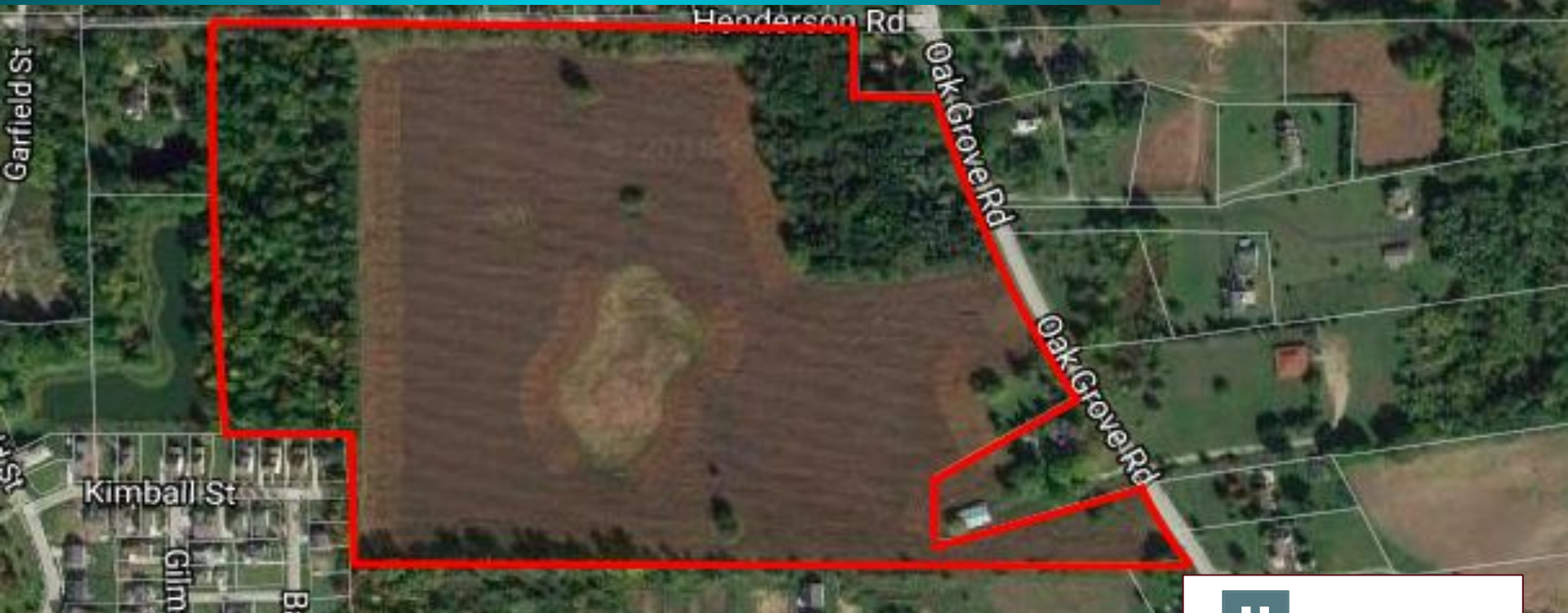


45.44 Acres, Oak Grove Rd. HOWELL, MI - FOR SALE



EXCLUSIVELY LISTED BY:

STEVE GRONOW

810-599-5147

Steve@chestnutrealestate.com

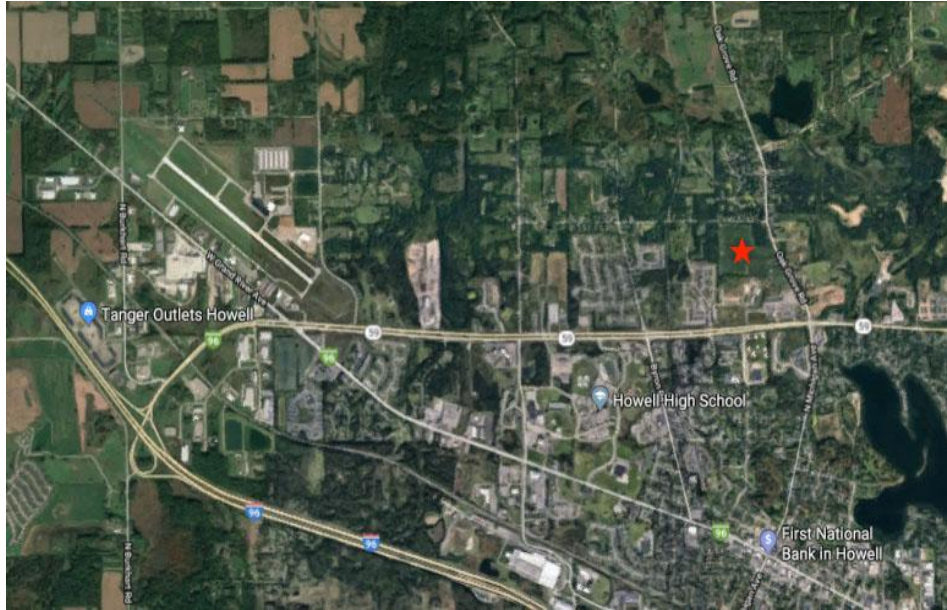
CHRISTIAN BUGEJA

810-217-1126

Christian@chestnutrealestate.com



Property Summary: Approx. 45.44 Acres Zoned MFR Oak Grove Rd. Howell, MI 48855



Asking Price: \$1,100,000

Priced at: \$3,819/Unit

Property Highlights:

- Approximately 45.44 Acres
- 288 Water & Sewer REUs Allocated to the Property
- 288 Unit Concept Plan Available
- All Utilities on Site Along Oak Grove
- .3 Miles North of M59
- Zoning: MFR
- Terms: Negotiable
- Howell Schools District
- Paved Oak Grove Rd.

Property Details - 45.44 Acres, Oak Grove Rd. Howell, MI 48855



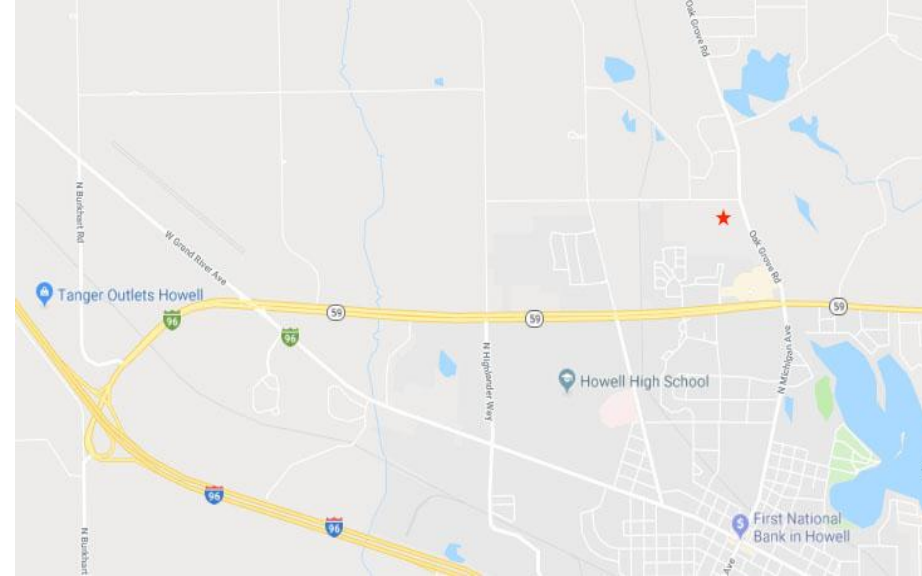
Additional Information: Low cost per at \$3,819/Unit. Property Comes With 288 Water & Sewer REUs. All Utilities at site along Oak Grove Rd.

