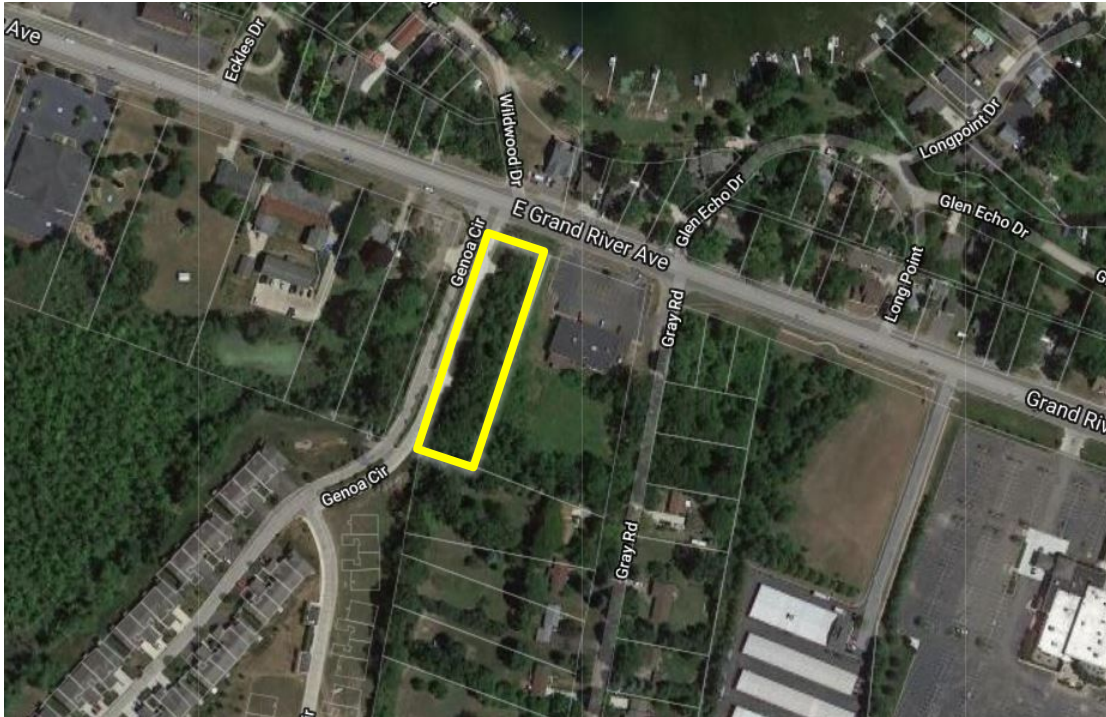


1.13 +/- Acres | Grand River Genoa Twp, MI 48843 - FOR SALE



EXCLUSIVELY LISTED BY:

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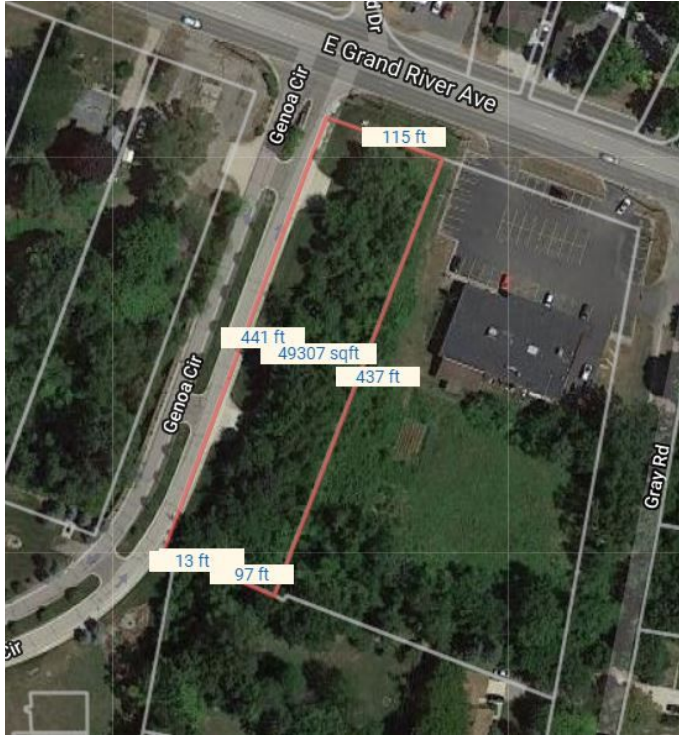
1.13 +/- Acres | Grand River | Genoa Twp, MI 48843



