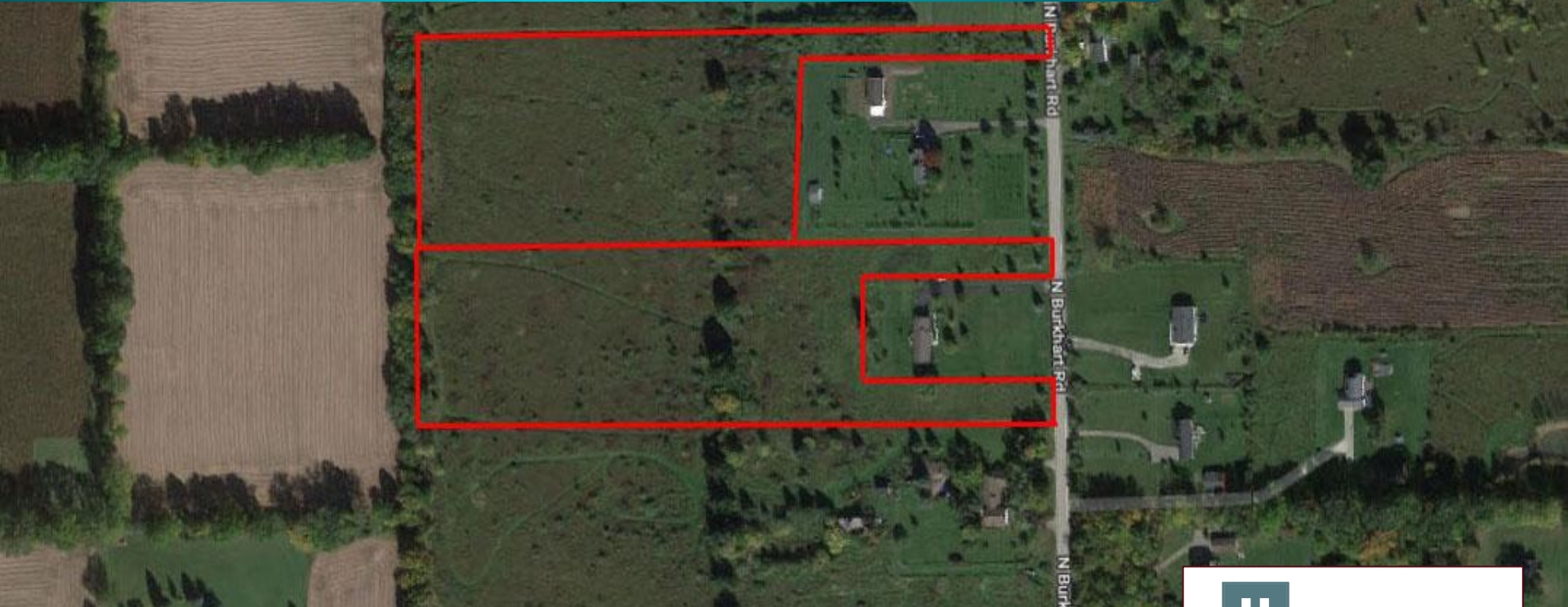


# 18.83 Acres, Burkhart RD. HOWELL, MI - FOR SALE



EXCLUSIVELY LISTED BY:  
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# Property Summary: Approx. 18.83 Acres Zoned SFR Burkhart RD. Howell, MI 48855



**Asking Price:** \$144,526

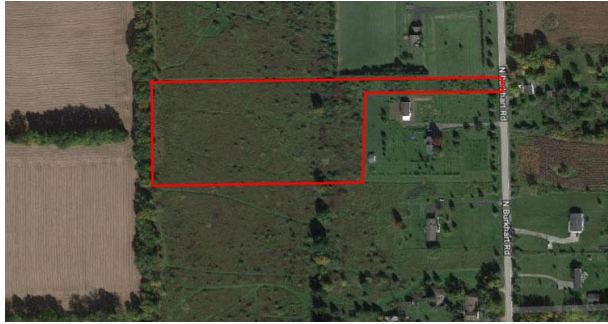
38 Water and Sewer REUs Allocated to the Property

**Priced at:** \$3,803/Unit

### **Property Highlights:**

- Approx. 18.83 Acres
- Adjoining parcels of 7.62 Acres and 10.51 Acres
- All utilities at site along Burkhart Rd.
- 1.2 miles north of Grand River, 2.2 miles north of I-96
- Zoning: SFR
- Terms: Cash at Sale
- Howell Schools District
- Paved Burkhart Road

# Parcel Information: 18.83 Acres Burkhart Rd. Howell, MI 48855



**7.62 Acres:**

**Asking Price:** \$73,626

16 Water & Sewer REUs allocated on the property

**Priced At:** \$4,601/Unit

**Tax ID:** 4706-17-400-029

**Taxes:** 2019 Approx. taxes \$12,688 includes assessment for water & sewer. Buyer to assume assessments paid in annual installments through 2026 totaling \$62,152.



