



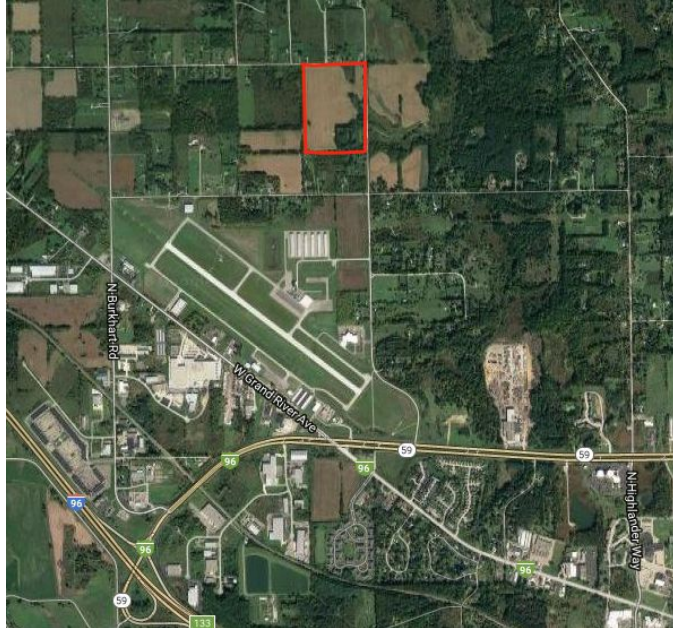
55.36 Acres Tooley RD. HOWELL, MI - FOR SALE

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Property Summary: Approx. 55.36 Acres Zoned AR/PUD Tooley RD. | Howell, MI 48855



Asking Price: \$1,323,378

Priced at: \$8,118.88/Unit

Property Highlights:

- 55.36Acres
- Previously Approved for 163 Single Family Homes
- Water & Sewer at site along Warner Rd.
- 2019 Approx. Taxes \$122,159 includes assessment for water & sewer through 2026 and can be passed through to homeowner's annual taxes.
- 1-mile north of M59/Grand River
- Tax ID 06-21-200-019
- Zoning: AR/PUD
- Terms: Cash at Sale
- Howell Schools District

Property Details - 55.36 Acres Tooley Rd. Howell, MI 48855

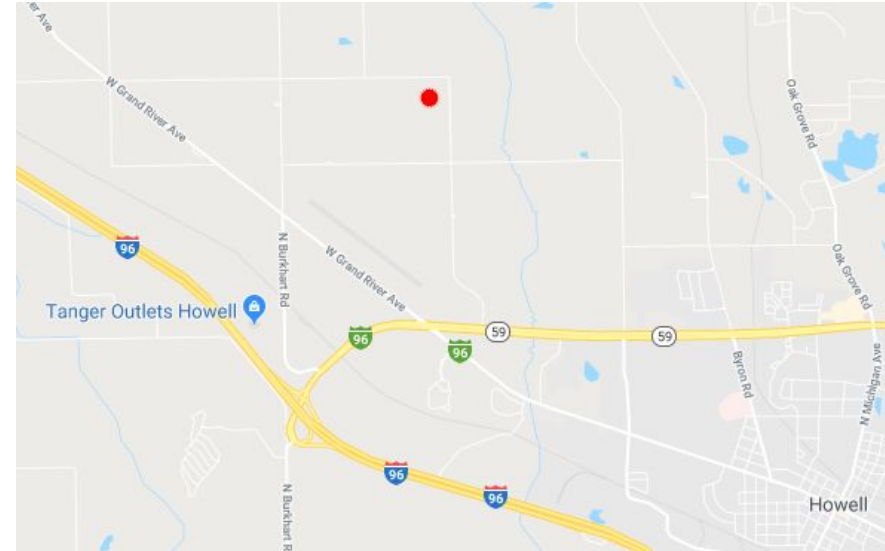


Additional Information: Low cost per at \$8,118.88/Unit. Includes 163 Water & Sewer REUs. Water & Sewer at site along Warner Rd. Great location just 1-mile N of Grand River and M-59, 3 Miles N of I-96. Previously approved for 163 single family home as part of larger PUD.

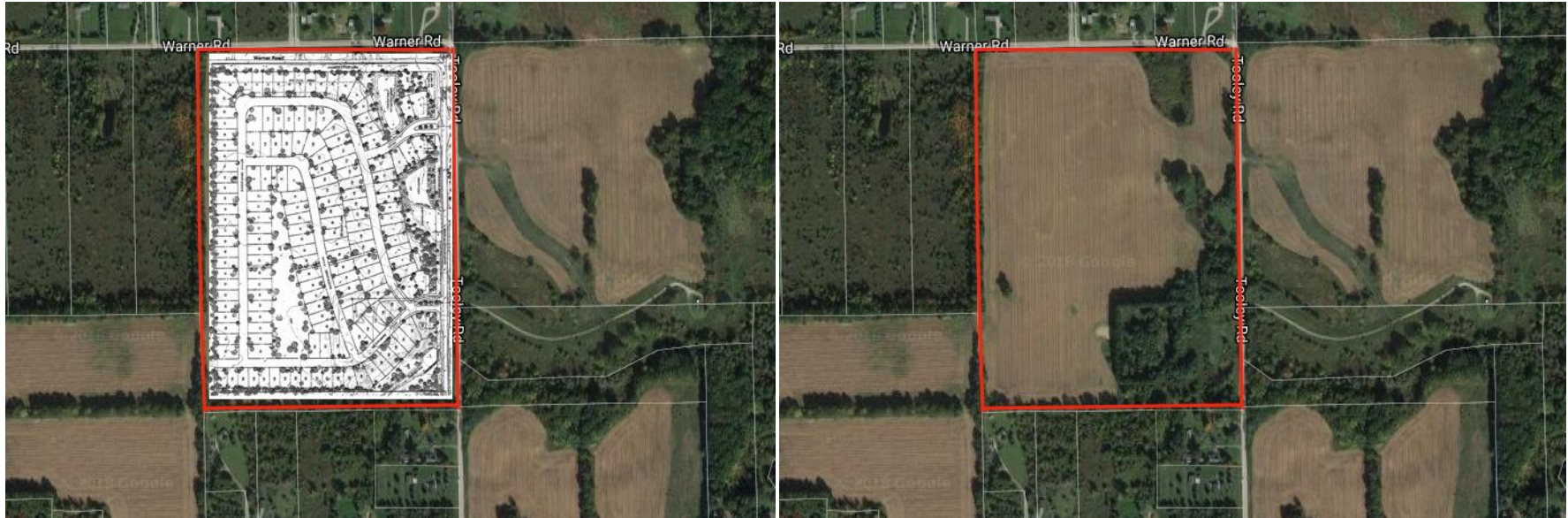
Location Description: 1-mile N of Grand River and M-59, 3 Miles N of I-96