Asking Price: \$259,900

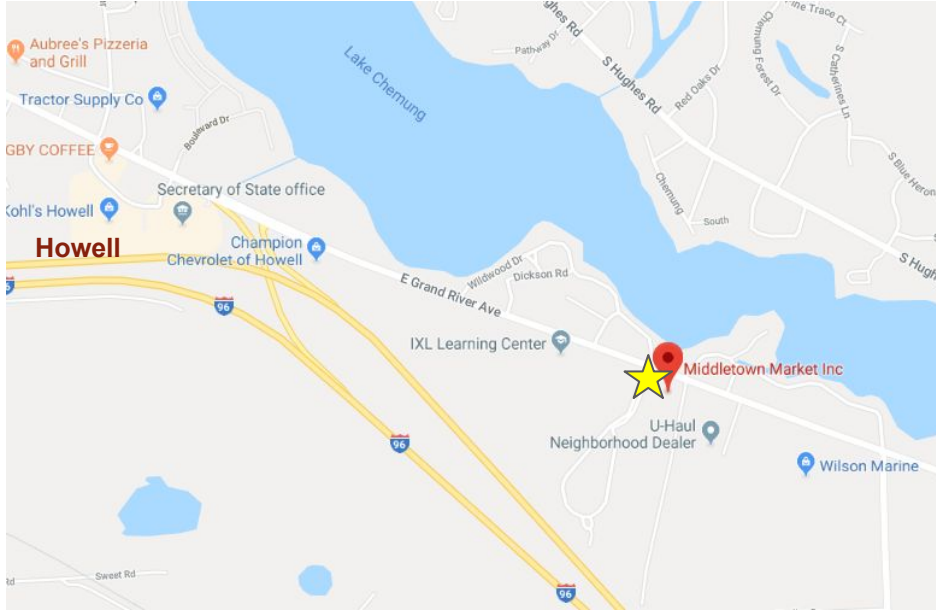
Property Highlights:

- Parcel ID Number: 11-10-401-012
- 1.13 Acre located directly off E Grand River with Grand River Frontage
- Zoned: Mixed Use PUD
- Tremendous traffic counts and growing
Excellent visibility from Grand River
Two Existing Curb Cuts
- Property is located between Howell and Brighton with easy access to local retail, office, medical users and I-96 Latson Interchange



Location Description: North Side of Grand River, W of Dorr Road, between Howell and Brighton

Approx 5 Miles from Downtown Brighton and 2 Miles from I-96 Latson Interchange



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

1.13 +/- Acres | Grand River | Traffic Count and Demographics



Traffic

Collection Street	Cross Street	Traffic Vol	Year	Distance
E Grand River Ave	Eckles Dr SE	16,808	2012	0.20 mi
I- 96 Bus	Eckles Dr SE	18,178	2017	0.20 mi
I- 96	Dorr Rd SE	69,271	2017	0.42 mi
I- 96 Bus	Hughes Rd E	15,240	2016	0.45 mi
Grand River Rd	S Hughes Rd E	13,936	2012	0.45 mi

Made with TrafficMetrix® Products

Demographics

	1 Mi	3 Mi
Population	1,718	16,852
Households	743	6,857
Average Age	41.40	41.70
Median HH Income	\$67,598	\$77,310
Daytime Employees	1,085	9,959
Population Growth '19-'24	↑ 3.6%	↑ 3.2%
Household Growth '19-'24	↑ 3.9%	↑ 3.4%

Data from CoStar Realty Information Inc.

1.13 +/- Acres | Grand River | Zoning - Mixed Use PUD

10.03.03 Mixed Use PUD

- (a) **Uses:** A mixed use PUD shall include a mixture of uses that are considered by the Planning Commission to be consistent with the Master Plan. A concept plan shall be prepared for the PUD that divides the PUD into components for various uses. Each component of the PUD shall be designated as a specific zoning district (e.g. Medium Density Residential or Office-Service). Areas devoted to each type of use shall be designated on the PUD Concept Plan. The concept plan may provide for vertical mixture of uses, such as office or residential above commercial. The mixed use PUD can be a mixture of housing types such as single family and multiple family or a mixture of uses such as residential and non-residential. The Planning Commission shall determine the appropriate mixture of uses and how much of the PUD land area shall be occupied by residential uses, nonresidential uses, recreational area, or open space. The Planning Commission shall make this determination based upon the concept plan's ability to provide an integrated mixture of uses, maintain compatibility with surrounding uses, and meet the standards of section 10.07. The list of permitted uses shall be established by the Planning Commission in the PUD agreement. Not more than fifty percent (50%) of the PUD acreage shall be devoted to commercial, office or industrial and not less than fifty percent (50%) of the PUD acreage shall be devoted to open space, preserved natural features or residential use.
- (b) **Open Space:** A minimum twenty five percent (25%) of the site shall be open space. Such open space shall be dispersed throughout the site and linked through greenway or pedestrian corridors or located along road frontages. A minimum of 50% of the required open space shall be usable upland area.
- (c) **Dimensional Requirements:** All area and bulk dimensional standards shall comply with the dimensional standards for the associated zoning district designated on the PUD concept plan. To encourage flexibility and creativity consistent with the intent of the PUD, the Township may permit specific departures from the requirements of the Zoning Ordinance as a part of the approval process. Any regulatory modification shall be approved through a finding by the Township that the deviation shall result in a higher quality of development than would be possible using conventional zoning standards. Residential portions of a PUD shall comply with section 10.03.01.
- (d) **Parking.** To encourage a true integration of mixed uses and improved efficiency in land use, the Planning Commission may permit the overlap in parking requirements between uses that have alternating peak-parking demands or where the mixture of uses on a site would result in multi-purpose trips. Approval for the parking reduction shall be based upon documentation submitted by the applicant indicating the types of uses, intensity and characteristics of the parking demands for such uses.