EST. 1978

THOMAS DUKE

COMMERCIAL REAL ESTATE

0.84 ACRES MICHIGAN AVENUE

1062 S Michigan Ave., Howell, MI 48843

FOR SALE

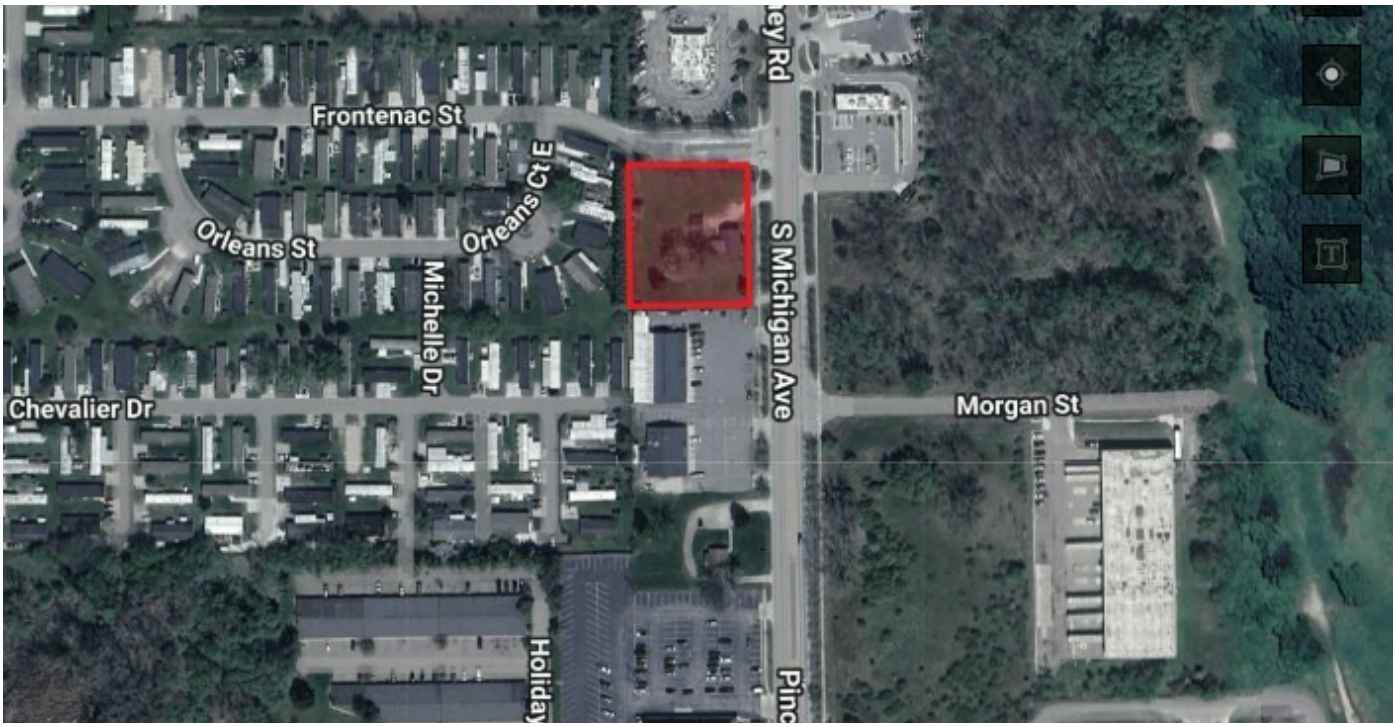
248.476.3700

EXCLUSIVELY LISTED BY:

JOHN PORTH
Vice President
jkporth@thomasduke.com

ETHAN WHITESELL
Associate
ewhitesell@thomasduke.com

OFFERING SUMMARY: 1062 S Michigan Ave. | Howell, MI 48843



PROPERTY OVERVIEW

0.84 Acres of Commercial land with great accessibility and access to downtown Howell an the Motorsports Gateway Race Track.

