EST. 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

4.17 ACRES GRAND RIVER

NEC Grand River & Lawson Dr, Howell, MI 48843



FOR SALE

248.476.3700

EXCLUSIVELY LISTED BY:

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OFFERING SUMMARY: NEC Grand River & Lawson Dr | Howell, MI 48843



PROPERTY OVERVIEW

4.17 acres ready for development on Grand River Ave in Howell, MI.

OFFERING SUMMARY

Sale Price:	$1,025,000
Lot Size:	4.17 Acres
Price / Acre:	$245,803
Zoning:	NRPUD

PROPERTY HIGHLIGHTS

- Fantastic frontage on Grand River Ave in Howell
- Close to both Brighton and Howell
- Across from recent new developments
- Lot is well suited for many possible uses
- Can be split between front and rear parcels

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.

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

BUILDING/PROPERTY INFORMATION: NEC Grand River & Lawson Dr | Howell, MI 48843

GENERAL INFORMATION

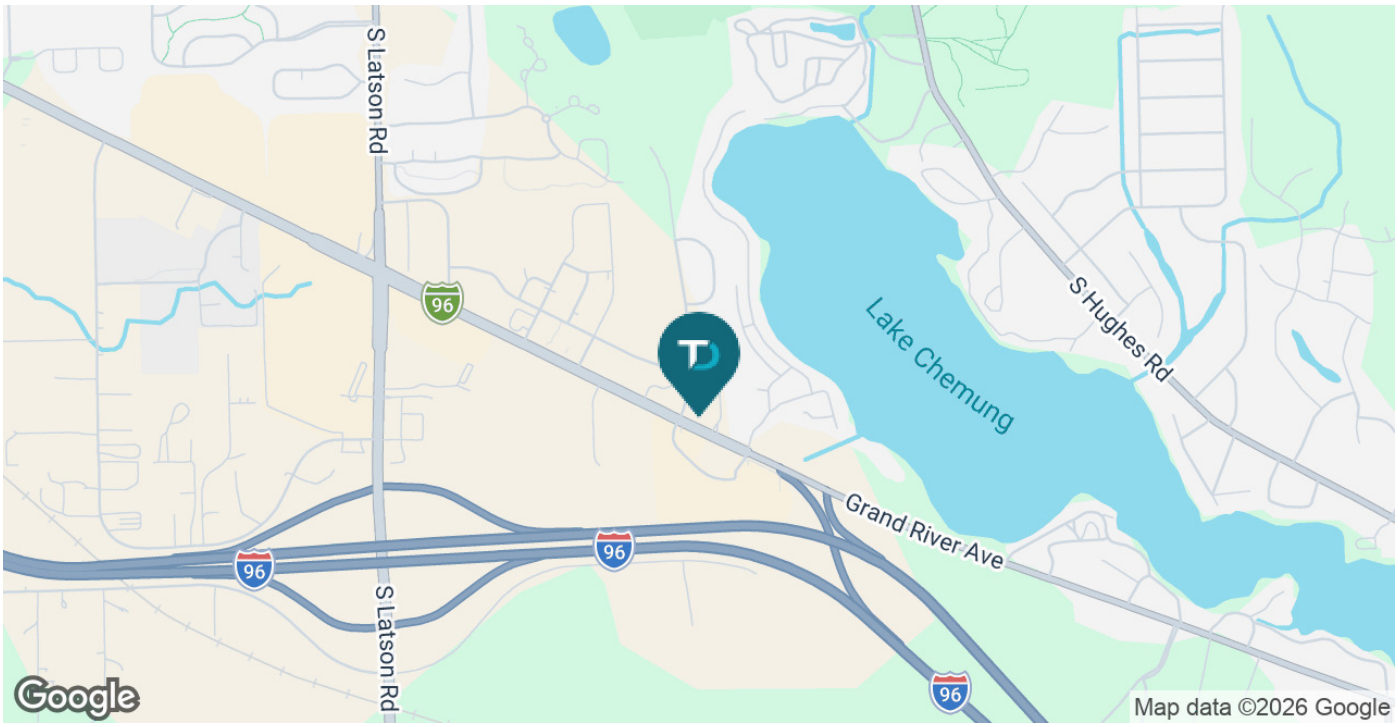
Price/AC:	$245,803
Utilities:	-
2025 Summer Tax:	$13,213.25
2024 Winter Tax	$2,855.76

