EST. 1978

THOMAS DUKE

COMMERCIAL REAL ESTATE

2.29 ACRES HIGHLAND ROAD

Howell, MI 48843



FOR SALE

248.476.3700

EXCLUSIVELY LISTED BY:

JOHN PORTH

Vice President

jkporth@thomasduke.com

OFFERING SUMMARY: 2.29 Acres Highland Road | Howell, MI 48843



PROPERTY OVERVIEW

Residential Land for Development.

OFFERING SUMMARY

Sale Price:	$125,000.00
Lot Size:	2.29 Acres
Price / Acre:	$54,585.15
Zoning:	MXD-Mixed Use Development

PROPERTY HIGHLIGHTS

- Adjacent to Crossroads Town Center
- Adjacent to Gallery Park
- Approved for 24 Condo Units
- Mixed Use Zoning

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: 2.29 Acres Highland Road | Howell, MI 48843

BUILDING INFORMATION

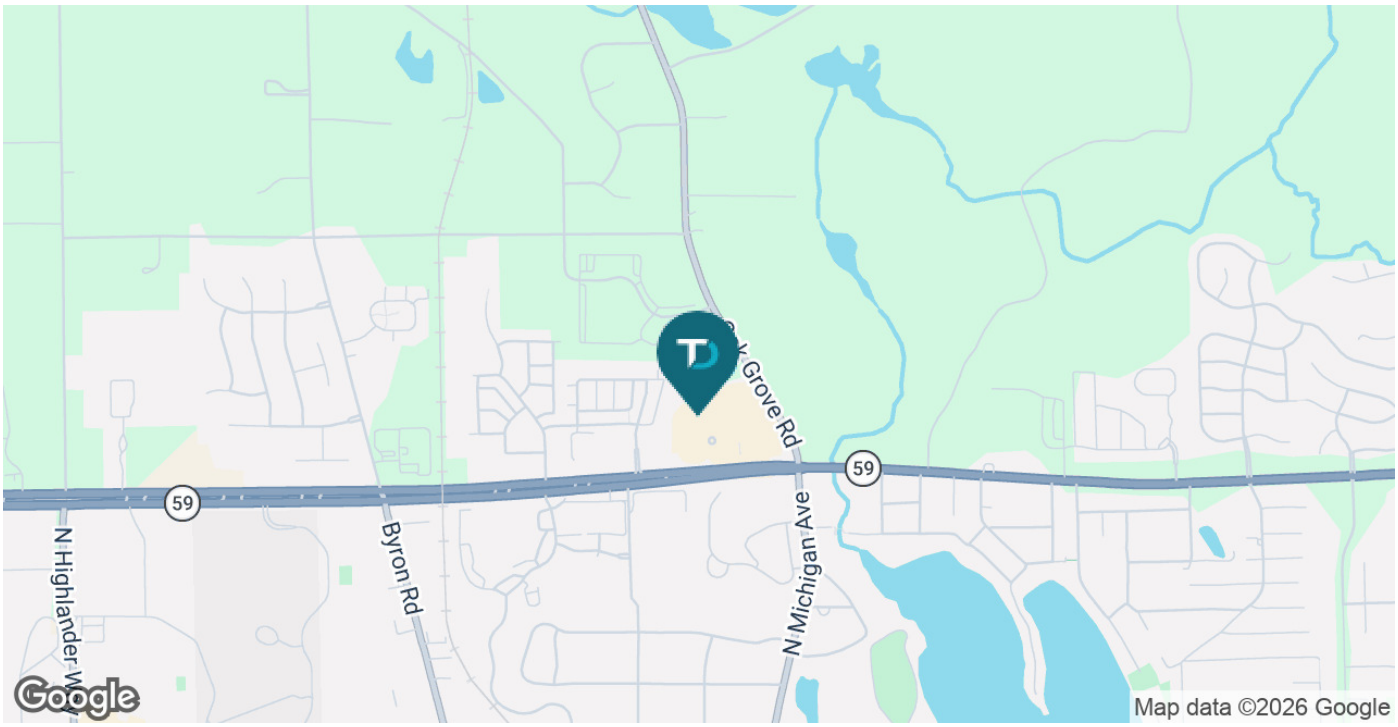
SALE PRICE:	$125,000.00
Price/AC:	$54,585.00
Utilities:	Municipal Water & Sanitary Sewer
Taxes:	2026 Summer - $4,605.81 2025 Winter- $618.87
School District:	Howell Community Schools

PROPERTY INFORMATION

Lot Size:	2.29 Acres
Property Type:	Land
Property Subtype:	Multifamily
Zoning	MXD-Mixed Use Development
2025 Traffic Counts:	Highland Rd = 20,350 Oak Grove Rd = 13,265
Legal Description:	Available upon request.
APN:	17-25-100-006

