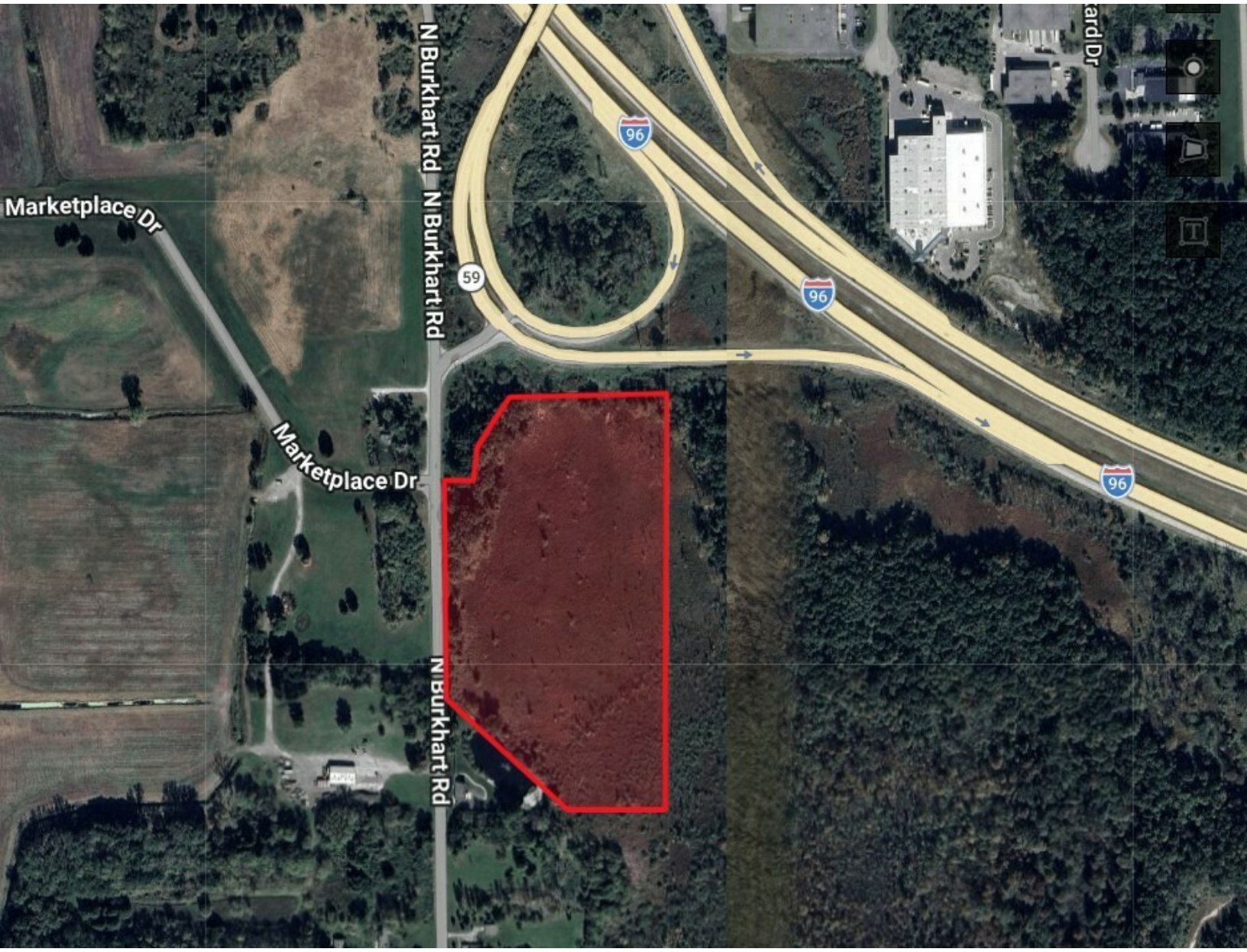
EST. 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

