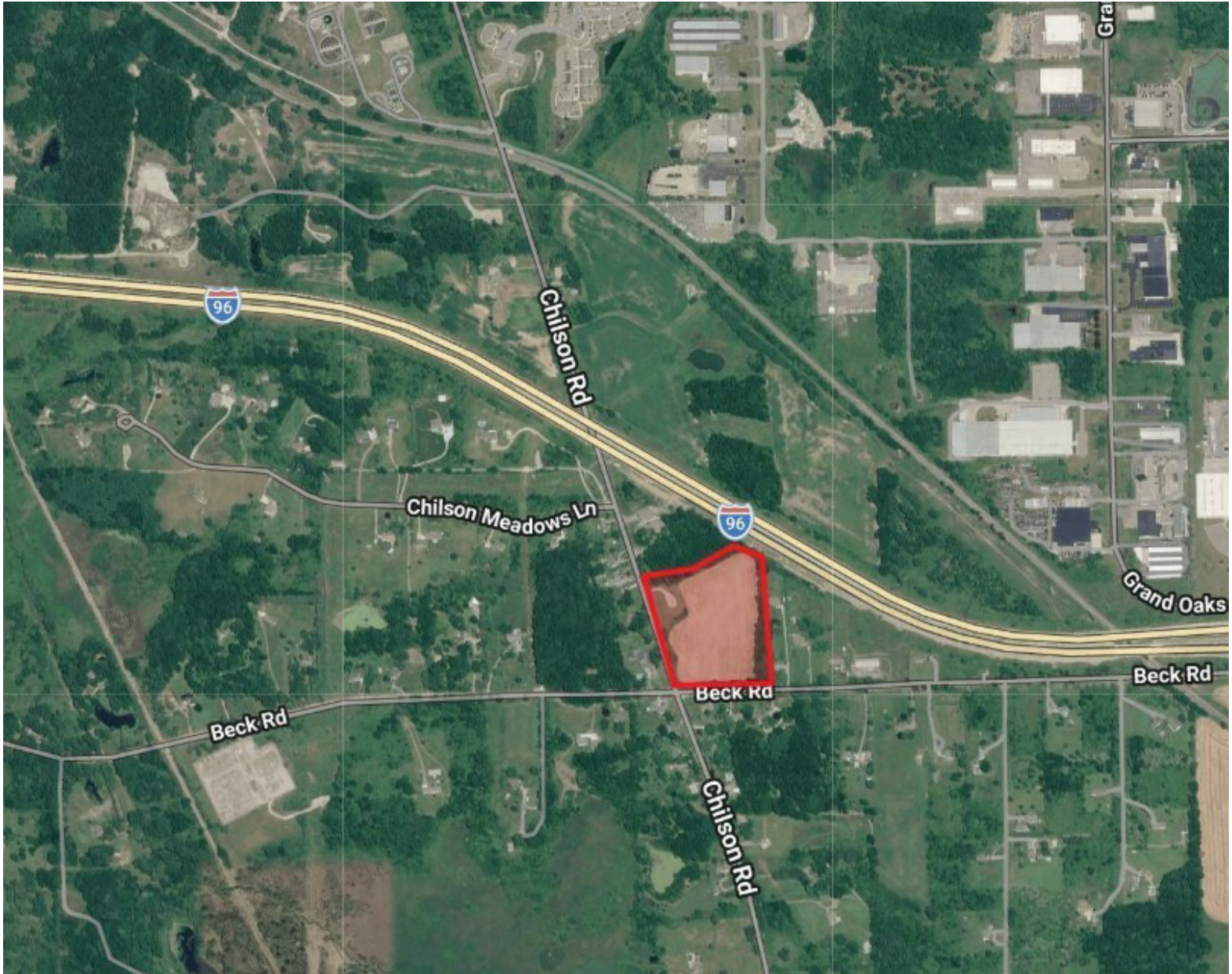


## 12.67 ACRES CHILSON ROAD

Howell, MI 48843



# FOR SALE

248.476.3700

EXCLUSIVELY LISTED BY:

**JOHN PORTH**

*Vice President*

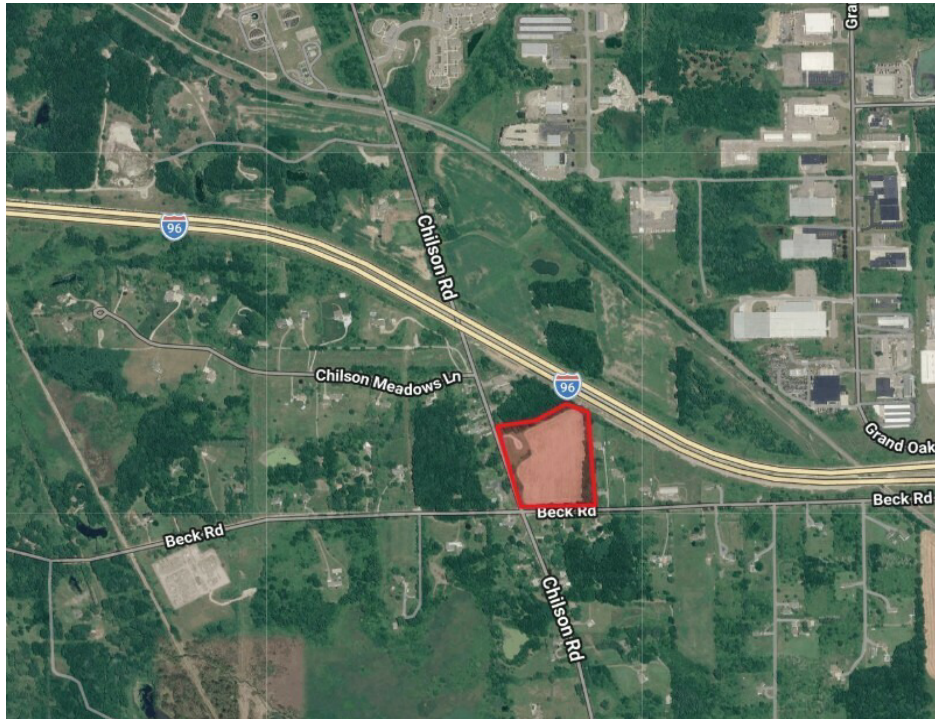
[jkporth@thomasduke.com](mailto:jkporth@thomasduke.com)

**MARK SZERLAG**

*Senior Partner*

[mszerlag@thomasduke.com](mailto:mszerlag@thomasduke.com)

**OFFERING SUMMARY:** Chilson & Beck Road | Howell, MI 48843



**PROPERTY OVERVIEW**

Residential Vacant Land for Development in Genoa Township.

**OFFERING SUMMARY**

Sale Price: \$315,000.00  
 Lot Size: 12.67 Acres  
 Price / Acre: \$24,861.88  
 Zoning: LDR (Low Density Residential)

**PROPERTY HIGHLIGHTS**

- Located conveniently between Howell & Brighton just south of the Latson Road exit off of I-96.
- Zoned LDR (Low Density Residential).
- Country setting. Currently being farmed.
- Howell Public Schools.

**PROPERTY INFORMATION:** Chilson & Beck Road | Howell, MI 48843

**PROPERTY INFORMATION**

SALE PRICE: \$315,000.00  
 Price/AC: \$24,861.88  
 APN: 4711-07-200-047  
 Utilities: Well & Septic  
 Traffic Counts: Chilson = 3,321 VPD  
 I-96 = 62,755 VPD

**PROPERTY INFORMATION**

Lot Size: 12.67 Acres  
 Property Type: Land  
 Property Subtype: Residential  
 Zoning: LDR (Low Density Residential)  
 Taxes (Combined): 2025 Summer - \$399.83  
 2025 Winter - \$183.37  
 School District: Howell Public Schools  
 APN: 11-06-400-020; 11-07-200-048  
 11-08-100-027; 11-06-300-001

**LOCATION INFORMATION**

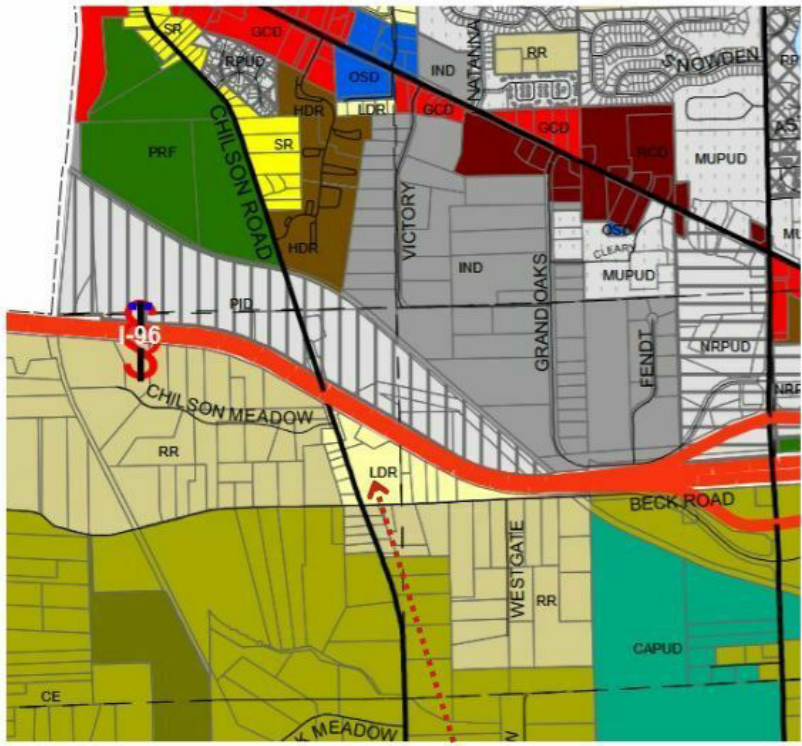
Located on the northeast corner of Chilson Road and Beck Road, just south of I-96.