LOCATION INFORMATION

South side of Dorchester Drive, just west of Oak Grove, within the Crossroads Town Center in the City of Howell

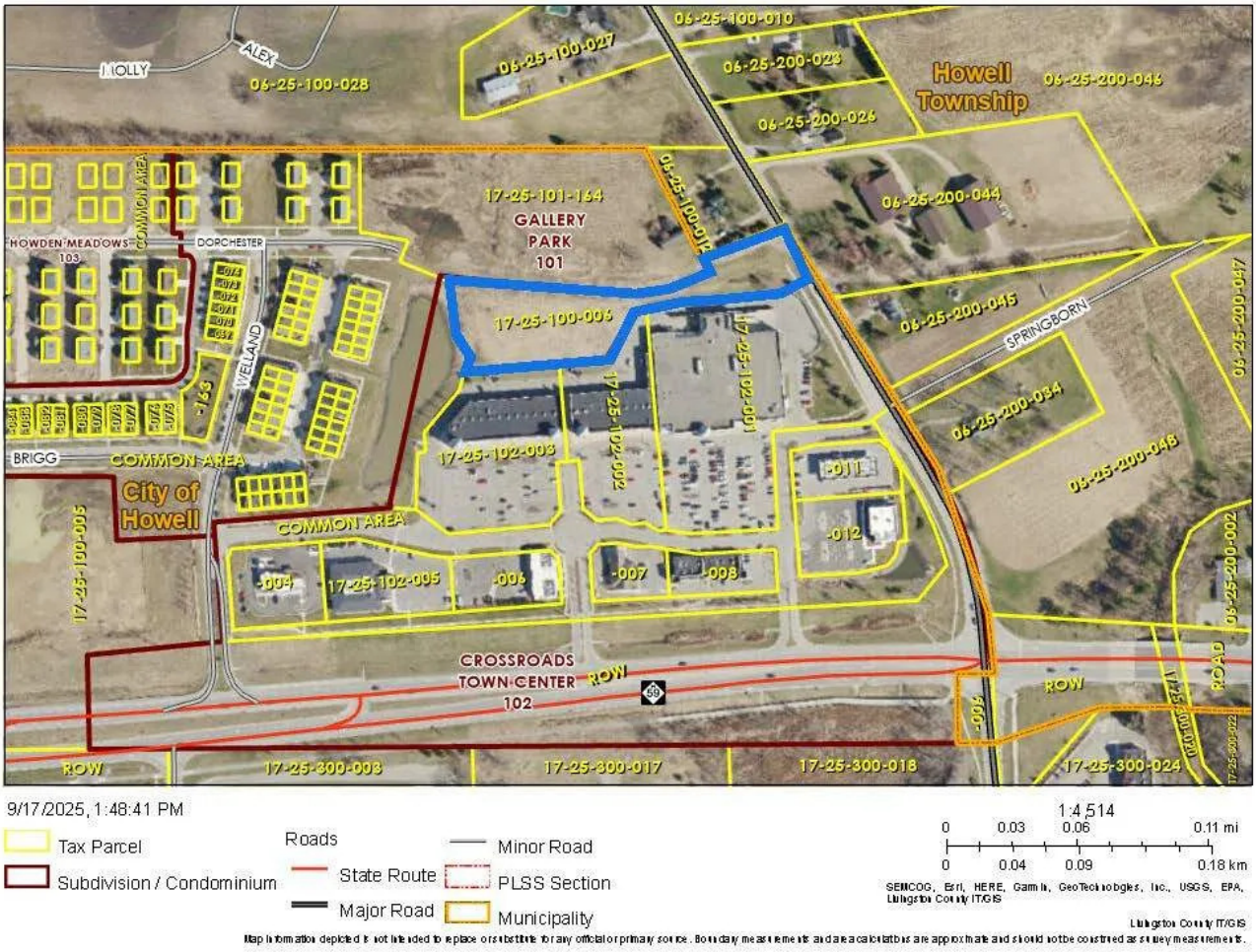


Thomas Duke Company | 248.476.3700

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

ADDITIONAL PHOTOS: 2.29 Acres Highland Road | Howell, MI 48843

2.29 Acres Highland Road



Thomas Duke Company | 248.476.3700

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

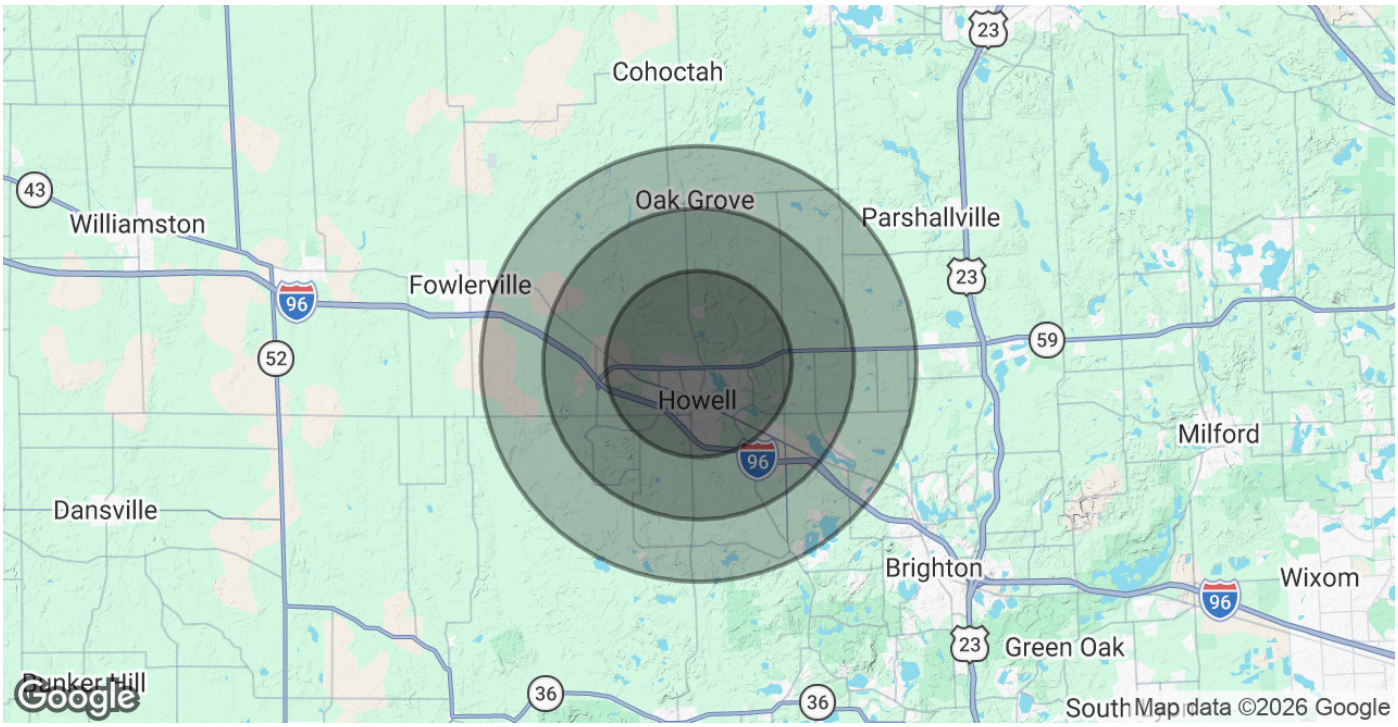
RETAILER MAP: 2.29 Acres Highland Road | Howell, MI 48843



Thomas Duke Company | 248.476.3700

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

DEMOGRAPHICS MAP & REPORT: 2.29 Acres Highland Road | Howell, MI 48843



POPULATION	3 MILES	5 MILES	7 MILES
Total Population	26,680	42,223	59,320
Average Age	41	41	42
Average Age (Male)	39	40	41
Average Age (Female)	43	43	43

HOUSEHOLDS & INCOME	3 MILES	5 MILES	7 MILES
Total Households	10,865	16,766	23,212
# of Persons per HH	2.5	2.5	2.6
Average HH Income	$101,757	$109,055	$112,926
Average House Value	$300,295	$325,929	$344,654

2020 American Community Survey (ACS)

MXD, Mixed Use District.

(1) Purpose. The Mixed *Use District* is intended to implement the Goals and Policies of the *Master Plan* through the provision of a mixture of residential, office, and low intensity commercial *uses*. The specific goals which the MXD, Mixed *Use District* seeks to implement, include the following: 1) Provide for planned growth which maintains the core of the City while allowing for appropriate growth at and beyond its perimeters; 2) Maintain and encourage a diversity of housing; 3) Control strip commercial development and minimize negative impacts of existing strip development; and, 4) Creating new residential and commercial development opportunities at the City perimeters thereby preventing a "landlocked" City.

This designation is intended to encourage the development of traditional neighborhoods through a coordinated land *use* pattern of residential, office or local commercial *uses*. Upper floor residential above retail or office is also encouraged. It is further the intent of this *District* to promote excellence in the *use* of land and the design of *buildings* and sites; encourage cross boundary provisions for infrastructure; maintain the existing natural features; ensure compatible land *use*; and improve the visual image for safe vehicular and pedestrian movement. Additionally, the *District* is intended to conform with any conceptual and sub-area plans completed by the City.