PROPERTY INFORMATION

Lot Size:	4.17 Acres
Property Type:	Land
Property Subtype:	Retail
Zoning	NRPUD
Traffic Count:	32,533 Vehicles/Day (Costar, 2024)
Legal Description:	Available upon request
APN:	4711-09-200-045; 046

LOCATION INFORMATION

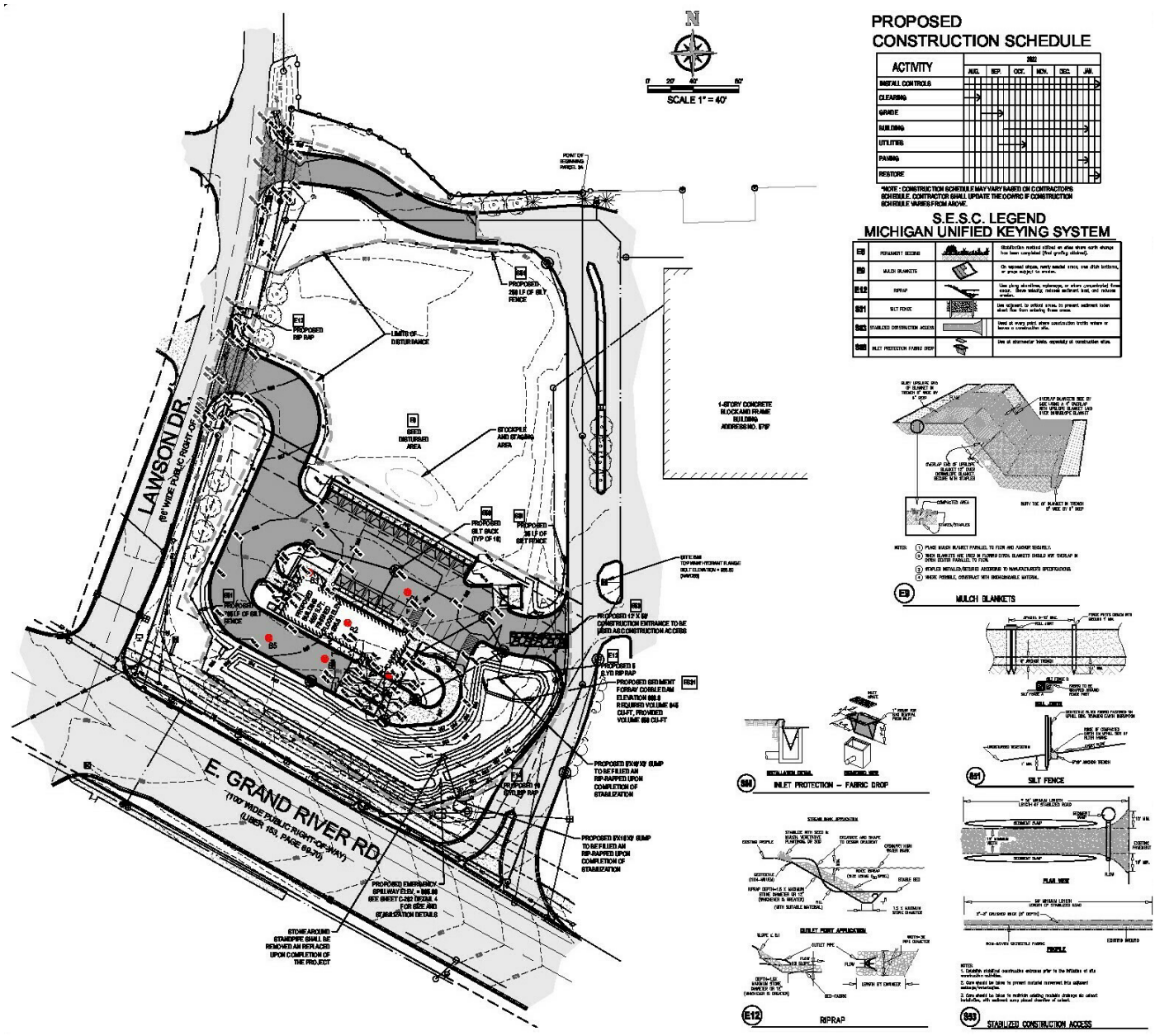
Located on the north side of Grand River, just east of Latson Rd, in Howell, MI.



