

95.32 Acres, Mason Road. Howell, MI



EXCLUSIVELY LISTED BY:
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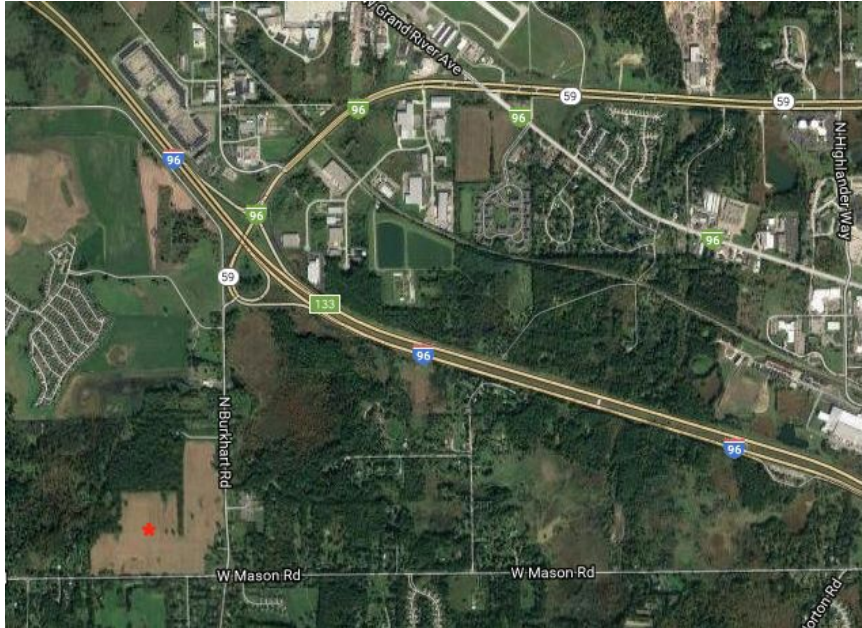
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Property Summary: Approx. 95.32 Acres Zoned MFR/SFR Mason Rd. | Howell, MI 48843



Asking Price: \$1,175,686



Property Highlights:

- Approx. 95.32 Acres
- 75 Water REUs & 569 Sewer REUs Allocated to The Property
- All Water REUs Are Paid Off
- All Utilities at Site Along Burkhardt Rd.
- 1.0-mile South of I-96, 2 miles to Grand River
- Zoning: MFR/SFR
- Terms: Cash at Sale
- Howell Schools District
- Mason Rd. and Burkhardt Rd. are Paved

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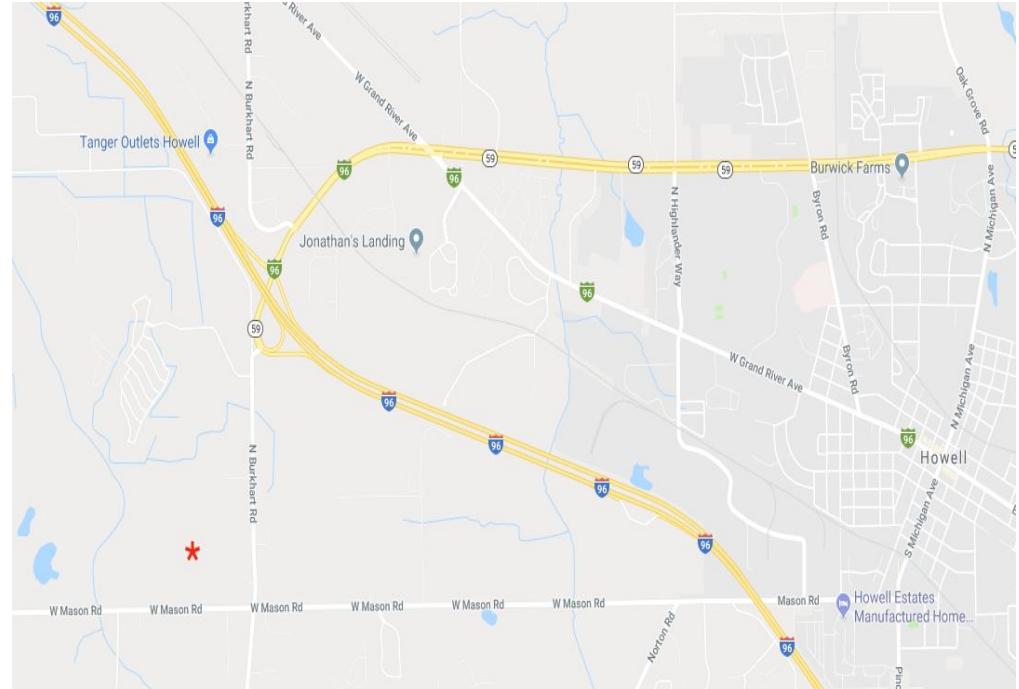


Additional Information: Amazing development opportunity as the asking price of \$1,175,686 includes 75 water REUs! Great location just a mile from I-96 and Tanger Outlet mall about 1.5 miles away.