Location Description: .3 Miles N of M-59, and 2.6 Miles N of I-96

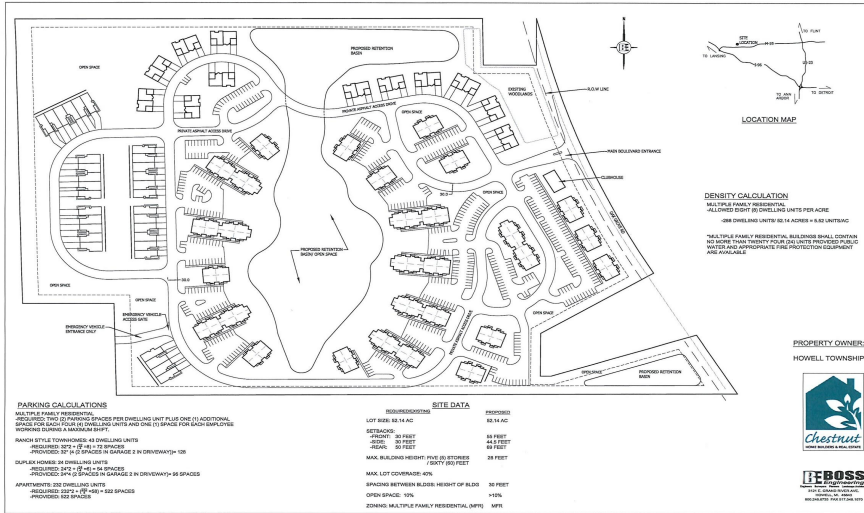
Tax ID: 4706-25-100-028

Legal Description: SEC 25 T3N R4E BEG NW COR OF SEC TH N89*50'50"E 1167.21 FT TH S00*09'10"E 159.89 FT TH N89*50'50"E 205.60 FT TO C/L OF OAK GROVE RD & A POINT ON CURVE TO LEFT TH SELY ON ARC OF SAID CURVE WITH A CHORD BEARING S23*47'56"E 775.79 FT TH S31*31'54"E 27.34 FT TH S58*23'09"W 411.23 FT TH S00*14'40"E 151.92 FT TH N89*45'20"E 33.15 FT TH N71*47'46"E 474.58 FT TO C/L OF OAK GROVE RD TH S31*31'54"E 248.46 FT TH S89*45'20"W 1931.02 FT TH N01*27'47"W 1328.88 FT TO POB DESC INC A 3.62 AC ESMT. CONT 49.05 ACRES. SPLIT ON 06/04/2013 FROM 4706-25-100-026.

Taxes: Purchaser to assume remaining sewer bond (\$1,142,418.00) and water bond (\$501,675.00). 2019 Approx. taxes \$367,388

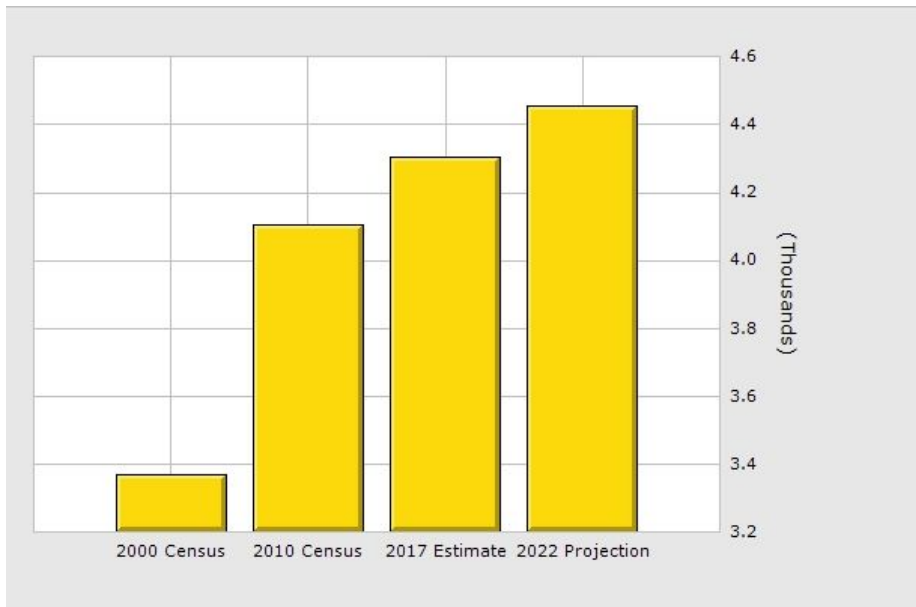


Concept/Aerial View - 45.44 Acres Oak Grove Rd



Demographics - 45.44 Acres Oak Grove Rd.

Howell, MI 48855



Population	1 Mile	3 Mile	5 Mile
2017 Total Population:	4,304	21,520	35,304
2022 Population:	4,453	22,201	36,423
Pop Growth 2017-2022:	3.46%	3.16%	3.17%
Average Age:	40.30	38.70	38.70
Households			
2017 Total Households:	1,919	8,413	13,561
HH Growth 2017-2022:	3.18%	3.15%	3.22%
Median Household Inc:	\$51,688	\$60,646	\$66,177
Avg Household Size:	2.20	2.50	2.50
2017 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$179,820	\$181,964	\$190,386
Median Year Built:	1991	1987	1991

Data from CoStar Realty Information Inc.

Chestnut Real Estate | 810-599-3984 | ChestnutRealEstate.com
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