(2) Permitted *Uses*.

A. *One-family* and *two-family detached/attached dwellings*;

B. Publicly owned and operated libraries, parks, parkways and recreational facilities;

C. Public, parochial and other private elementary schools, subject to the requirements of Section 6.07;

D. *Accessory buildings* and *uses* customarily incidental to any of the *uses* permitted in this subsection, and subject to the applicable requirements of Section 5.02; and

E. *Home occupations* , subject to the requirements of Section 5.09.

(3) Special Land Uses.

A. Multiple family dwellings or apartment buildings;

B. Public, parochial and private intermediate and/or secondary schools offering courses in general education, not operated for profit, subject to the requirements of Section 6.07;

C. Utilities and public service *buildings* and *uses* (without storage *yards*), subject to the requirements of Section 6.10;

D. Golf courses, country *clubs*, recreational centers and swim *clubs*, subject to the requirements of Section 6.11;

E. *Bed and breakfast* accommodations, subject to the requirements of Section 6.14;

F. Business, professional and medical offices;

G. Banks, credit unions and savings and loan associations;

H. *One-family dwellings* located within a *building* containing another permitted or specially permitted *use*, and subject to the requirements of Section 5.16;

I. Personal service establishments, such as, but not limited to, repair shops (watches, radio, television, shoe, etc.), tailor shops, beauty parlors, barber shops, interior decorators, photographers and drycleaners;

J. Generally recognized retail businesses which supply commodities on the premises within completely enclosed *buildings*, such commodities include, but are not limited to, foods, personal *use* items (drugs, health care, notions, books, magazines, periodicals, stationary and office supplies), liquor, clothing, dry goods, florist's shops, hobby and craft stores, gifts, antiques, jewelry, hardware and household supplies, wearing apparel, and similar products.

K. *Restaurants* and *taverns* where the patrons are served while seated within the *building* occupied by such establishment, such establishment not to extend as an integral part of, or accessory thereto, any service of a *drive-in* or an open-*front* store.

L. *Sidewalk café* service, operated by a *restaurant* or other food establishment which sells food for immediate consumption, and subject to the requirements of Section 6.20;

M. *Child* and *adult day-care facilities*, subject to the requirements of Section 6.02;

N. *Housing for the elderly*, Nursing homes and convalescent centers, subject to the requirements of Section 6.03;

O. Funeral homes and mortuaries; and

P. *Automobile fueling stations* that are incidental to a principal retail use in a shopping center, subject to all of the following:

i. The portion of the site occupied by the *fueling station* shall not exceed five percent or one acre, whichever is less, of the shopping center site.

ii. The *fueling station* shall be located no further than 500 feet from the primary entrance of the principal retail use it is incidental to.

iii. A single *building* servicing the fuel islands that does not exceed 1,000 square feet shall be permitted.

iv. Access to the *fueling station* shall be provided solely from drives which are internal to the shopping center. Separate access from the *fueling station* to a public road shall be prohibited.

v. The *fueling station* shall meet all of the applicable standards in Section 6.22 Mixed Use District Development Regulations.

vi. Vehicular access to and circulation within the *fueling station* site shall control the flow of traffic and be arranged in a manner that will not create a hazard to motorists and pedestrians.

vii. Canopy and *building* design and materials shall be compatible with and visually complement the design of the shopping center, per the requirements of Section 6.22(k).

viii. Exterior lighting shall comply with the standards of Section 6.22(i). Canopy lighting shall be recessed.

ix. In addition to meeting all applicable requirements of Section 5.10, the perimeter boundary of the *fueling station* site shall be defined with curbing and landscaping.

Q. Drive-thrus that are incidental to a permitted retail, *standard restaurant*, or service use in a shopping center, subject to all of the following in addition to the requirements of section 10.08:

i. Access to the drive-thru must be provided solely from drives which are internal to the shopping center.

ii. *Drive-thru restaurants*, as defined in this ordinance, are prohibited in the MXD District.

iii. No more than one drive-through servicing a cashier, payment and/or pickup window shall be permitted for each individual *building*, regardless of the number of uses. Dual ordering stations for drive-through food services shall not be permitted.

R. Accessory *building* and *uses* customarily incidental to any of the *uses* permitted in this subsection, and subject to the applicable requirements of Section 5.02.

(4) Conditions of *Use*.

In addition to all regulations applicable to those *uses* located within the *district*, the Mixed *Use* Development Regulations as outlined in Section 6.22, shall also apply.