

# 8.08 Acres, Bowen RD. HOWELL, MI - FOR SALE



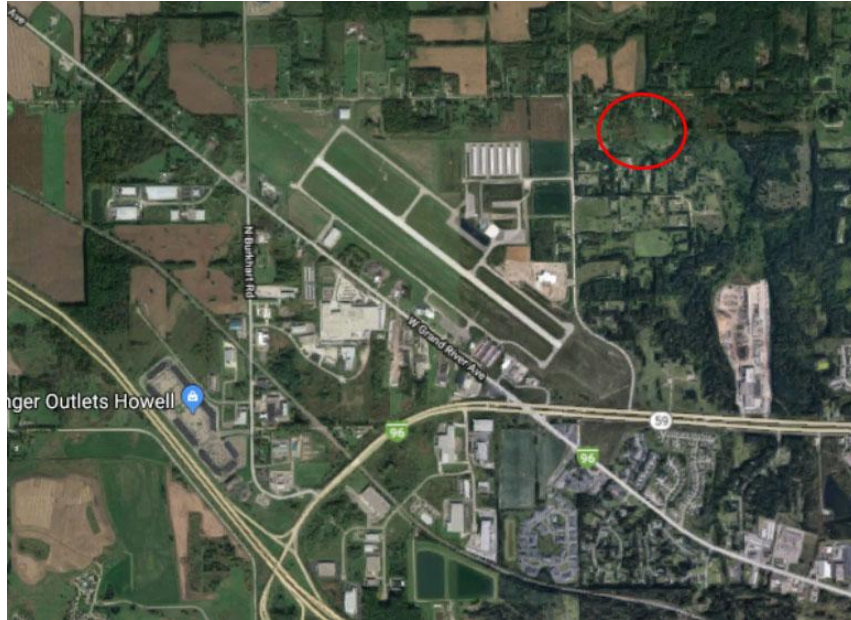
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# Property Summary: Approx. 8.08 Acres Zoned SFR

## Bowen RD. | Howell, MI 48855



**Asking Price:** \$99,308 Includes 18 Water & Sewer REUs

**Priced at:** \$5,517/Unit

### Property Highlights:

- Approx. 8.08 Acres
- Concept plan for 13 single family homes is available
- All utilities at site along Bowen Rd.
- 1.0-mile north of M59/Grand River
- Zoning: SFR
- Terms: Cash at Sale
- Howell Schools District

# Property Details - 8.08 Acres, Bowen Rd. Howell, MI 48855



**Additional Information:** Low cost per at \$5,517/Unit includes 18 Water & Sewer REUs. Utilities at site along Bowen Rd. Concept plan available that shows 13 single family units.

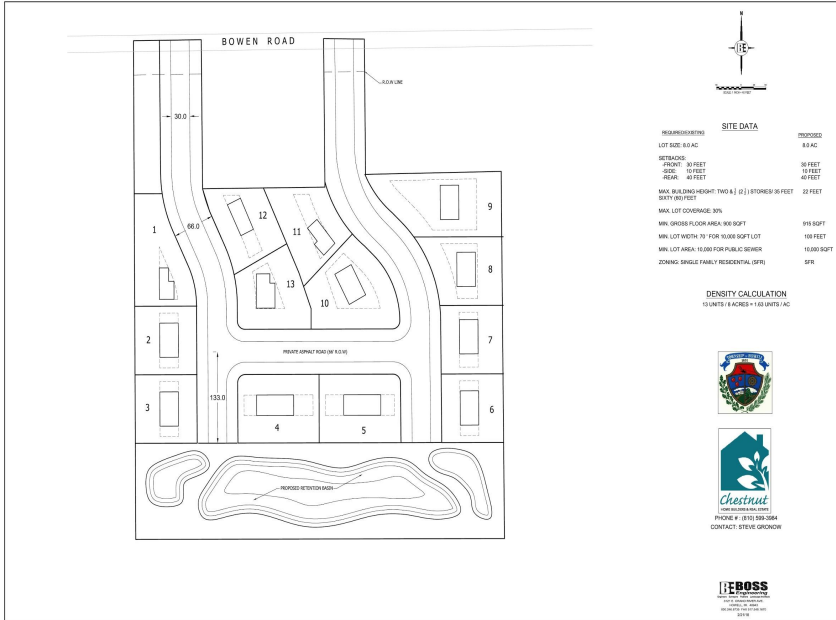
**Location Description:** 1-mile N of Grand River and M-59, 3 Miles N of I-96

**Legal Description:** SEC 22 T3N R4E COMM AT W 1/4 POST TH S 89° 38' 40" E 668.56 FT FOR POB TH S 89° 38' 40" E 110.85 FT TH S 00° 21' 27" W 218.69 FT TH N 90° 00' 00" E 203.21 FT TH 41.08 FT ALG AN ARC RIGHT RADIUS 263.00 FT DELTA 08° 56' 59" CHORD BEARS N 04° 07' 03" W 41.04 FT TH N 00° 21' 27" E 176.51 FT TH S 89° 38' 40" E 66.00 FT TH S 00° 21' 27" W 176.51 FT TH 23.57 FT ALG AN ARC LEFT RADIUS 197.00 FT DELTA 06° 51' 18" CHORD BEARS S 03° 04' 12" E 23.56 FT TH N 90° 00' 00" E 222.98 FT TH S 00° 00' 00" W 534.65 FT TH N 89° 38' 40" W 600.00 FT TH N 00° 00' 00" E 733.30 FT TO POB 8.08 AC PARCEL 3 SPLIT 8/9/06 FROM -001

**Taxes:** 2019 Approx. taxes \$13,774 includes assessment for water & sewer through 2026 and can be passed through to homeowner's annual taxes.



# Aerial View - 8.08 Acres Bowen Rd. Howell, MI 48855



# Demographics - 8.08 Acres Bowen Rd. Howell, MI 48855



<b>Population</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
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>
<b>Households</b>			
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>
<b>Housing</b>			
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.