**AERIAL MAP:** Chilson & Beck Road | Howell, MI 48843



**ZONING MAP:** Chilson & Beck Road | Howell, MI 48843



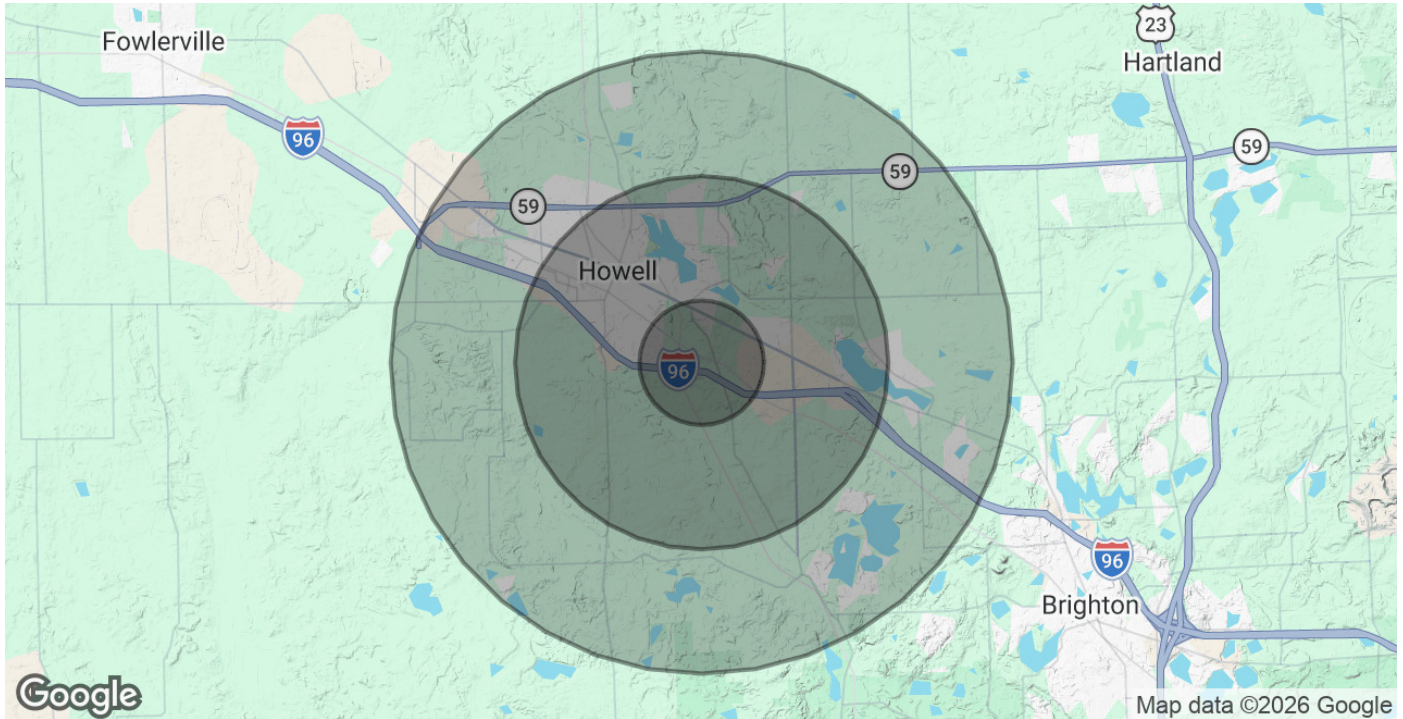
**Zoning Map**  
Genoa Charter Township  
Livingston County, Michigan  
**Legend**

AG	GC
CE	NS
RR	OS
LDR	NRPUD
SR	IND
LRR	PID
UR	PRF
MDR	MUPUD
HDR	RDPUD

**12.67 Acres  
Zoned LDR**

**RETAILER MAP:** Chilson & Beck Road | Howell, MI 48843



**DEMOGRAPHICS MAP & REPORT: Chilson & Beck Road | Howell, MI 48843**


<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
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
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
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)