OFFERING SUMMARY

Sale Price:	$475,000.00
Lot Size:	0.84 Acres
Zoning:	SMAD - South Michigan Avenue District

PROPERTY HIGHLIGHTS

- Close to downtown Howell.
- Easy freeway access.
- Close proximity to Motorsports Gateway.
- High traffic location.
- Has existing curb cut on Michigan Ave.

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

PROPERTY INFORMATION: 1062 S Michigan Ave. | Howell, MI 48843

PROPERTY INFORMATION

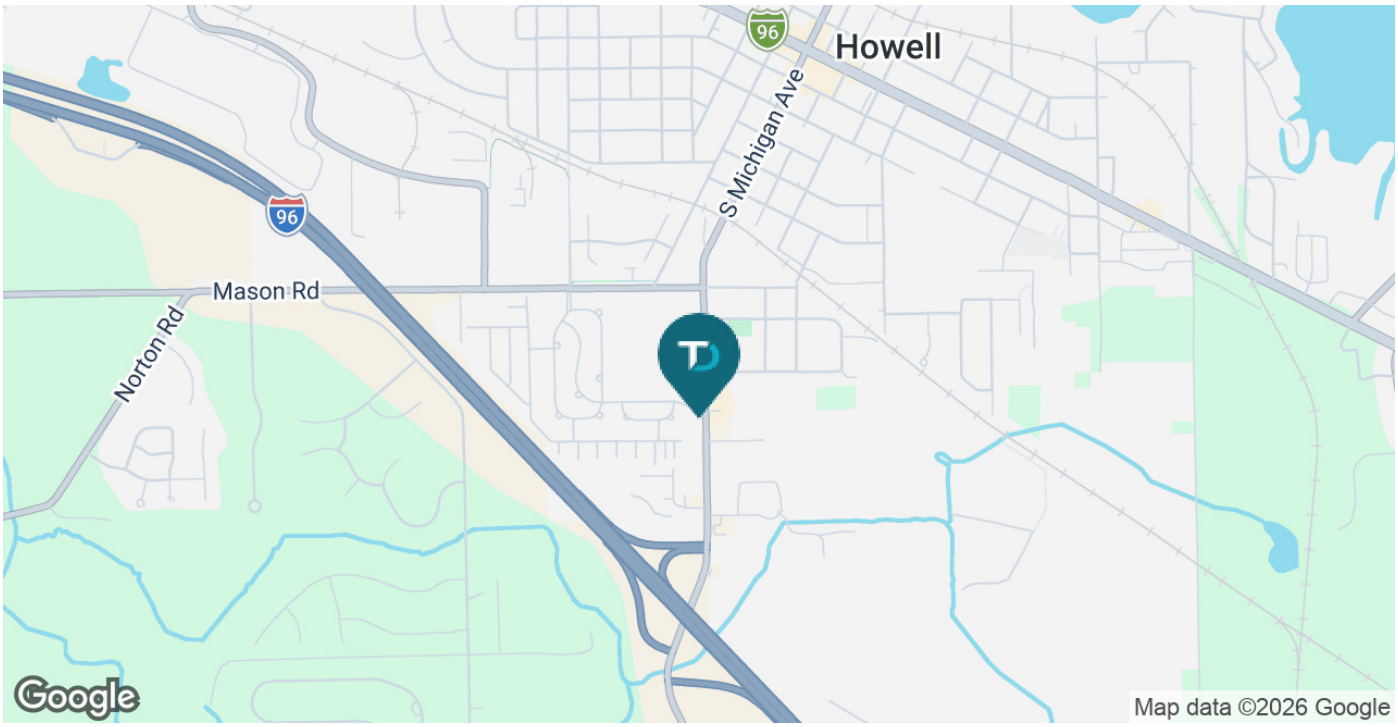
SALE PRICE:	$475,000.00
Utilities:	Well & Sanitary Sewer (City Water located at road)
APN:	4717-02-200-012, 4717-02-200-013 and 4717-02-200-014-
Taxes (Combined):	2025 Winter - $655.42 2026 Summer - $4878.25

PROPERTY INFORMATION

Lot Size:	0.84 Acres
Property Type:	Commercial Land
Property Subtype:	Retail
Zoning	SMAD - South Michigan Avenue District
2025 Traffic Count:	Michigan Ave.= 20,052 vpd
Legal Description:	Available upon request

LOCATION INFORMATION

A quarter mile north of I-96 on the western side of Michigan Avenue.



