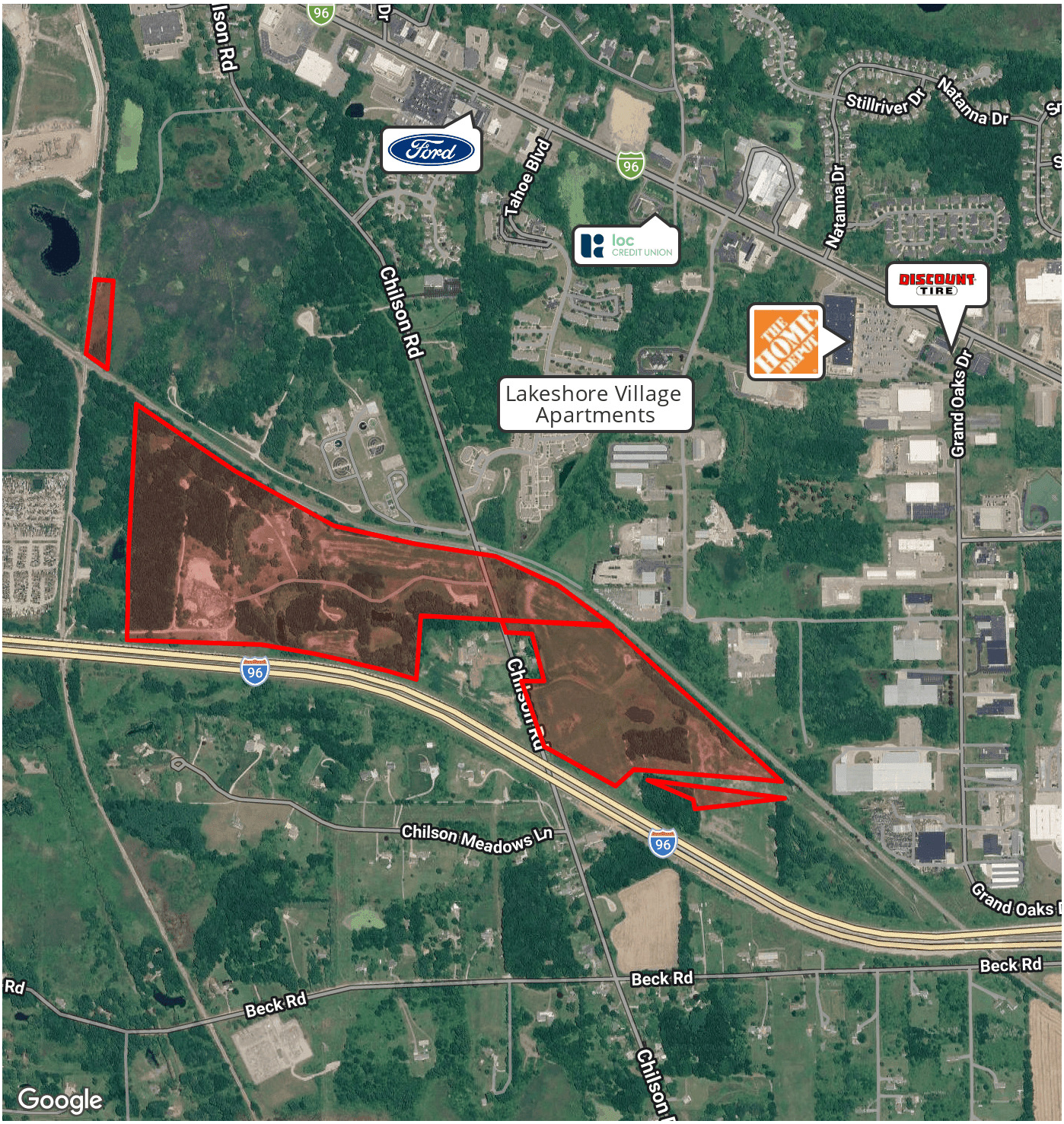
Located along the north side of I-96, just west of Latson Road in Howell, Michigan.



