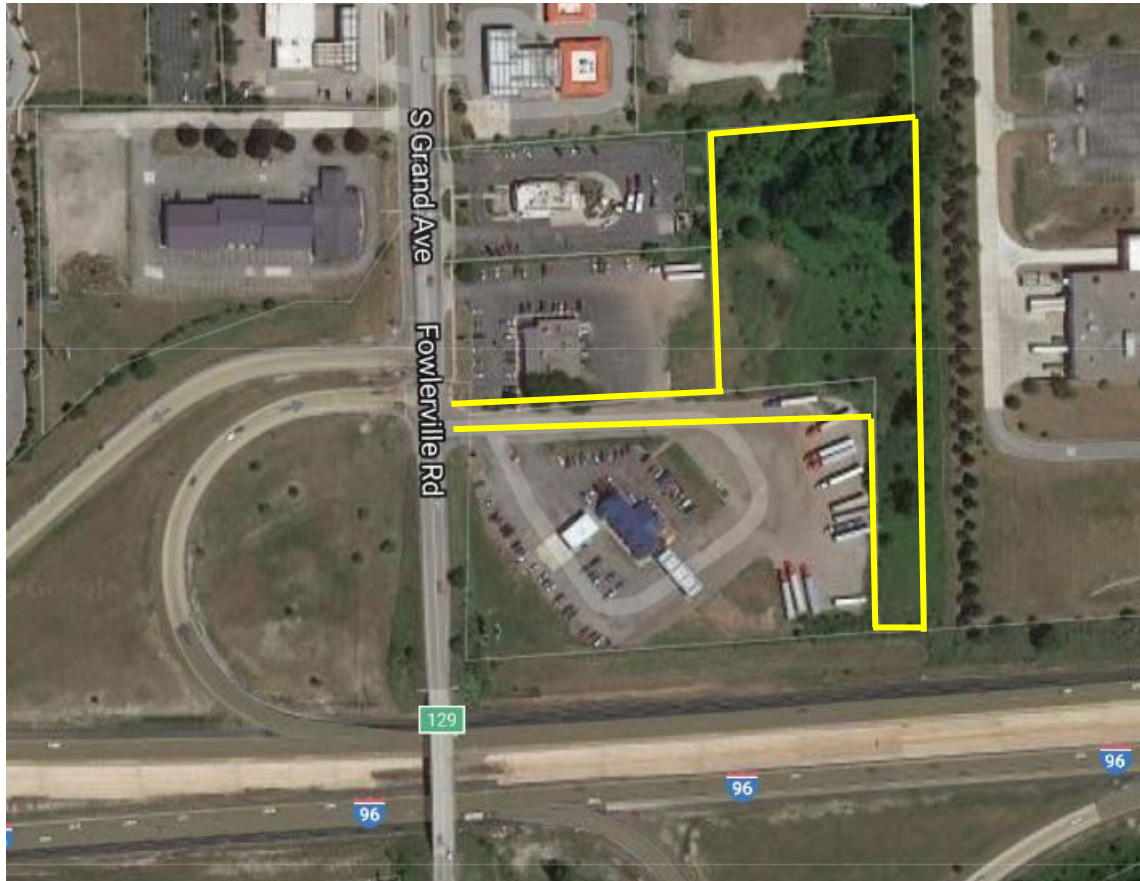


3.12 +/- Acres | 0 Copeland, Fowlerville, MI 48836 - FOR SALE



EXCLUSIVELY LISTED BY:

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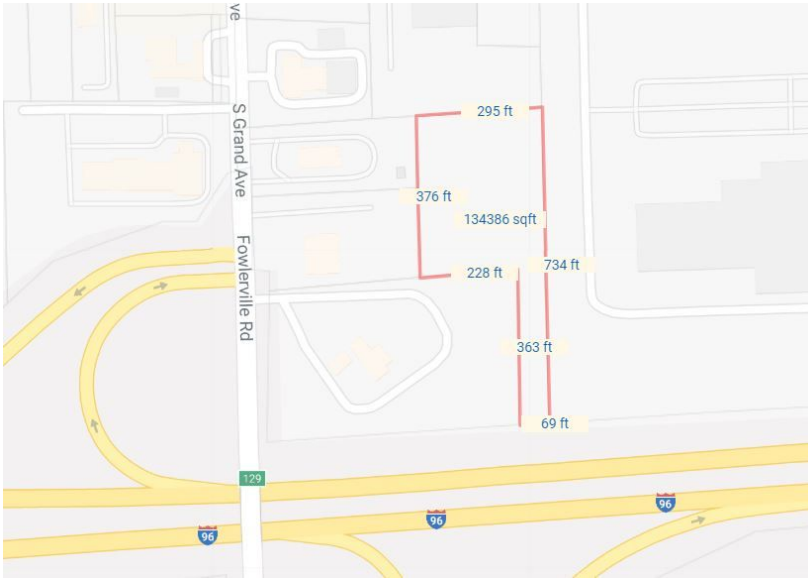
3.12 +/- Acres | 0 Copeland | Fowlerville, MI 48836