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PARCEL AERIAL: 1062 S Michigan Ave. | Howell, MI 48843

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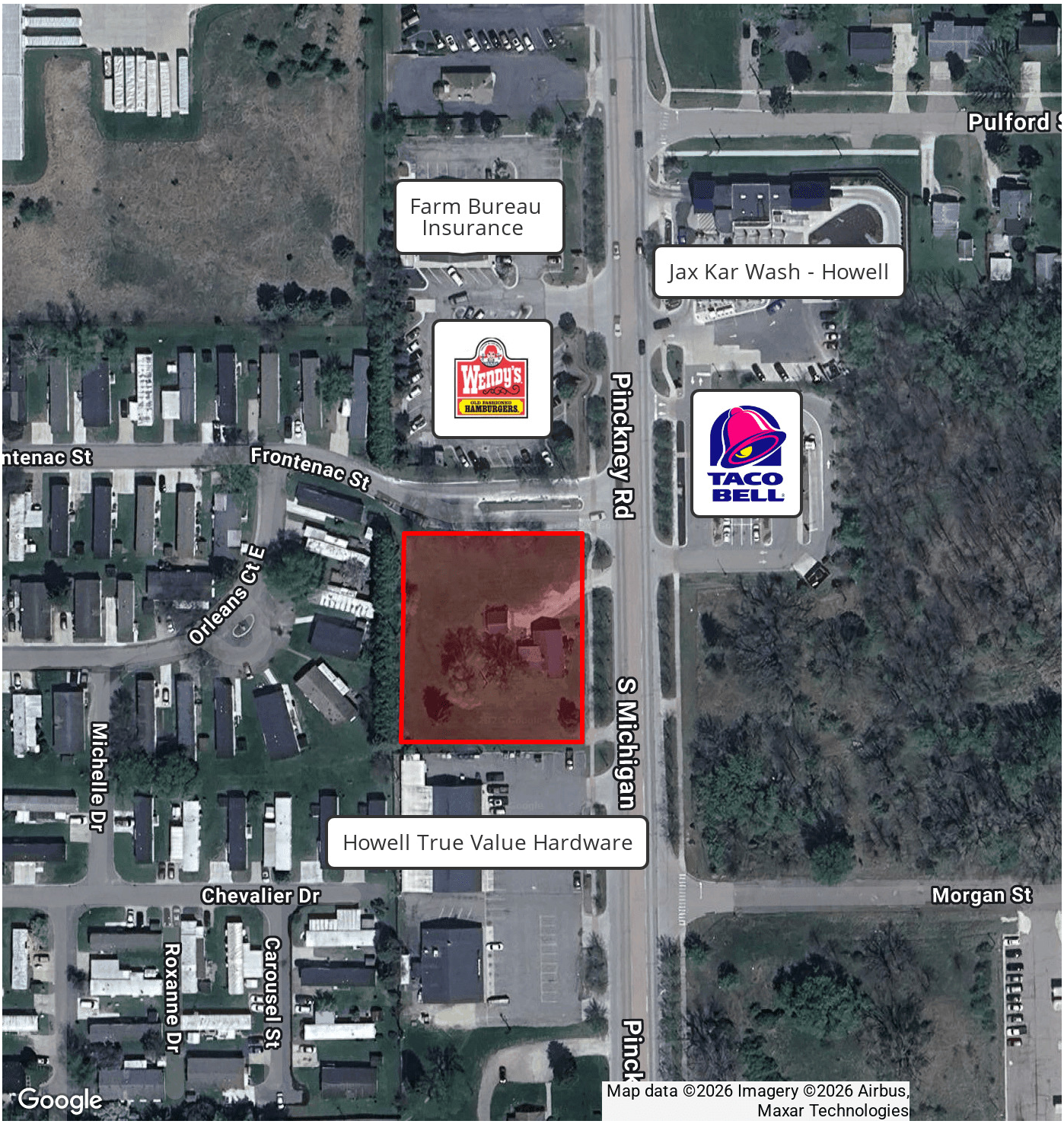
AERIAL MAP: 1062 S Michigan Ave. | Howell, MI 48843