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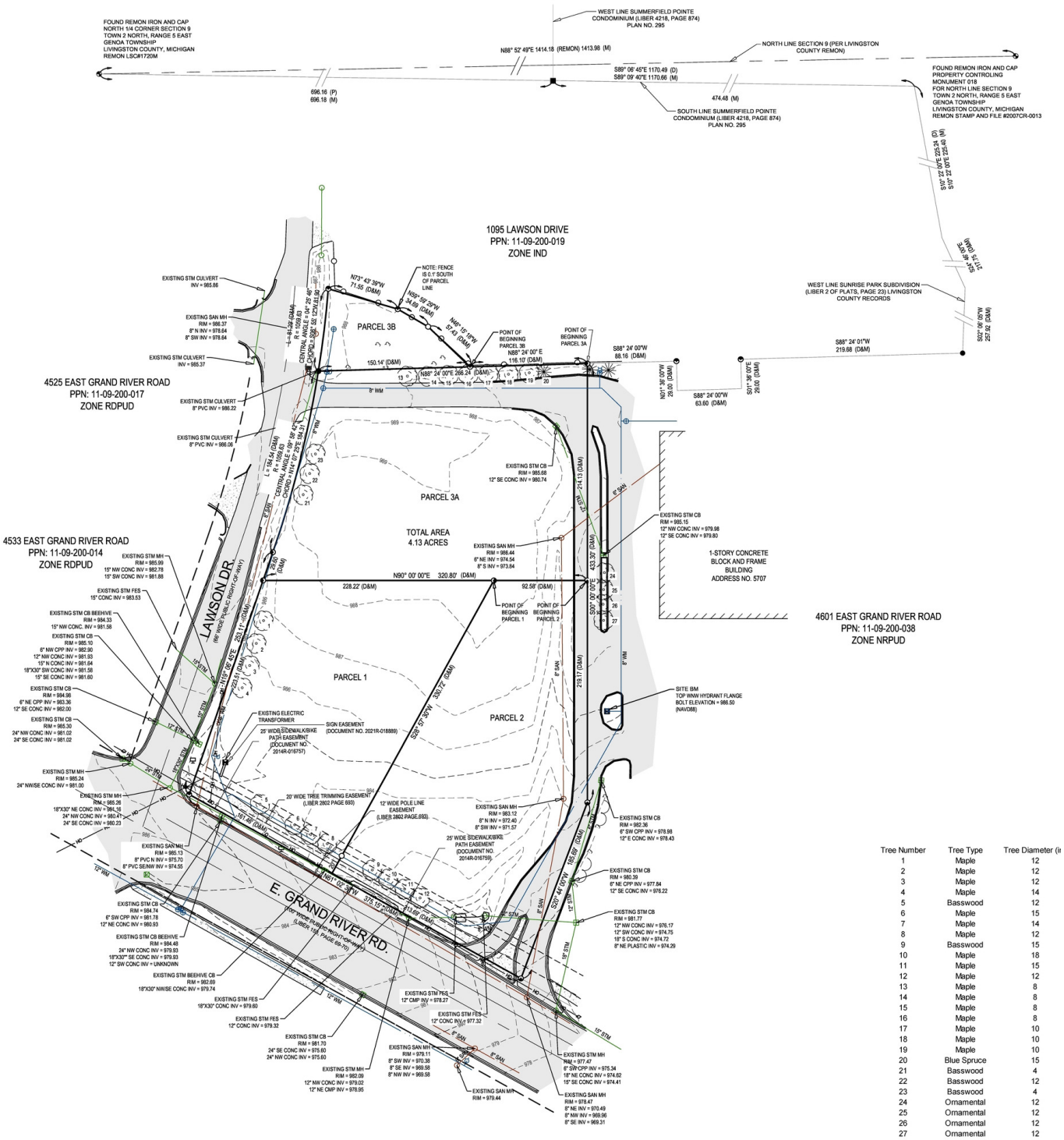
CONCEPTUAL PLAN: NEC Grand River & Lawson Dr | Howell, MI 48843



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SURVEY: NEC Grand River & Lawson Dr | Howell, MI 48843

