

160.56 Acres, Tooley RD. HOWELL, MI - FOR SALE



EXCLUSIVELY LISTED BY:

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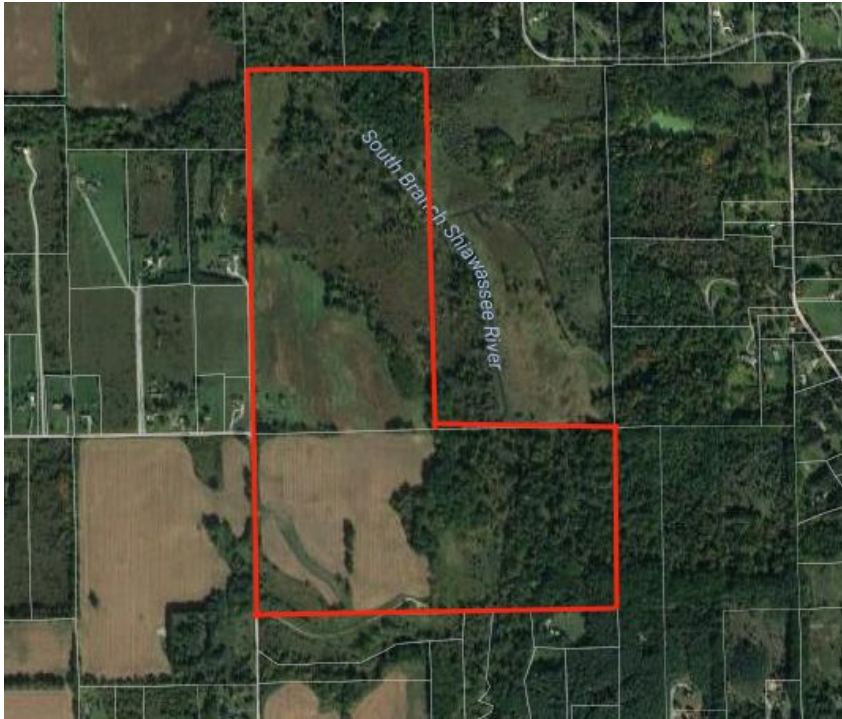
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Property Summary: Two Parcels Each Approx. 80 Acres

Tooley RD. | Howell, MI 48855



Asking Price: \$1,534,835 Includes 203 Water & Sewer REUs

Priced at: \$7,560.76/Unit

Property Highlights:

- 160.56 Acres
- Previously Approved for 203 Single Family Homes - Also part of larger PUD concept
- All utilities at site
- 2019 Approx. Taxes \$167,479 includes assessment for water & sewer through 2026 and can be passed through to homeowner's annual taxes.
- 1.0-mile north of M59/Grand River
- Zoning: AR
- Terms: Cash at Sale
- Howell Schools District

Property Details - 160.56 Acres, Tooley Rd. Howell, MI 48855



Additional Information: Low cost per at \$7,560.76/Unit includes 203 Water & Sewer REUs. Water & Sewer at site along Tooley Rd. Previously a part of approved 203 single family home as part of larger PUD with adjoining parcel also available for sale.

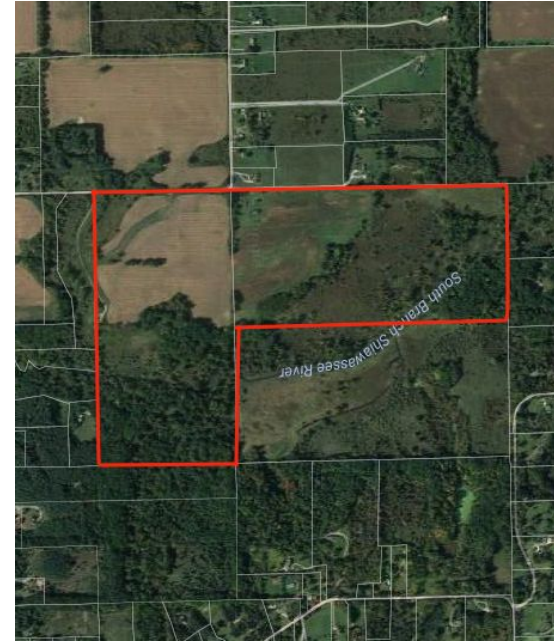
Location Description: 1-mile N of Grand River and M-59, 3 Miles N of I-96