18+/- ACRES BURKHART ROAD & I-96

Southeast Corner Burkhart Road & I-96, Howell, MI 48843



FOR SALE

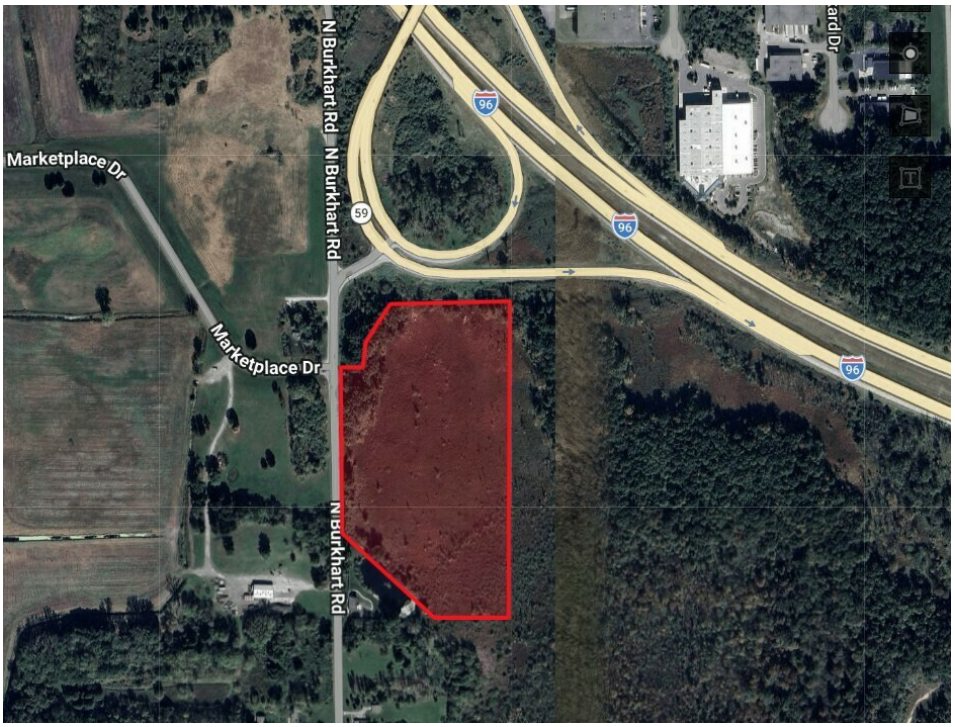
248.476.3700

EXCLUSIVELY LISTED BY:

JOHN PORTH
Vice President
jkporth@thomasduke.com

MARK SZERLAG
Senior Partner
mszerlag@thomasduke.com

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



PROPERTY OVERVIEW

An exceptional development opportunity on Howell's south side next to the I-96 interchange. The site offers approximately 3 buildable acres with the remaining land providing natural buffers and open space, ideal for a thoughtfully planned multi-family and commercial development. Prime location combines convenient highway access with close proximity to shopping, dining, and local amenities.

OFFERING SUMMARY

Sale Price:	$975,000.00
Lot Size:	18 Acres
Price / Acre:	$54,167.00
Zoning:	MFR Multi-Family Residential; Master Planned Commercial-Highway

PROPERTY HIGHLIGHTS

- Approximately 3 Acres Buildable.
- Located on the I-96 Interchange.

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: Burkhart Road & I-96 | Howell, MI 48843

