

102+/- ACRES CHILSON ROAD & I96

Howell, MI 48843



FOR SALE

248.476.3700

EXCLUSIVELY LISTED BY:

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



PROPERTY OVERVIEW

(4) Vacant Parcels for Development with frontage on I-96 and Chilson Road in Genoa Twp.

OFFERING SUMMARY

Sale Price: \$1,950,000.00
 Lot Size: 102.38 Acres
 Price / Acre: \$19,046.69
 Zoning: PID (Planned Industrial District)

PROPERTY HIGHLIGHTS

- Frontage on I-96 and on Chilson Road.
- Zoned PID (Planned Industrial District).
- Close proximity to various Retail, Industrial and Commercial users along Grand River.
- Located conveniently between Howell & Brighton just off of the Latson Road exit off of I-96.
- Howell Public Schools.

PROPERTY INFORMATION: Chilson & I-96 | Howell, MI 48843

PROPERTY INFORMATION

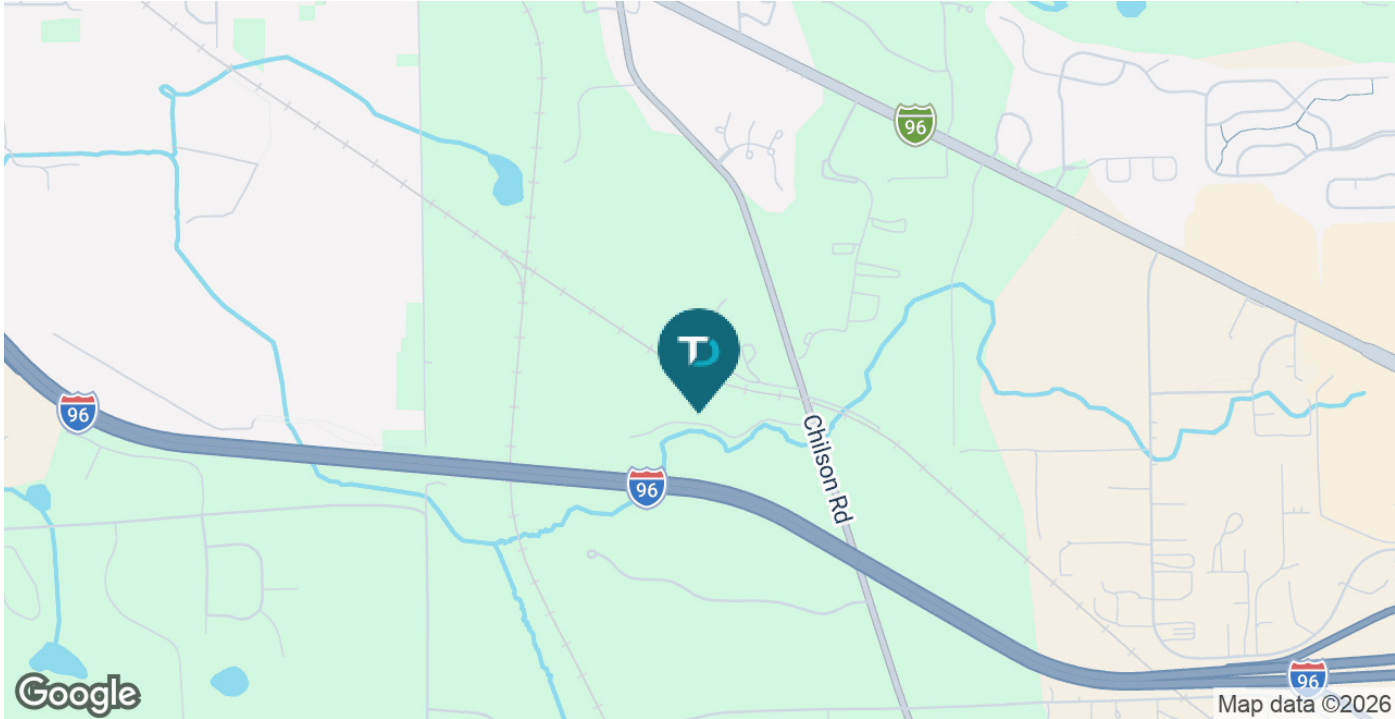
SALE PRICE: \$1,950,000.00
 Price/AC: \$19,046.69
 APN: 11-06-400-020
 11-07-200-048
 11-08-100-027
 11-06-300-001
 Utilities: Well & Septic
 Traffic Counts: Chilson = 3,321 VPD
 I-96 = 62,755 VPD

PROPERTY INFORMATION

Lot Size: 102.38 Acres
 Property Type: Land
 Property Subtype: Industrial
 Zoning: PID (Planned Industrial District)
 Taxes (Combined): 2025 Summer - \$1,713.26
 2025 Winter - \$783.25
 School District: Howell Public Schools
 APN: 11-06-400-020; 11-07-200-048
 11-08-100-027; 11-06-300-001