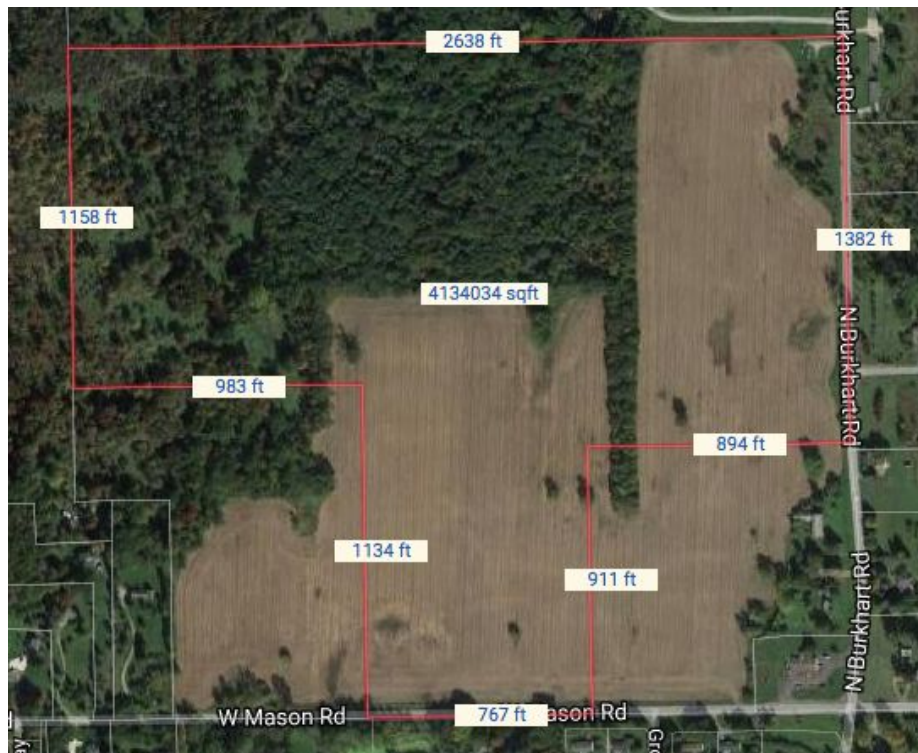
Tax ID: 06-400-013

Legal Description: SEC 32 T3N R4E COMM AT SE 1/4 COR SEC 32 TH S 89° 55' 08" W 903.41 FT FOR POB TH S 89° 55' 06" W 769.27 FT TH N 00° 05' 59" E 1133.64 FT TH S 89° 55' 08" W 980.63 FT TH N 00° 04' 04" E 1155.25 FT TH S 89° 59' 30" E 2649.93 FT TH S 00° E 1374.40 FT TH S 03° 58' 40" E 10.20 FT TH S 89° 55' 08" W 904.12 FT TH S 00° E 900.16 FT TO POB 95.00 AC LEGAL CORRECTED 11/30/06

Taxes: 2019 Approx. taxes \$161,145 includes sewer assessment. Buyer to assume remaining assessment balance, totaling \$741,992 through 2025.

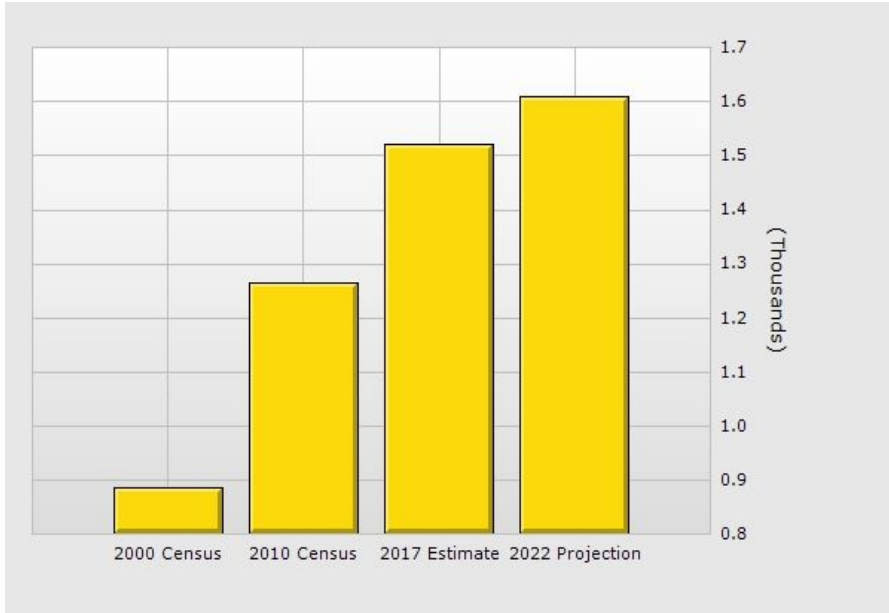


Aerial View - 95.32 Acres Mason Rd. Howell, MI 48843



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

Demographics - 95.32 Acres Mason Rd. Howell, MI 48843



Population	1 Mile	3 Mile	5 Mile
2017 Total Population:	1,522	9,652	29,470
2022 Population:	1,611	10,054	30,419
Pop Growth 2017-2022:	5.85%	4.16%	3.22%
Average Age:	40.30	39.90	39.00
Households			
2017 Total Households:	561	3,482	11,184
HH Growth 2017-2022:	6.06%	4.31%	3.21%
Median Household Inc:	\$71,249	\$67,674	\$65,632
Avg Household Size:	2.60	2.60	2.60
2017 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$159,722	\$176,620	\$185,055
Median Year Built:	1999	1991	1989

Data from CoStar Realty Information Inc.