PROPERTY INFORMATION

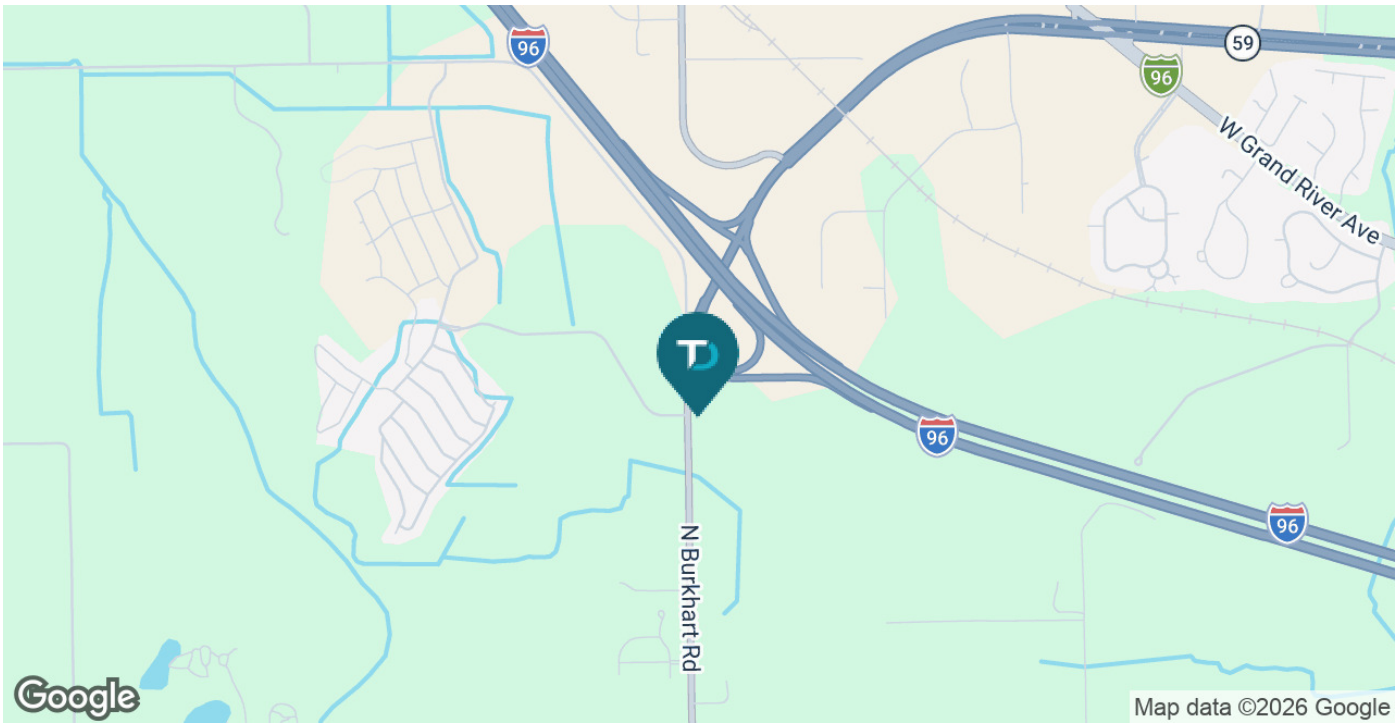
SALE PRICE:	$975,000.00
Price/AC:	$54,167.00
Utilities:	Municipal Water & Sanitary Sewer
Taxes:	2025 Winter - $1,488.43 2026 Summer - $5,776.41
APN:	06-33-100-014

PROPERTY INFORMATION

Lot Size:	18 Acres
Property Type:	Multi-Family Land
Zoning	MFR Multi-Family Residential
Traffic Count:	Burkhart Rd = 7,658 I-96 = 55,679
School District:	Howell Public Schools
Legal Description:	Available Upon Request

LOCATION INFORMATION

Southeast corner of N Burkhart Road and I-96 in Howell.