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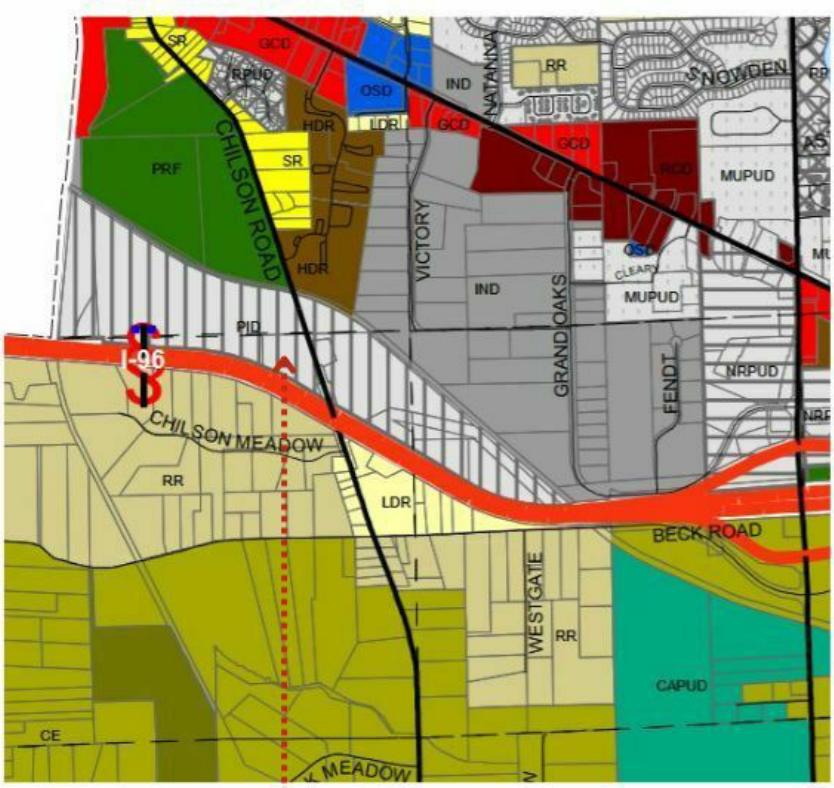
AERIAL MAP: Chilson & I-96 | Howell, MI 48843



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



102.38 Acres
Zoned PID



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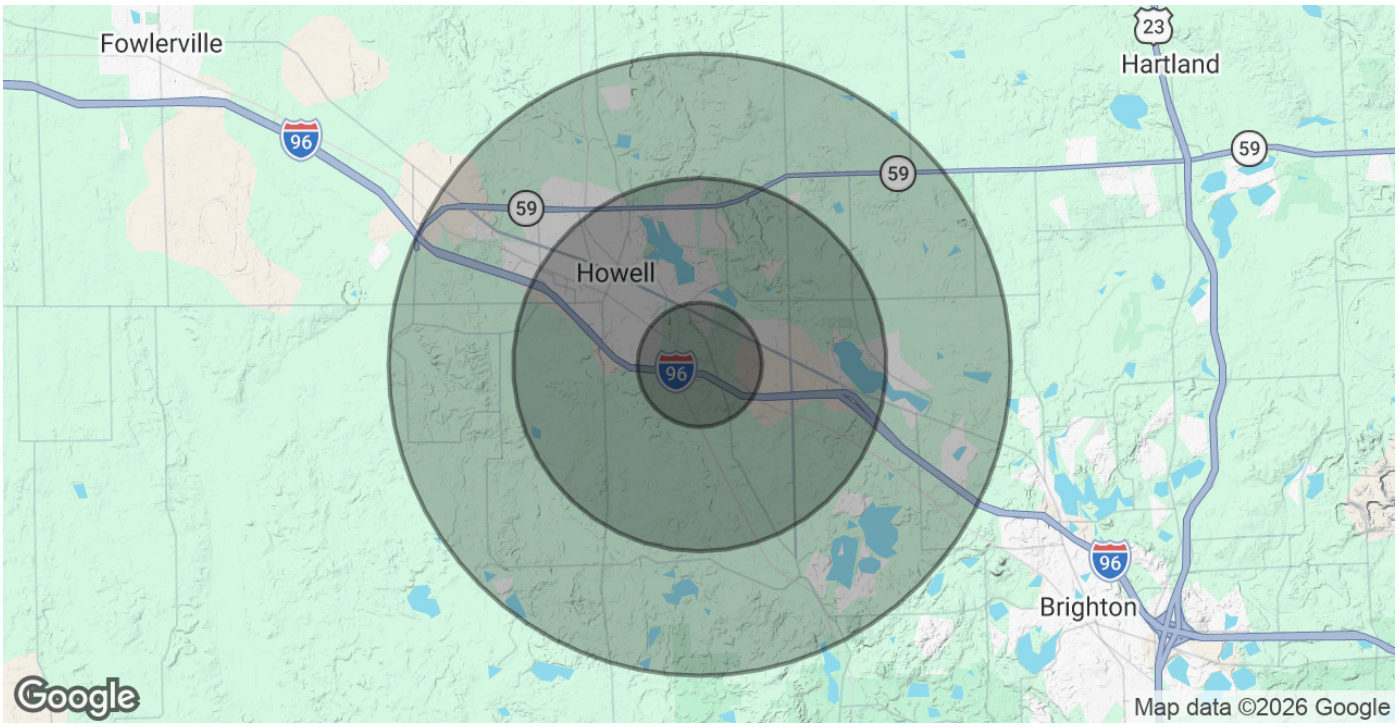
RETAILER MAP: Chilson & I-96 | Howell, MI 48843



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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)