**10.51 Acres:**

**Asking Price:** \$70,900

22 Water & Sewer REUs allocated on the property

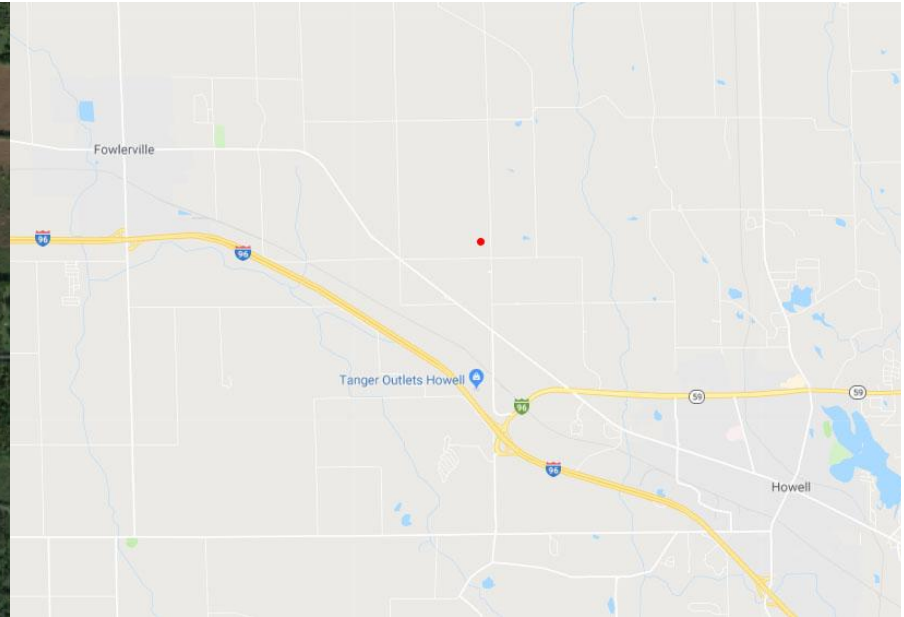
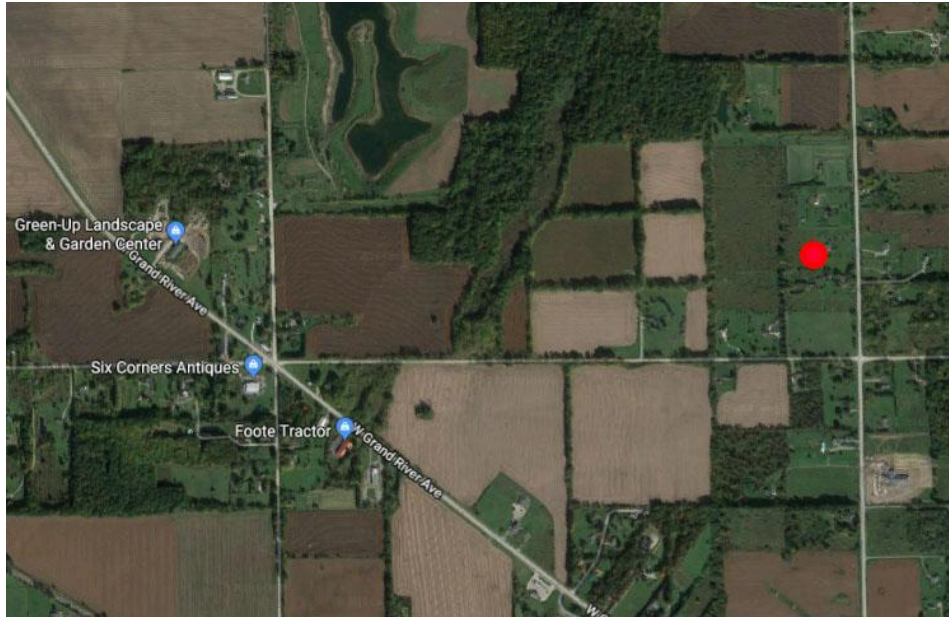
**Priced At:** \$3,222/Unit

**Tax ID:** 4706-17-400-026

**Taxes:** 2019 Approx. taxes \$17,034 includes assessment for water & sewer. Buyer to assume water and sewer assessments paid in annual installments through 2026 totaling \$83,713.