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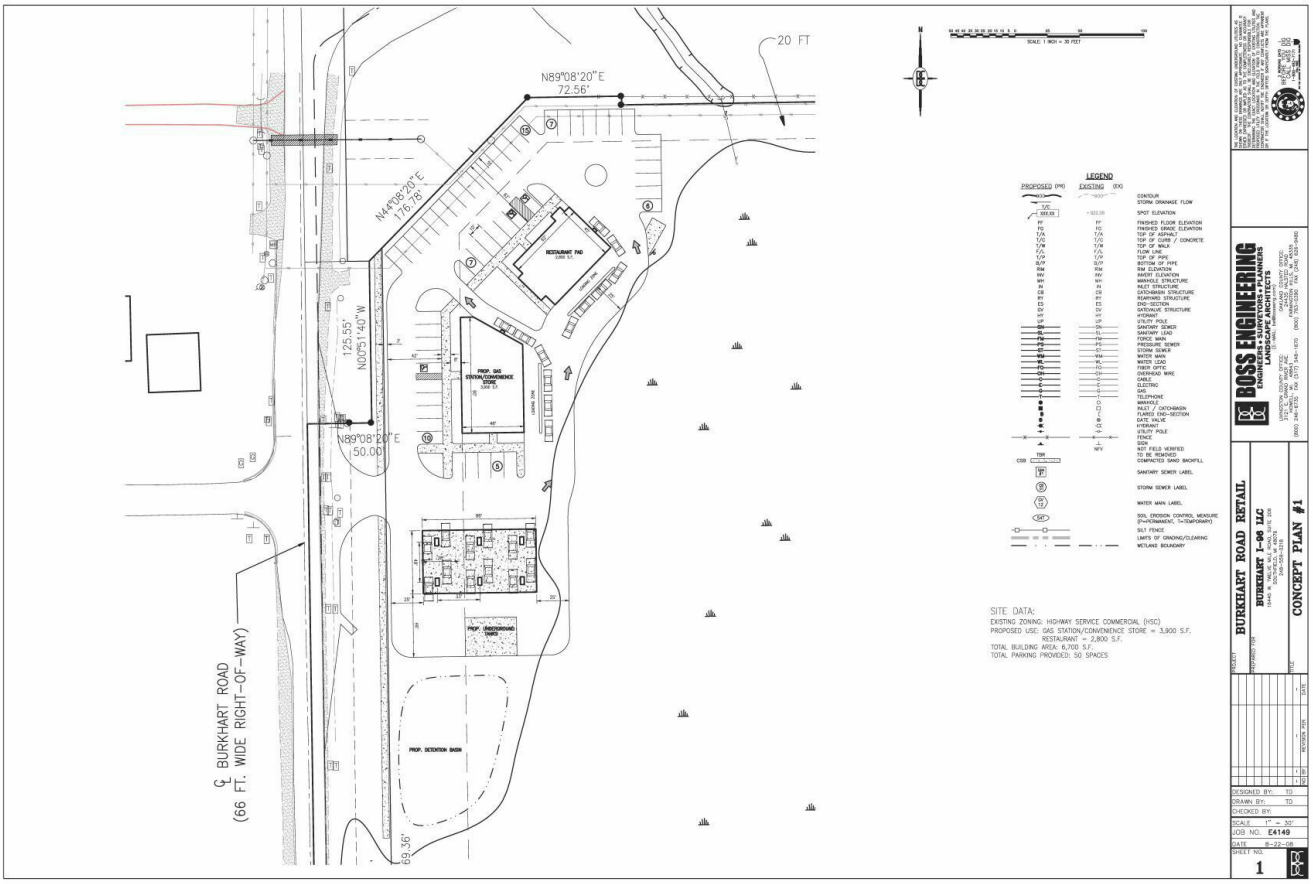
AERIAL MAP: Burkhart Road & I-96 | Howell, MI 48843



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ADDITIONAL PHOTOS: Burkhart Road & I-96 | Howell, MI 48843



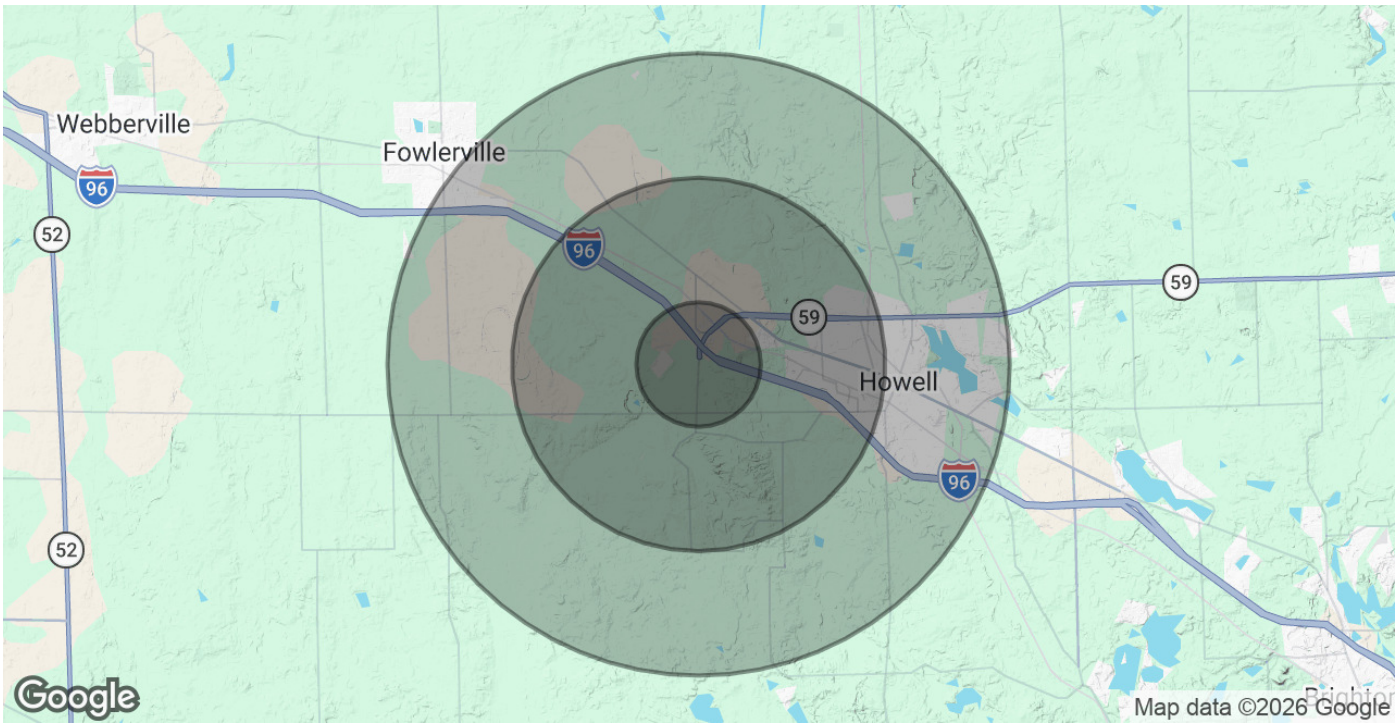
RETAILER MAP: Burkhart Road & I-96 | Howell, MI 48843



