

# Van Esley Real Estate

## Vacant Land For Sale

**1.34 ac. at 2607 E. Grand River Ave.  
North Grand River, West of Latson Road  
Livingston County, Genoa Twp., Howell, MI 48843**

### SUMMARY

**PRICE:** \$299,000.  
Cash / Conventional

**ZONING:** General Commercial District (GC)  
Master Planned Mixed Use West Grand River

**LOT DIM.:** 319 x 214 x 188 x 250

**TAXES:** Summer: \$4,381. Winter: \$851.

**UTILITIES:** Gas & Electric Available, Water & Sewer at Street

**SCHOOLS:** Howell

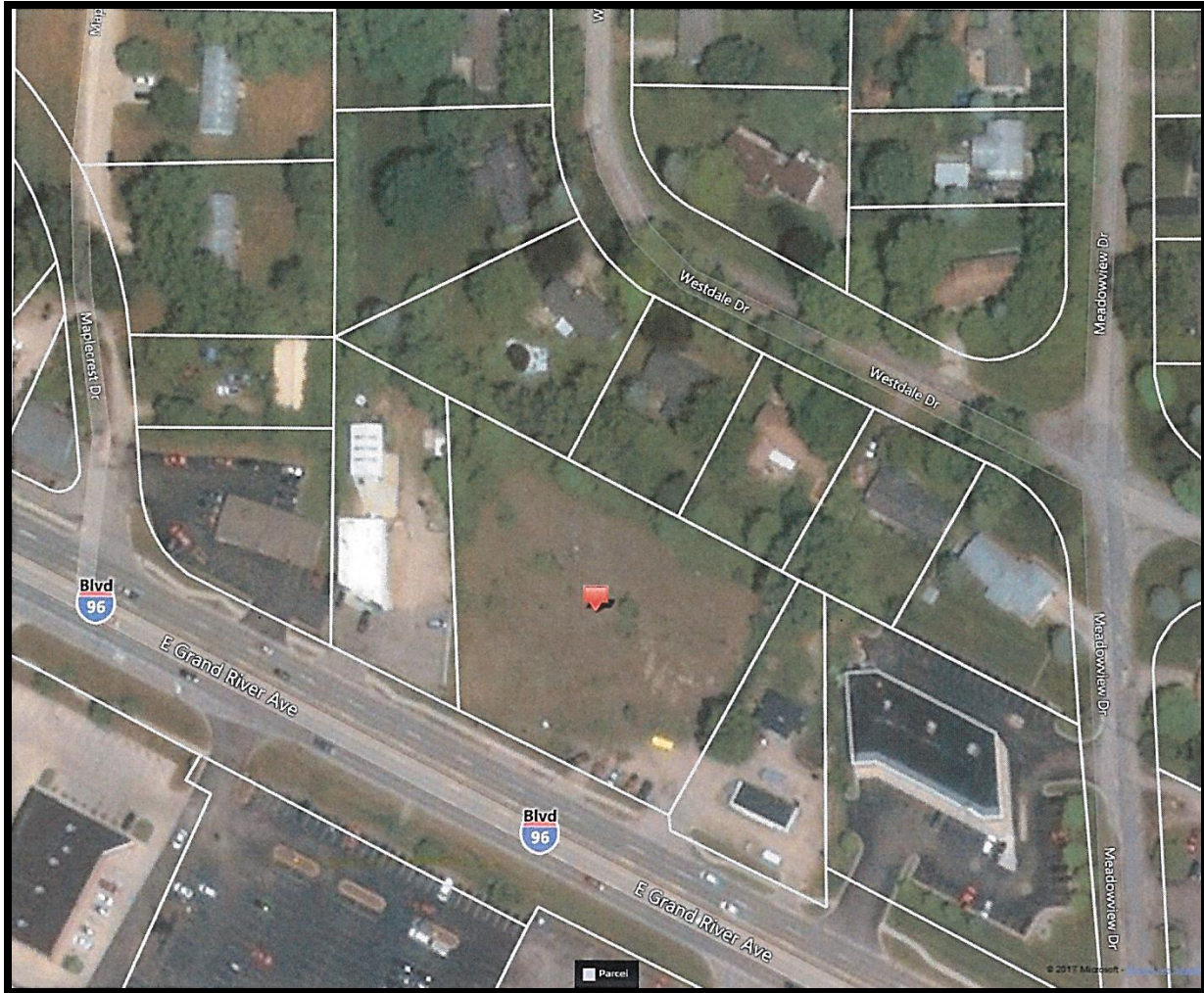
**REMARKS:** Proposed commercial building (9,525 SF of Retail) or do your own development on this 1.34 acres. General Commercial District zoning allows many uses including: Retail, Shopping Center, Childcare center, Banquet hall, Restaurant with outdoor seating, and/or carry-out, and many more. Please see Genoa Township ordinance for more. Traffic volume on Grand River ~26,158. All utilities are available on site. All data approximate and should be verified.