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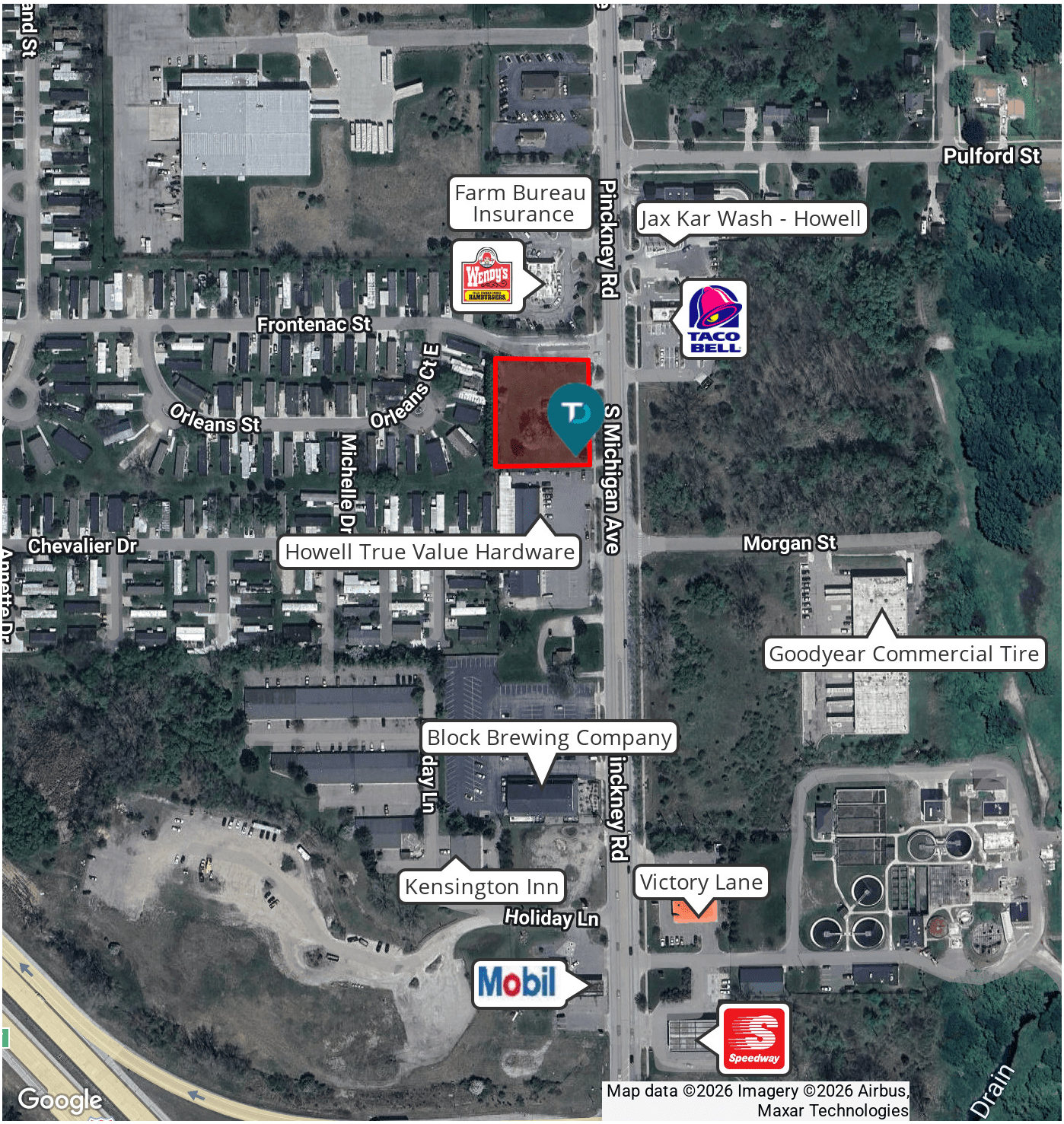
RETAILER MAP: 1062 S Michigan Ave. | Howell, MI 48843