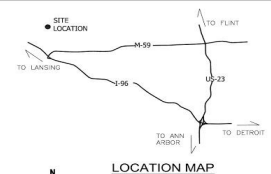
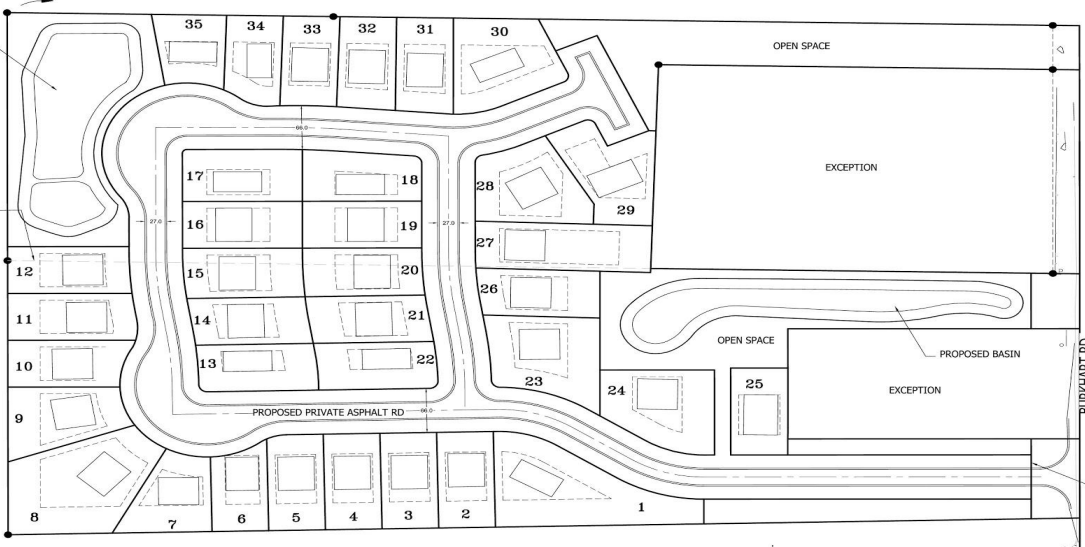
# Aerial View - 18.83 Acres, Burkhart Rd. Howell, MI 48855



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6253 Grand River, Ste 800 Brighton MI 48114

PROPOSED BASIN

APPROXIMATE PROPERTY LINE SEPARATING EACH PARCEL



SITE DATA	
REQUIRED/EXISTING	PROPOSED
LOT SIZE: 10.51 AC + 7.62= 18.13	18.13 AC
SETBACKS:	30 FEET
-FRONT: 30 FEET	10 FEET
-SIDE: 10 FEET	40 FEET
-REAR: 40 FEET	
MAX. BUILDING HEIGHT: TWO & 1/2 (2 1/2) STORIES/ 35 FEET SIXTY (60) FEET	22 FEET
MAX. LOT COVERAGE: 30%	
MIN. GROSS FLOOR AREA: 900 SQFT	1050 SQFT
MIN. LOT WIDTH: 70' FOR 10,000 SQFT LOT	70 FEET
MIN. LOT AREA: 10,000 FOR PUBLIC SEWER	10,000 SQFT
ZONING: SINGLE FAMILY RESIDENTIAL (SFR) & AGRICULTURAL (AG)	SFR

**DENSITY CALCULATION**  
SINGLE FAMILY RESIDENTIAL  
-35 DWELLING UNITS/ 18.13 ACRES = 1.93 UNITS/AC

**NOTE:**  
PROPOSED LAYOUT IS BASED UPON TWO ADJACENT PARCELS (06-17-400-028 S071JH & 06-17-400-029 NORTH). THE PROPOSED LAYOUT IS BASED ON SINGLE FAMILY RESIDENTIAL (SFR) ZONING. CURRENT ZONING FOR NORTH PARCEL(06-17-400-029) IS AGRICULTURAL (AG) AND WOULD REQUIRE RE-ZONING.

- UTILITY INFORMATION**
- 12" WATERMAIN IS LOCATED ON THE WEST SIDE OF BURKHART RD.
  - 8" SANITARY SEWER IS LOCATED ON THE EAST SIDE OF BURKHART RD AT AN APPROXIMATE DEPTH OF 6'.

PROPERTY OWNER:  
HOWELL TOWNSHIP



PHONE # : (810) 599-3964  
CONTACT: STEVE GRONOW



PHONE: (817) 586-8570

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# Demographics - 18.83 Acres Burkhart Rd. Howell, MI 48855



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

Data from CoStar Realty Information Inc.

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