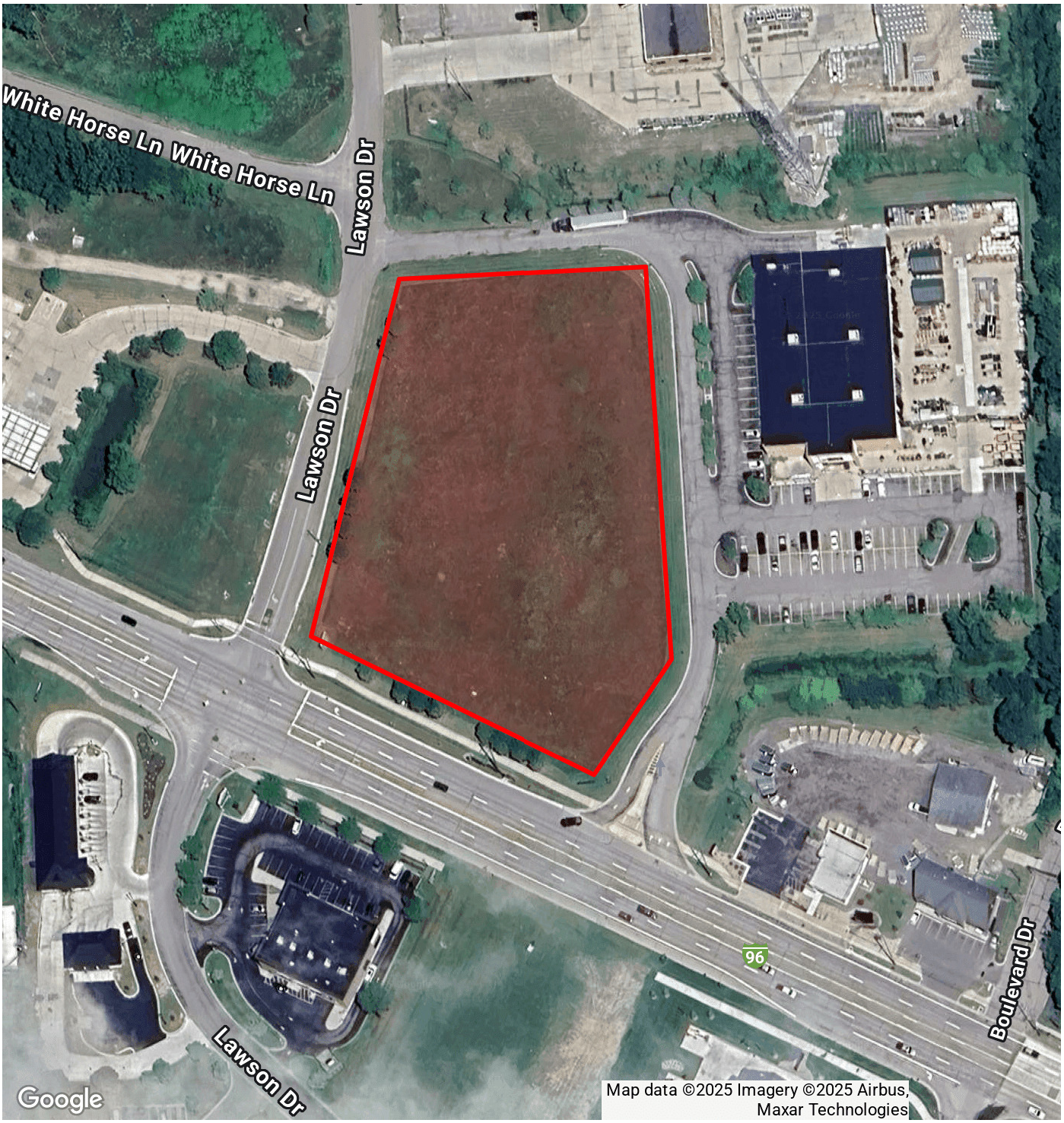


Tree Number	Tree Type	Tree Diameter (i
1	Maple	12
2	Maple	12
3	Maple	12
4	Maple	14
5	Basswood	12
6	Maple	15
7	Maple	14
8	Maple	12
9	Basswood	15
10	Maple	18
11	Maple	15
12	Maple	12
13	Maple	8
14	Maple	8
15	Maple	8
16	Maple	8
17	Maple	10
18	Maple	10
19	Maple	10
20	Blue Spruce	15
21	Basswood	4
22	Basswood	12
23	Basswood	4
24	Ornamental	12
25	Ornamental	12
26	Ornamental	12
27	Ornamental	12