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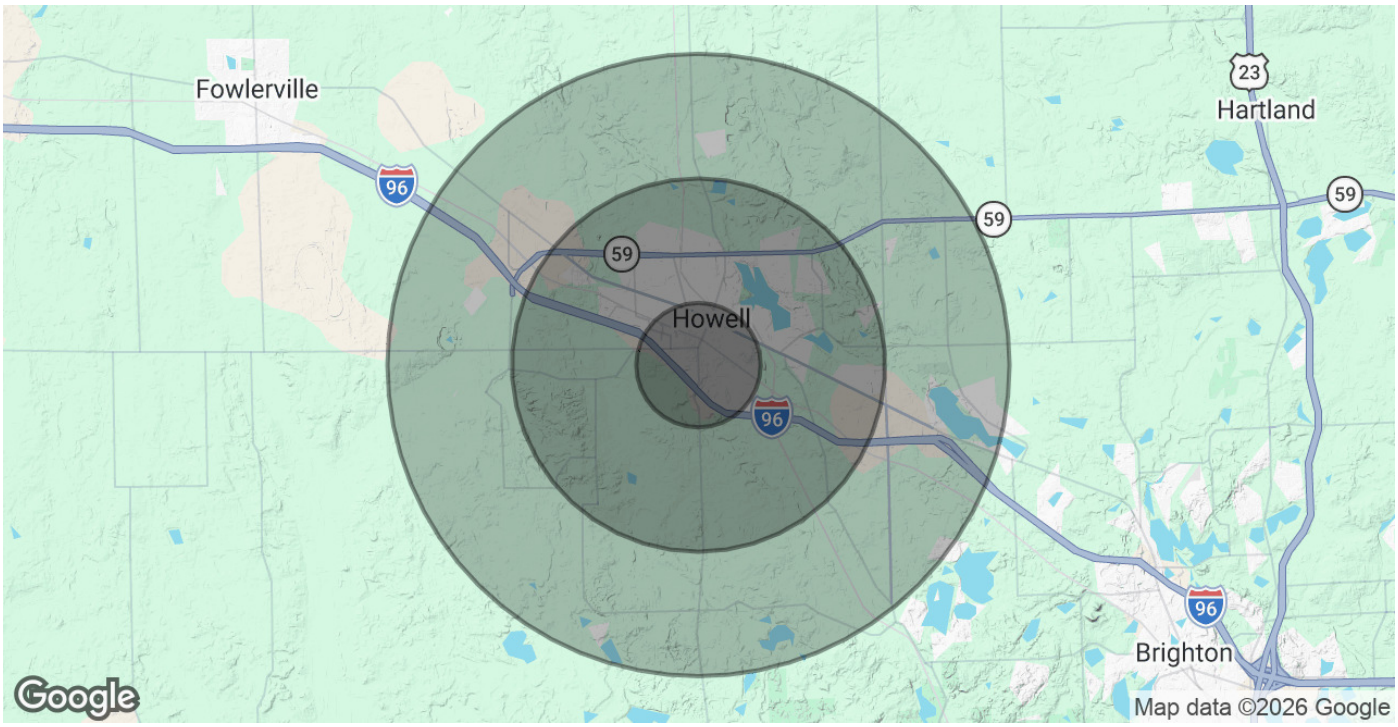
DEMOGRAPHICS MAP & REPORT: 1062 S Michigan Ave. | Howell, MI 48843



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,803	27,528	44,925
Average Age	39	41	41
Average Age (Male)	38	40	40
Average Age (Female)	40	43	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,421	11,284	17,818
# of Persons per HH	2.4	2.4	2.5
Average HH Income	$89,329	$101,592	$110,243
Average House Value	$251,410	$308,678	$332,765

2020 American Community Survey (ACS)

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• **<u>Section 4A.04 South Michigan Avenue District</u>**.