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



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,528	12,723	35,116
Average Age	43	42	41
Average Age (Male)	41	40	40
Average Age (Female)	45	44	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	612	5,124	13,897
# of Persons per HH	2.5	2.5	2.5
Average HH Income	$93,735	$100,163	$103,147
Average House Value	$252,244	$291,074	$307,782

2020 American Community Survey (ACS)

ARTICLE VII
MFR MULTIPLE FAMILY RESIDENTIAL DISTRICT

Section 7.01 PURPOSE

The purpose of this district is to provide a relatively small and inexpensive type of housing as well as a broader range of choice of housing types to the people who desire to live in Howell Township in condominium, owner or rental units and their normal accessory uses which are compatibly supportive or convenient to the residents living within such a district. The buildings containing the dwelling units may be in single or group building arrangements having group use facilities held in common to which all residents have equal access and share equally in the financing for operation and maintenance. These developments will only be allowed to develop if State Department of Health and locally approved on-site, common or public water supply system and wastewater disposal sanitary sewer system including wastewater treatment is available adjacent to or can be extended to a multiple family building site.

(Ord. No. 1 eff. Jan. 8, 1983)

Section 7.02 PERMITTED PRINCIPAL USES.

Multiple family dwelling structures, including duplexes, triplexes, quadruplexes, garden apartments, townhouses, and other similar types of multi-family dwelling unit buildings.

A. State Licensed Facilities.

1) Adult Foster Care Small Group Home.

(Ord. No. 1 eff. Jan. 8, 1983; amend. by Ord. 254 eff. Feb. 10, 2013)

Section 7.03 PERMITTED PRINCIPAL SPECIAL USES WITH CONDITIONS.

The following special uses of land, buildings, and structures are permitted subject to the provisions of Article XVI, "Special Uses".

A. State Licensed Facilities.

1) Adult Foster Care Large Group Home (thirteen (13) to twenty (20) adults).

2) Adult Foster Care Congregate Facility (more than twenty (20) adults).

3) Child Care Centers.

4) Adult Day Care Centers.

(Ord. No. 1 eff. Jan. 8, 1983; amend. by Ord. No. 11 eff. Apr. 4, 1986; Ord. No. 62 eff. Oct. 8, 1997; amend. by Ord. 254 eff. Feb. 10, 2013)

Section 7.04 PERMITTED ACCESSORY USES.

A. Normal accessory uses to multiple family dwelling units.

B. Normal accessory uses to permitted and approved "Special Uses."

C. House Hold Pets.

(Ord. No. 1 eff. Jan. 8, 1983; Amend. by Ord. 271 eff. Oct. 3, 2017)

Section 7.05 PERMITTED ACCESSORY USES WITH CONDITIONS.

A. Private swimming pools as a part of the multiple family housing development for use in common by all residents who will finance the operation and maintenance of such facilities in conformance with the provisions of Section 14.18.

B. Common open space and recreation areas and facilities as a part of the multiple family housing development for use in common by all residents who will be required to finance the operation and maintenance of such facilities.

