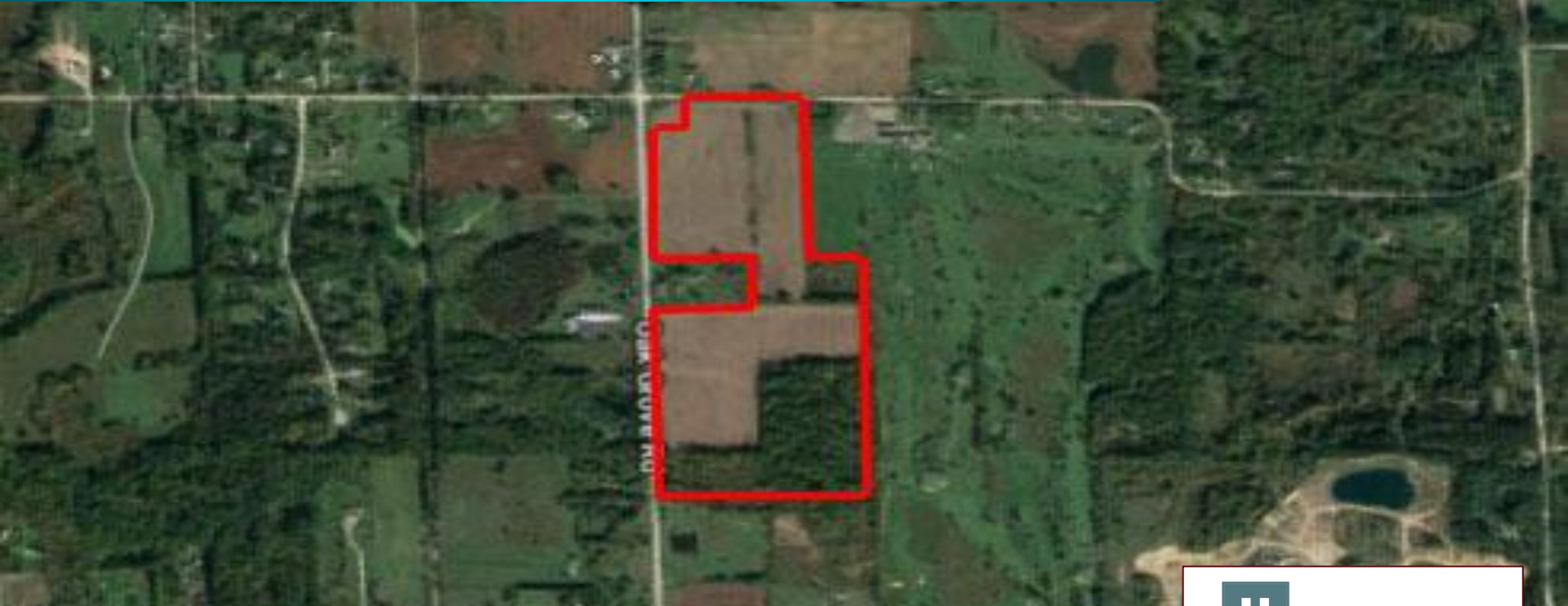


73.58 Acres Oak Grove RD. HOWELL, MI - FOR SALE



EXCLUSIVELY LISTED BY:

STEVE GRONOW

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Property Summary: Approx. 73.58 Acres Zoned SFR Oak Grove RD. | Howell, MI 48855



Asking Price: \$2,178,000

322 Water & Sewer REUs Allocated to the Property

Priced at: \$6,764/Unit

Property Highlights:

- Approx. 73.58 Acres
- Concept plan for 224 single family home available
- All utilities at the south corner of the property along Oak Grove Rd.
- 3.2 Miles north of M-59
- Zoning: SFR
- Terms: Cash at Sale
- Howell Schools District
- Paved Oak Grove
- Adjacent to Hawk Meadows Golf Course

Property Details - 73.58 Acres, Oak Grove Rd. Howell, MI 48855



Additional Information: Low cost per at \$6,764/Unit. Utilities at site along Oak Grove Rd.