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Canton, MI 48187  
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Cell: 313-418-3188  
Fax: 734-459-4959**

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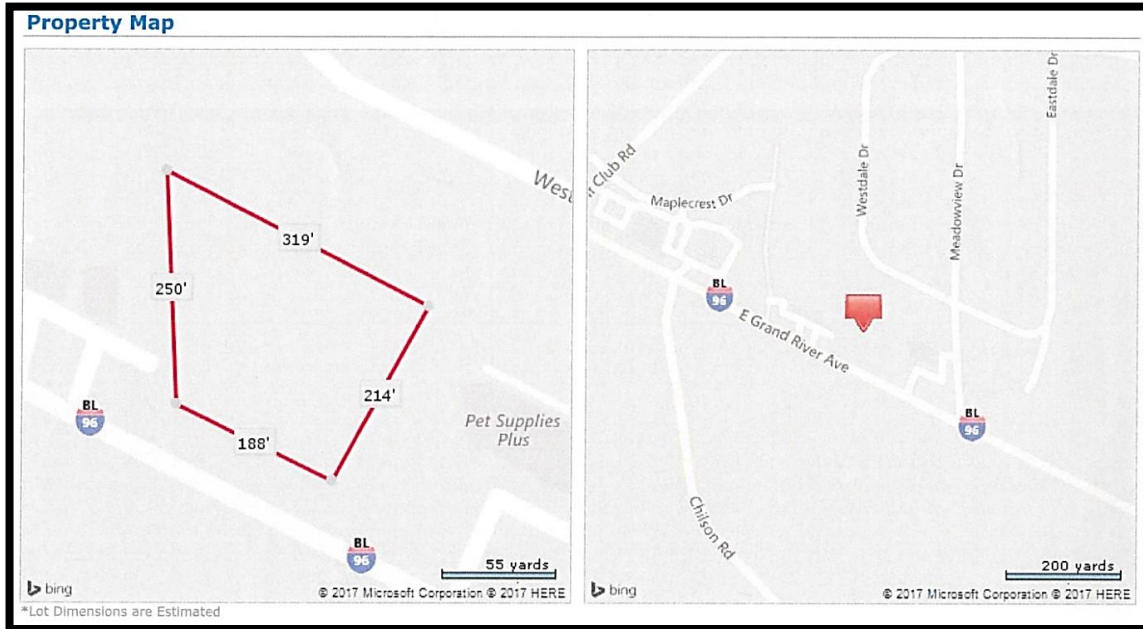
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Aerial



# Van Esley Real Estate

## Dimensions





# Van Esley Real Estate

## Proposed Retail Shopping Center



FRONT ELEVATION



### SOAVE DEVELOPMENT

MARKETING & LEASING BY:

#### O'CONNELL & ASSOCIATES

COMMERCIAL REAL ESTATE BROKERAGE & DEVELOPMENT

THOMAS O'CONNELL

1800 GULLEY ROAD \* HOWELL, MI 48843  
FAX & PHONE: 313-911-9850 \* CELL: 810-923-9200  
THOCONNELL@COMCAST.NET



#### PUCCI + VOLLMAR ARCHITECTS, PC

ARCHITECTURE • DESIGN • PLANNING  
208 E. GRAND RIVER AVE., SUITE 100, TROY, MI 4806-1104

GRAND RIVER AVENUE

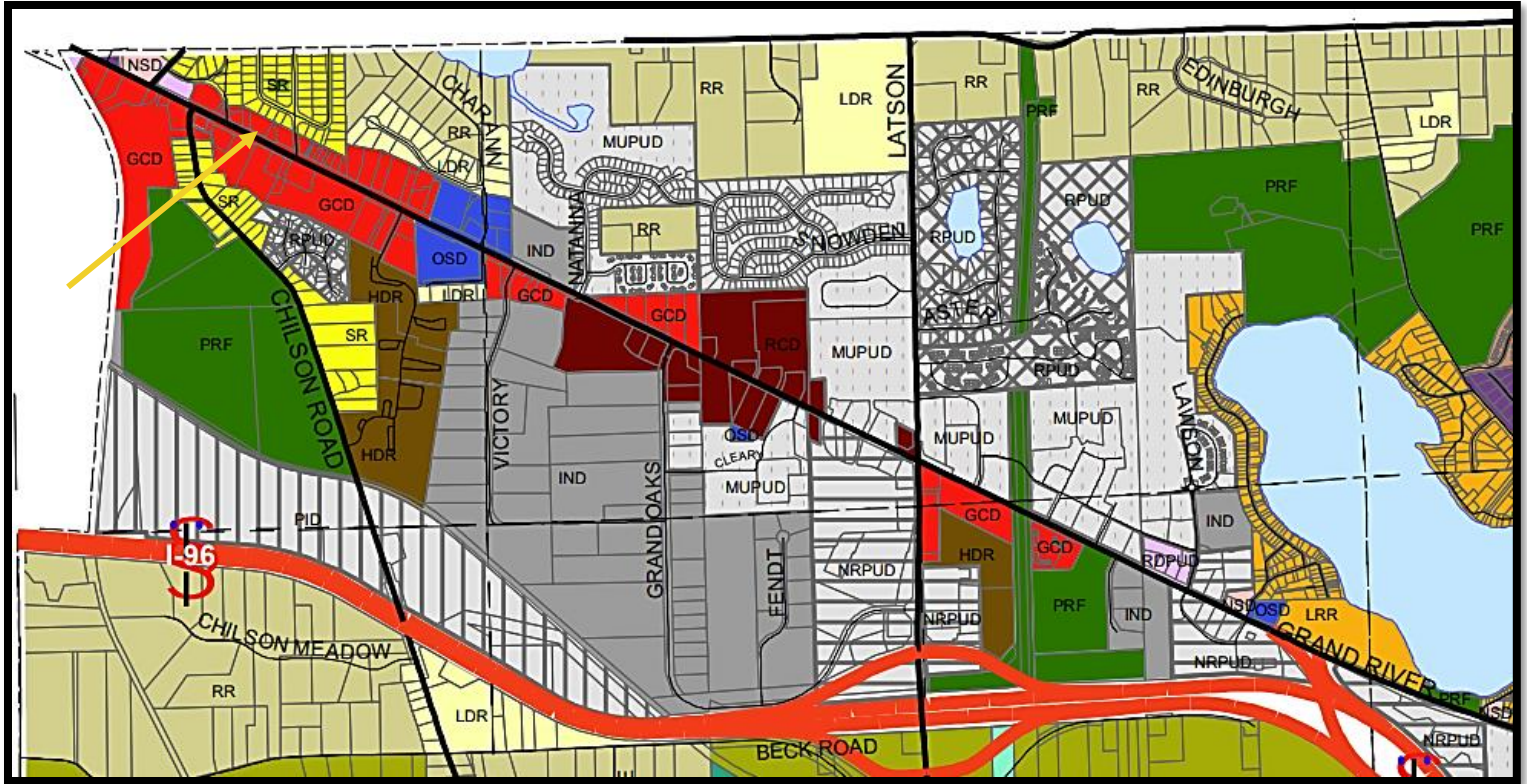


PRELIMINARY SITE PLAN

*This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information.*

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## Zoning Map



# Van Esley Real Estate

## Traffic Volume (SEMCOG)



# Van Esley Real Estate

## Costar Demographics

| Population                             |           |           |           |
|----------------------------------------|-----------|-----------|-----------|
|                                        | 1 mile    | 3 miles   | 5 miles   |
| 2020 Population                        | 3,487     | 28,545    | 45,774    |
| 2024 Population                        | 3,626     | 29,662    | 47,339    |
| 2029 Population Projection             | 3,736     | 30,562    | 48,734    |
| Annual Growth 2020-2024                | 1.0%      | 1.0%      | 0.9%      |
| Annual Growth 2024-2029                | 0.6%      | 0.6%      | 0.6%      |
| Median Age                             | 39.1      | 40.5      | 42.3      |
| Bachelor's Degree or Higher            | 29%       | 34%       | 34%       |
| U.S. Armed Forces                      | 0         | 5         | 7         |
| Population By Race                     |           |           |           |
|                                        | 1 mile    | 3 miles   | 5 miles   |
| White                                  | 3,292     | 27,258    | 43,726    |
| Black                                  | 35        | 286       | 364       |
| American Indian/Alaskan Native         | 9         | 100       | 154       |
| Asian                                  | 54        | 379       | 525       |
| Hawaiian & Pacific Islander            | 0         | 0         | 0         |
| Two or More Races                      | 235       | 1,640     | 2,570     |
| Hispanic Origin                        | 136       | 1,045     | 1,558     |
| Housing                                |           |           |           |