Tax IDs: 06-15-300-002 & 06-22-100-001

Taxes: 2019 Approx. Taxes for both parcels combined, \$167,479 includes assessment for water & sewer through 2026 and can be passed through to homeowner's annual taxes.

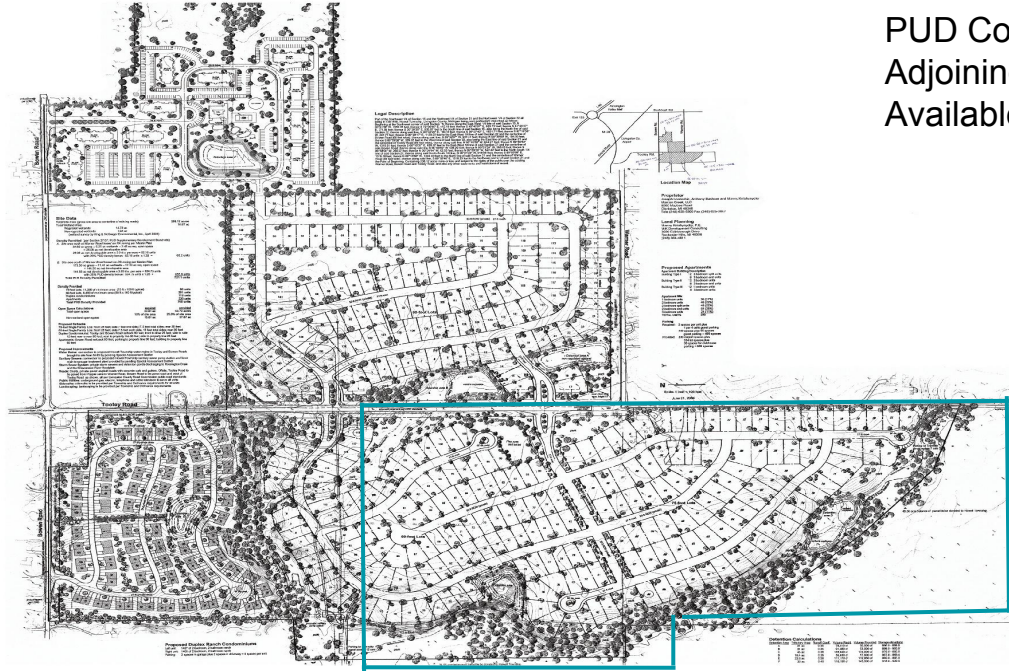


Aerial View - Tooley Rd. Howell, MI 48855



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Previous PUD Concept Plans - Tooley Rd. Howell, MI 48855



PUD Concept With
Adjoining Parcels Also
Available For Sale

Demographics - 160.56 Acres Tooley Rd. Howell, MI

48855



Population	1 Mile	3 Mile	5 Mile
2017 Total Population:	529	11,662	29,810
2022 Population:	551	12,227	30,798
Pop Growth 2017-2022:	4.16%	4.84%	3.31%
Average Age:	40.50	40.10	39.10
Households			
2017 Total Households:	201	4,667	11,385
HH Growth 2017-2022:	3.98%	4.71%	3.30%
Median Household Inc:	\$69,843	\$57,827	\$64,531
Avg Household Size:	2.60	2.40	2.60
2017 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$194,511	\$170,063	\$182,065
Median Year Built:	1985	1991	1988

Data from CoStar Realty Information Inc.

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