(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).

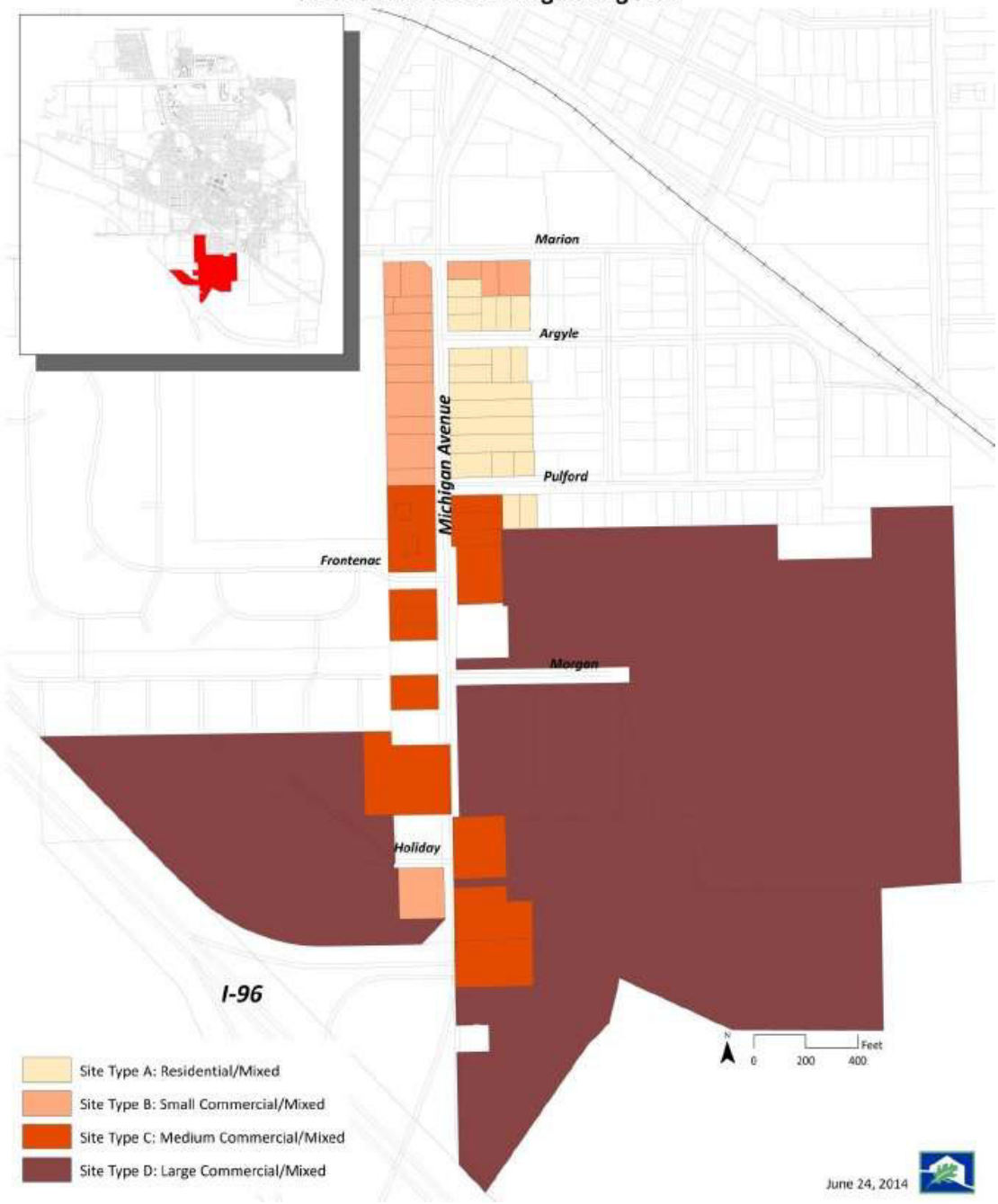
D. Site Type D (large scale regional sites) - Site Type D, as described in Section 4A.03(b).

(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