LOCATION INFORMATION

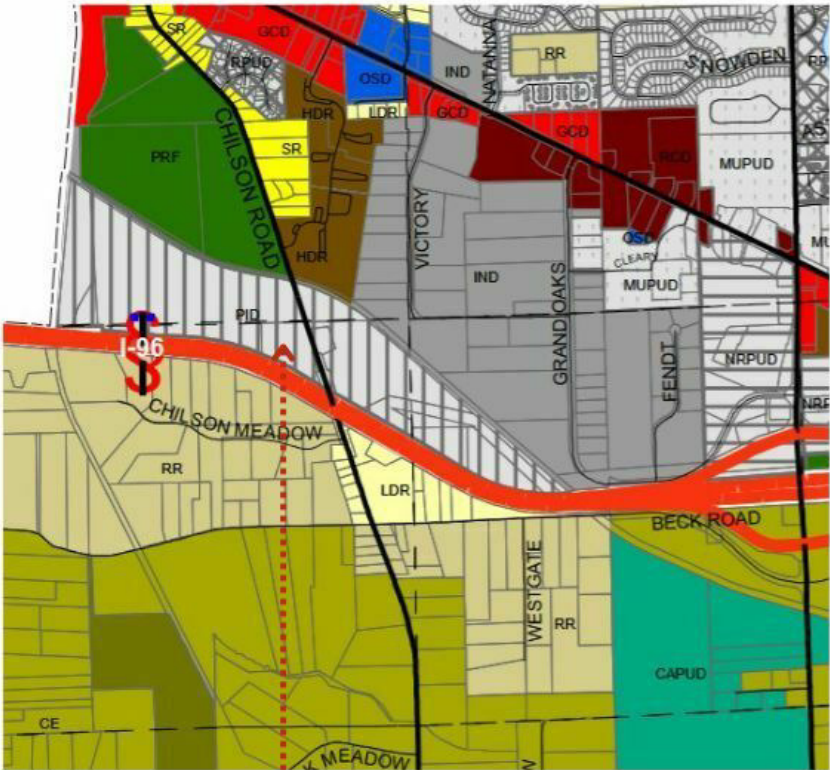
Located along the north side of I-96, just west of Latson Road in Howell, Michigan.



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



ZONING MAP: Chilson & I-96 | 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

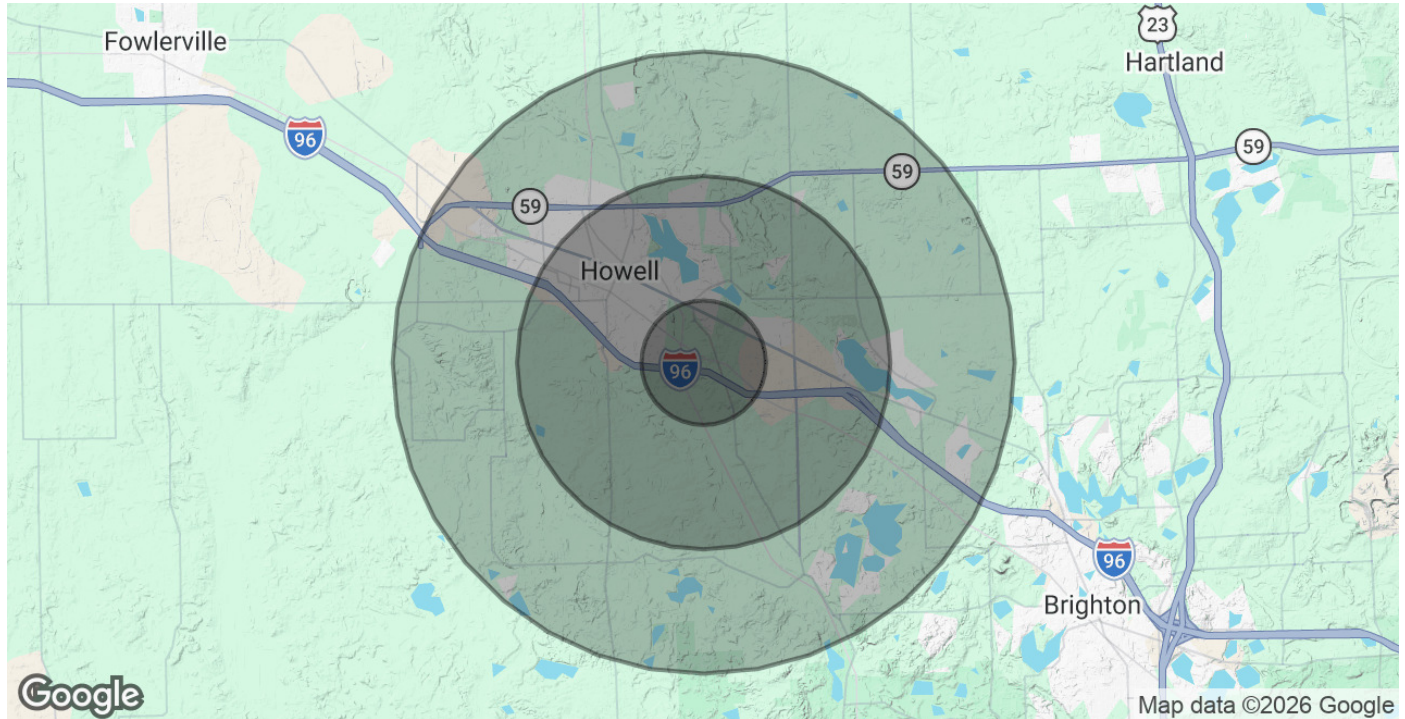
102.38 Acres
Zoned PID

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



**102+/- ACRES
AVAILABLE**

Google

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


POPULATION	1 MILE	3 MILES	5 MILES
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
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
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)