Location Description: 3.2 Miles N of M-59, 5.5 Miles N of I-96

Tax ID: 4706-12-300-009

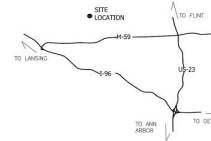
Legal Description: SEC 12 AND 13 T3N R4E COMM AT W 1/4 POST SEC 12 TH S 88° 56' 06" E 328.55 FT FOR POB TH S 88° 56' 06" E 644.81 FT TH S 01° 42' 42" E 1220.00 FT TH S 88° 56' 06" E 351.30 FT TH S 01° 37' 51" E 1778.65 FT TH N 89° 17' 51" W 1323.39 FT TH N 01° 26' 48" W 350.41 FT TH N 01° 42' 42" W 1093.86 FT TH N 88° 17' 18" E 640.00 FT TH N 01° 42' 42" W 360.00 FT TH S 88° 17' 18" W 640.00 FT TH N 01° 42' 42" W 874.25 FT TH S 88° 56' 06" E 328.55 FT TH N 01° 42' 42" W 328.55 FT TO POB 73.58 AC SPLIT 11/27/07 FROM 12-300-008

Taxes: 2019 Approx. taxes \$226,678 includes assessments. Buyer to assume water & sewer assessments paid in annual installments through 2024 totaling \$979,625.

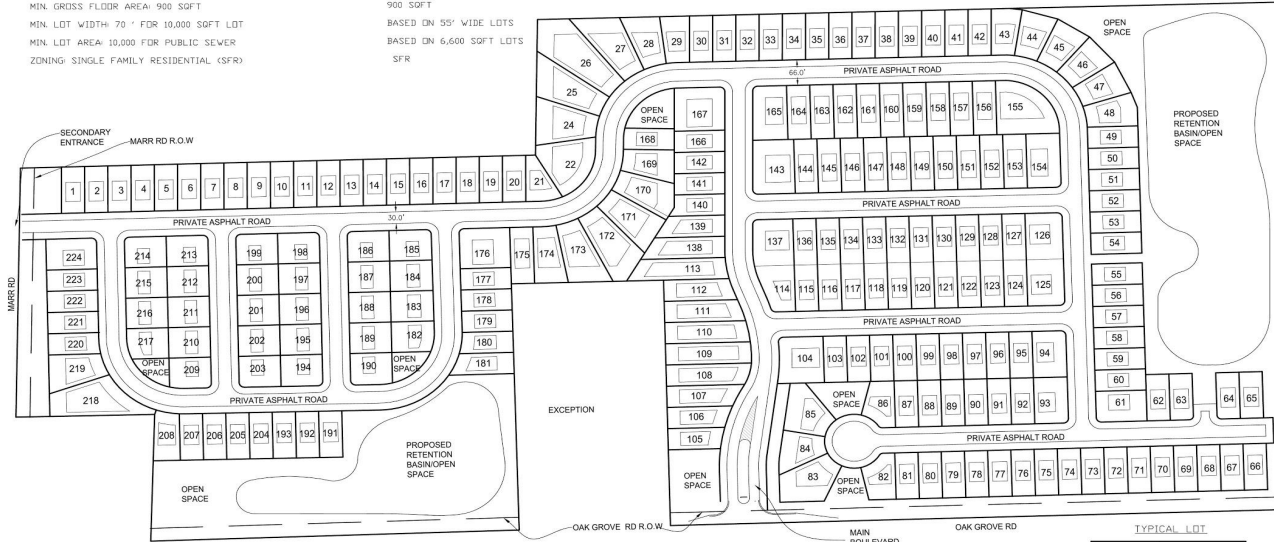


SITE DATA

<u>REQUIRED/EXISTING</u>	<u>PROPOSER</u>
LOT SIZE: 73.58 AC	73.58 AC
SETBACKS:	
-FRONT: 30 FEET	30 FEET
-SIDE: 10 FEET	10 FEET
-REAR: 40 FEET	40 FEET
MAX. BUILDING HEIGHT: TWO (2) STORIES / SIXTY (60) FEET	22' HEIGHT
MAX. LOT COVERAGE: 30%	LESS THAN 30%
MIN. GROSS FLOOR AREA: 900 SQFT	900 SQFT
MIN. LOT WIDTH 70' FOR 10,000 SQFT LOT	BASED ON 55' WIDE LOTS
MIN. LOT AREA: 10,000 FOR PUBLIC SEWER	BASED ON 6,600 SQFT LOTS
ZONING SINGLE FAMILY RESIDENTIAL (SFR)	SFR



LOCATION MAP



PROPERTY OWNER:
HOWELL TOWNSHIP



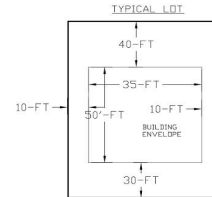
PHONE # : (810) 599-3984
CONTACT: STEVE GRINDOW

DENSITY CALCULATION

224 UNITS / 73.58 ACRES = 3.04 UNITS / AC

UTILITY INFORMATION

- 12" WATERMAIN IS LOCATED ON
- 8" SANITARY SEWER IS LOCATED ON



Demographics - 73.58 Acres Oak Grove 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.

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