C. Drives and off-street parking areas in accordance with Section 7.07D.

D. Recreation, meeting and other group activity facilities located in buildings or as a part of a structure developed as a part of the multiple family housing project for the common use and enjoyment by all residents who will be required to operate and maintain such facilities and financed through a nonprofit association representing the owners and renters.

(Ord. No. 1 eff. Jan. 8, 1983)

Section 7.06 DIMENSIONAL REQUIREMENTS EXCEPT AS OTHERWISE SPECIFIED IN THIS ORDINANCE.

A. Lot area. The first multiple family dwelling unit in a residential structure shall occupy a lot or parcel comprising not less than one-half (1/2) acre, and meet the requirements of Section 7.07B. Each additional multiple family dwelling unit shall require the following additional lot or parcel area:

1) Efficiency	2,000 square feet
2) One bedroom	2,500 square feet
3) Two bedroom	3,500 square feet
4) Three bedroom	5,000 square feet
5) Four bedroom	6,500 square feet
6) Extra bedrooms over four	1,500 square feet

B. Lot width. Minimum of 200 feet.

C. Lot coverage. Maximum of 40%.

D. Number of dwelling units per gross acre. Maximum of Eight (8) dwelling units.

E. Yard and setback requirements.

1) Front yard. Minimum of thirty (30) feet plus one (1) foot for each foot of height of structure in excess of thirty (30) feet from the road right-of-way line, or as otherwise required in Section 26.05, whichever is greater.

2) Side yards. Minimum of thirty (30) feet for each side yard, and one (1) foot for each foot of height of structure in excess of thirty (30) feet from the side lot line.

3) Rear yard. Minimum of fifty (50) feet plus one (1) foot for each foot of height of structure in excess of fifty (50) feet from a property line.

F. Height limitations. Maximum of five (5) stories and sixty (60) feet, except that detached accessory structures shall not exceed twenty (20) feet.

G. Spacing between buildings. Shall be at least the height of the highest of the abutting buildings.

H. Gross floor area requirements. Minimum standards for gross floor area for each type of a family dwelling unit shall be as follows:

1) Efficiency	450 square feet
2) One bedroom	600 square feet
3) Two bedroom	750 square feet
4) Three bedroom	900 square feet
5) Each additional bedroom	150 square feet

I. Number of multiple family dwelling units per building. Multiple Family Residential structures shall contain no more than twenty-four (24) units provided public water and appropriate fire protection equipment are available, otherwise the structures shall contain no more than twelve (12) units.

(Ord. No. 1 eff. Jan. 8, 1983; amend. Ord. No. 97 eff. Feb. 23, 2000; further amend. Ord. No. 98 eff. Feb. 23, 2000; Ord. No. 100 eff. Feb. 23, 2000; further amend. Ord. No. 119, eff. Dec. 27, 2000; Ord. No. 200, eff. 12/11/06)

Section 7.07 LOCATIONAL AND OTHER REQUIREMENTS.

A. Available common or public water supply system and wastewater disposal sanitary sewer and sewage treatment system to which all dwelling units in the multiple family dwelling unit project shall be connected on a permanent basis.

B. Open spaces comprising at least 10% of the total gross area of the project with the open spaces of at least three (3) acres in size and planned and built as a common facility to be used, operated and maintained by the developer or a nonprofit association representing the property owners and financed by means of a monthly or annual assessment.

C. Access shall be provided from a major arterial road when the frontage of the side road is directly connected to the major arterial road. Drives shall be located at least twenty (20) feet from any building.

D. Off-street parking shall be provided in accordance with Article XVIII, "Off-Street Parking" with parking spaces located within 200 feet of an entrance to the building for which the parking is designated. Each dwelling unit shall be provided with at least one (1) covered parking space which shall be of the same type of construction as the principal building.

E. Landscaping shall meet the requirements of Section 28.03B and other appropriate Sections of Article XXVIII, Landscaping Requirements and Section 14.26, Fences.

F. Enclosed storage space for garden equipment, supplies, tools, toys, bicycles and other household goods and supplies shall be provided in conjunction with covered parking spaces and shall be of the same type of construction as the principal building.

(Ord. No. 1 eff. Jan. 8, 1983; amend. Ord. No 74 eff. Sept. 30, 1998; further amend. Ord. No.97 eff. Further amend. Feb. 23, 2000)