Asking Price: \$399,000

Property Highlights:

- Parcel ID Number: 05-14-300-021
- 3.12 Acre located directly off S Grand River / Fowlerville Rd I-96 On and Off Ramp
- **I-96 Sign Frontage**
- Zoned General Business District allowing a wide variety of uses
- Tremendous traffic counts and growing
- Surveyed Site - Flat, clear, and level lot
- Property is located in Fowlerville directly off the I-96 Fowlerville Rd. exit with easy access to local retail, office, medical users and I-96 Interchange
- Utilities on site - City Water & Sanitary Sewer



Location Description: Located directly off S Grand River / Fowlerville Rd I-96 On and Off Ramp

Legal Description: 05-14-300-021 SEC 14 T3N R3E COMM W 1/4 COR TH S01*46'41"E 312.40 FT TH N85*49'29"E 568.54 FT TO POB. TH N85*49'29"E 2 FT TH S01*45'55"E 52.52 FT TH S89*51'13"E 150.15 FT TH S01*47'29"E 884.59 FT TH S85*50'12"W 70.84 FT TH N01*46'19"W 368.86 FT TH S85*52'34"W 225.10 FT TH N01*46'41"W 370 FT TH N85*52'34"E 293.73 FT TH N01*47'29"W 143.94 TH N89*51'13"W 150.15 FT TH N01*45'55"W 55.38 FT TO POB. PAR A. 3.125 AC M/L SPLIT 1-97 FROM 014



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

3.12 +/- Acres | 0 Copeland | Fowlerville, MI 48836 | **Traffic Count and Demographics / Traffic Counts**



Traffic »

Collection Street	Cross Street	Traffic Vol	Year	Distance
Fowlerville Rd	Country Corner Dr S	7,320	2017	0.22 mi
Fowlerville Rd	I- 96 N	8,517	2017	0.22 mi
Fowlerville Rd	I- 96 S	13,130	2017	0.24 mi
Fowlerville Rd	I- 96 S	8,449	2014	0.27 mi
I-96	Fowlerville Rd W	33,994	2012	0.27 mi

Made with TrafficMetrix® Products

Demographics »

	1 Mi	3 Mi
Population	1,467	6,325
Households	588	2,387
Average Age	36.70	37.50
Median HH Income	\$34,273	\$60,477
Daytime Employees	1,810	3,419
Population Growth '19-'24	↑ 2.7%	↑ 2.4%
Household Growth '19-'24	↑ 2.7%	↑ 2.4%

Data from CoStar Realty Information Inc.

3.12 +/- Acres | 0 Copeland | Fowlerville, MI 48836 **Zoning**

GENERAL BUSINESS DISTRICT

Sec. 1501. - Purpose: The GB district is intended to accommodate those business activities that typically require large areas of land, may generate a large volume of motor vehicle traffic, may require large areas of off-street parking, or are potential obstacles to an efficient, convenient neighborhood service or central business district.

In the GB district the following uses are permitted:

1. All retail sales, excluding eating and drinking establishments when all storage is contained within a permanent, fully enclosed building.
2. Motels and hotels.
3. Funeral homes and mortuaries.
4. Veterinary hospitals or clinics when all activities are carried on within completely enclosed buildings.
5. Retail sales of building materials and feed stores.
6. Agricultural sales and services.
7. Railroad right-of-way, including all necessary tracks, switches, operating devices, storage, marshaling yards, freight yards or sidings.
8. Professional and other offices drawing a large number of clients and/or customers such as:
 - (1) Doctors, dentists, lawyers, architects, engineers, bookkeeping;
 - (2) Insurance, realty, union offices;
 - (3) Post office, public utility office.

3.12 +/- Acres | 0 Copeland | Fowlerville, MI 48836 **Zoning**

Sec. 1503. - USES PERMITTED BY SPECIAL USE PERMIT

The following uses may be permitted in the GB district upon the granting of a special use permit, pursuant to the terms and provisions of [chapter 23](#):

1. Motor vehicle minor repair and auto wash.
2. Drive-in or drive-through business where service may be in automobiles or outdoors, but all other activities shall be carried on within a building.
3. Open air business.
4. Outdoor display, sales or storage.
5. Restaurants and clubs (including drive-in).
6. Automobile service stations.
7. Mini-storage and/or warehouse.
8. Kennels.
9. Commercial transmitting and receiving towers.
10. Adult and child residential care facilities in accordance with [section 615](#), adult and child care facilities.
11. Microbrewery.

3.12 +/- Acres | 0 Copeland | Fowlerville, MI 48836 Survey