|                                        | 1 mile    | 3 miles   | 5 miles   |
| Median Home Value                      | \$263,956 | \$270,628 | \$284,734 |
| Median Year Built                      | 1991      | 1994      | 1993      |
| Households                             |           |           |           |
|                                        | 1 mile    | 3 miles   | 5 miles   |
| 2020 Households                        | 1,407     | 11,704    | 18,268    |
| 2024 Households                        | 1,465     | 12,147    | 18,871    |
| 2029 Household Projection              | 1,510     | 12,513    | 19,425    |
| Annual Growth 2020-2024                | 1.2%      | 1.3%      | 1.3%      |
| Annual Growth 2024-2029                | 0.6%      | 0.6%      | 0.6%      |
| Owner Occupied Households              | 946       | 8,629     | 14,930    |
| Renter Occupied Households             | 563       | 3,885     | 4,495     |
| Avg Household Size                     | 2.4       | 2.4       | 2.5       |
| Avg Household Vehicles                 | 2         | 2         | 2         |
| Total Specified Consumer Spending (\$) | \$45.8M   | \$395.3M  | \$650.1M  |
| Income                                 |           |           |           |
|                                        | 1 mile    | 3 miles   | 5 miles   |
| Avg Household Income                   | \$92,226  | \$96,269  | \$101,598 |
| Median Household Income                | \$81,836  | \$80,970  | \$85,750  |
| < \$25,000                             | 127       | 1,190     | 1,810     |
| \$25,000 - 50,000                      | 270       | 2,269     | 3,287     |
| \$50,000 - 75,000                      | 283       | 2,150     | 3,095     |
| \$75,000 - 100,000                     | 192       | 1,945     | 2,893     |
| \$100,000 - 125,000                    | 320       | 1,556     | 2,585     |
| \$125,000 - 150,000                    | 96        | 912       | 1,482     |
| \$150,000 - 200,000                    | 116       | 1,467     | 2,432     |
| \$200,000+                             | 61        | 658       | 1,288     |

Information contained herein subject to errors, omissions and should be verified prior to purchase or lease. Property may be subject to prior sale, change and withdrawal without notice. All offers may be rejected.