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AERIAL MAP: NEC Grand River & Lawson Dr | Howell, MI 48843



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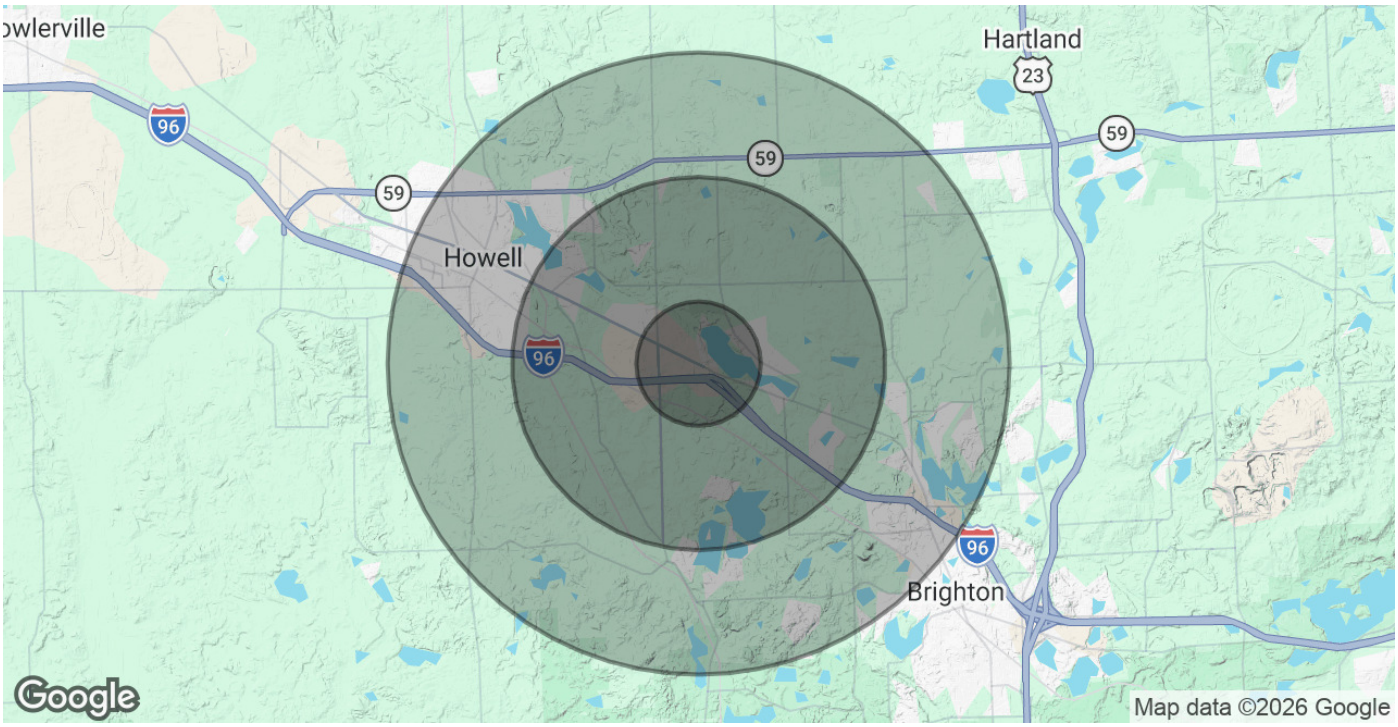
RETAILER MAP: NEC Grand River & Lawson Dr | Howell, MI 48843



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DEMOGRAPHICS MAP & REPORT: NEC Grand River & Lawson Dr | Howell, MI 48843



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,614	18,801	51,974
Average Age	44	43	43
Average Age (Male)	43	42	42
Average Age (Female)	45	44	44

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,204	7,586	20,999
# of Persons per HH	2.2	2.5	2.5
Average HH Income	$106,000	$116,901	$121,685
Average House Value	$383,833	$369,490	$378,646

2020 American Community Survey (ACS)

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