

3250 BOWEN RD. HOWELL, MI - FOR SALE



EXCLUSIVELY LISTED BY:

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Property Summary: Approx. 33.05 Acres Zoned AR/PUD 3250 BOWEN RD. | Howell, MI 48855



Sale Price: \$1,565,000

Priced at: \$7,081.49/Unit

Property Highlights:

- 33.05 Acres
- Previously Approved for 220 Apartments
- Water & Sewer at site along Bowen Rd.
- 2019 Approx. Taxes \$ 158,653 includes assessment for water & sewer through 2026
- 1-mile north of M59/Grand River
- Tax ID 06-21-200-020
- Zoning: AR/PUD
- Terms: Cash at Sale
- Howell Schools District



Property Details - 3250 Bowen Rd. Howell, MI 48855

Additional Information: Low cost per unit, includes 221 Water & Sewer REUs, great location just 1-mile N of Grand River and M-59, 3 Miles N of I-96. Previously approved for 221 Apartments as part of larger PUD. Strong rental market in Livingston county 3 bedrooms Avg. \$1,500/month

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

Legal Description: SEC. 21 T3N, R4E, COMM AT NE COR SEC 21 TH S 00° 10' 58" E 1831.67 FT TH N 89° 59' 53" W 1315.31 FT FOR POB TH S 00° 15' 37" E 828.27 FT TH N 90° W 536.20 FT TH N 00° 21' 24" W 350.00 FT TH S 89° 58' 00" W 250.07 FT TH N 00° 24' 44" W 62.53 FT TH N 89° 59' 20" W 527.87 FT TH N 00° 21' 24" W 918.96 FT TH S 89° 53' 58" E 1316.16 FT TH S 00° 17' 38" E 500.87 FT TO POB 33.1592 AC SPLIT AND COMBINED FROM -005 AND -002 4/17/2007

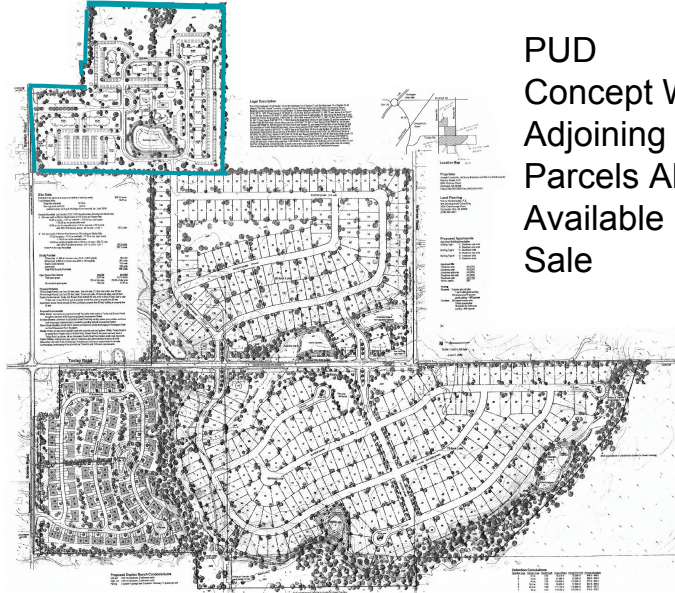
Taxes: 2019 Approx. Taxes \$158,653 includes assessment for water & sewer through 2026



Aerial View - 3250 Bowen Rd. Howell, MI 48855

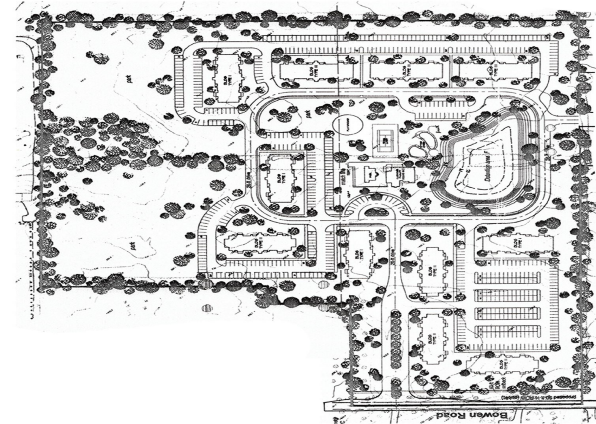


Previous PUD Concept Plans - 3250 Bowen Rd. Howell, MI 48855



PUD
Concept With
Adjoining
Parcels Also
Available For
Sale

33.05 Acres - 220
Apartment Concept Plan



Demographics - 3250 Bowen Rd. Howell, MI 48855



| Population | 1 Mile | 3 Mile | 5 Mile |
|------------------------|-----------|-----------|-----------|
| 2017 Total Population: | 375 | 12,743 | 30,788 |
| 2022 Population: | 391 | 13,347 | 31,769 |
| Pop Growth 2017-2022: | 4.27% | 4.74% | 3.19% |
| Average Age: | 40.40 | 40.10 | 39.00 |
| Households | | | |
| 2017 Total Households: | 142 | 5,047 | 11,766 |
| HH Growth 2017-2022: | 4.23% | 4.64% | 3.18% |
| Median Household Inc: | \$70,227 | \$57,735 | \$64,312 |
| Avg Household Size: | 2.60 | 2.40 | 2.60 |
| 2017 Avg HH Vehicles: | 2.00 | 2.00 | 2.00 |
| Housing | | | |
| Median Home Value: | \$192,982 | \$169,350 | \$180,541 |
| Median Year Built: | 1986 | 1991 | 1987 |

Data from CoStar Realty Information Inc.

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