Legal Description: SEC. 21 T3N, R4E, BEG AT NE COR SEC 21 TH S 00[^] 10' 58" E 1831.67 FT TH N 89[^] 59' 53" W 1315.31 FT TH N 00[^] 17' 38" W 500.87 FT TH N 00[^] 15' 59" W 1332.40 FT TH S 89[^] 55' 46" E 1318.25 FT TO POB 55.3974 AC SPLIT AND COMBINED FROM -005 AND -006 4/17/2007

Taxes: 2019 Approx. \$122,159 includes assessment for water & sewer through 2026 and can be passed through to homeowner's annual taxes.

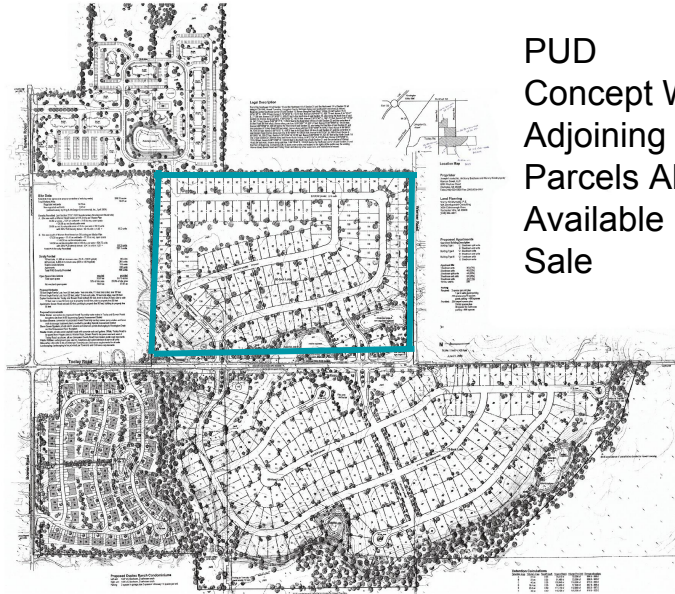


Aerial View - 55.36 Tooley Rd. Howell, MI 48855



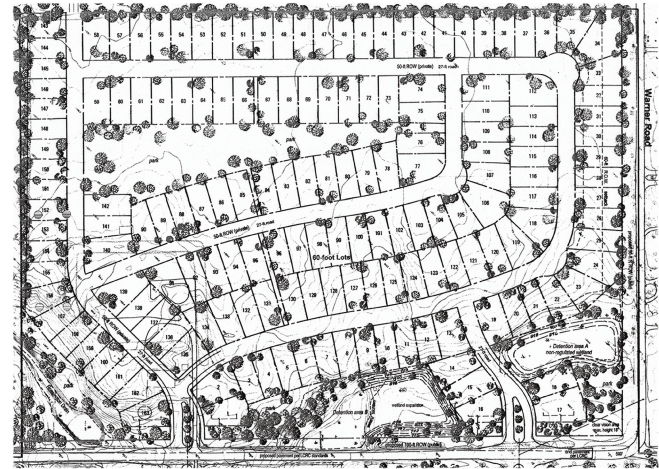
Chestnut Real Estate | 810-599-3984 | ChestnutRealEstate.com
6253 Grand River, Ste 800 Brighton MI 48114

Previous PUD Concept Plans - 55.36 Tooley Rd. Howell, MI 48855



PUD
Concept With
Adjoining
Parcels Also
Available For
Sale

55.36 Acres - 163 Single
Family Home Concept Plan



Demographics - 55.36 Acres Tooley Rd. Howell, MI 48855



Population	1 Mile	3 Mile	5 Mile
2017 Total Population:	454	11,061	30,257
2022 Population:	470	11,586	31,176
Pop Growth 2017-2022:	3.52%	4.75%	3.04%
Average Age:	40.80	40.20	39.30
Households			
2017 Total Households:	172	4,421	11,582
HH Growth 2017-2022:	3.49%	4.64%	3.05%
Median Household Inc:	\$68,863	\$58,918	\$64,468
Avg Household Size:	2.60	2.40	2.50
2017 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$192,957	\$180,670	\$184,287
Median Year Built:	1983	1991	1987

Data from CoStar Realty Information Inc.

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