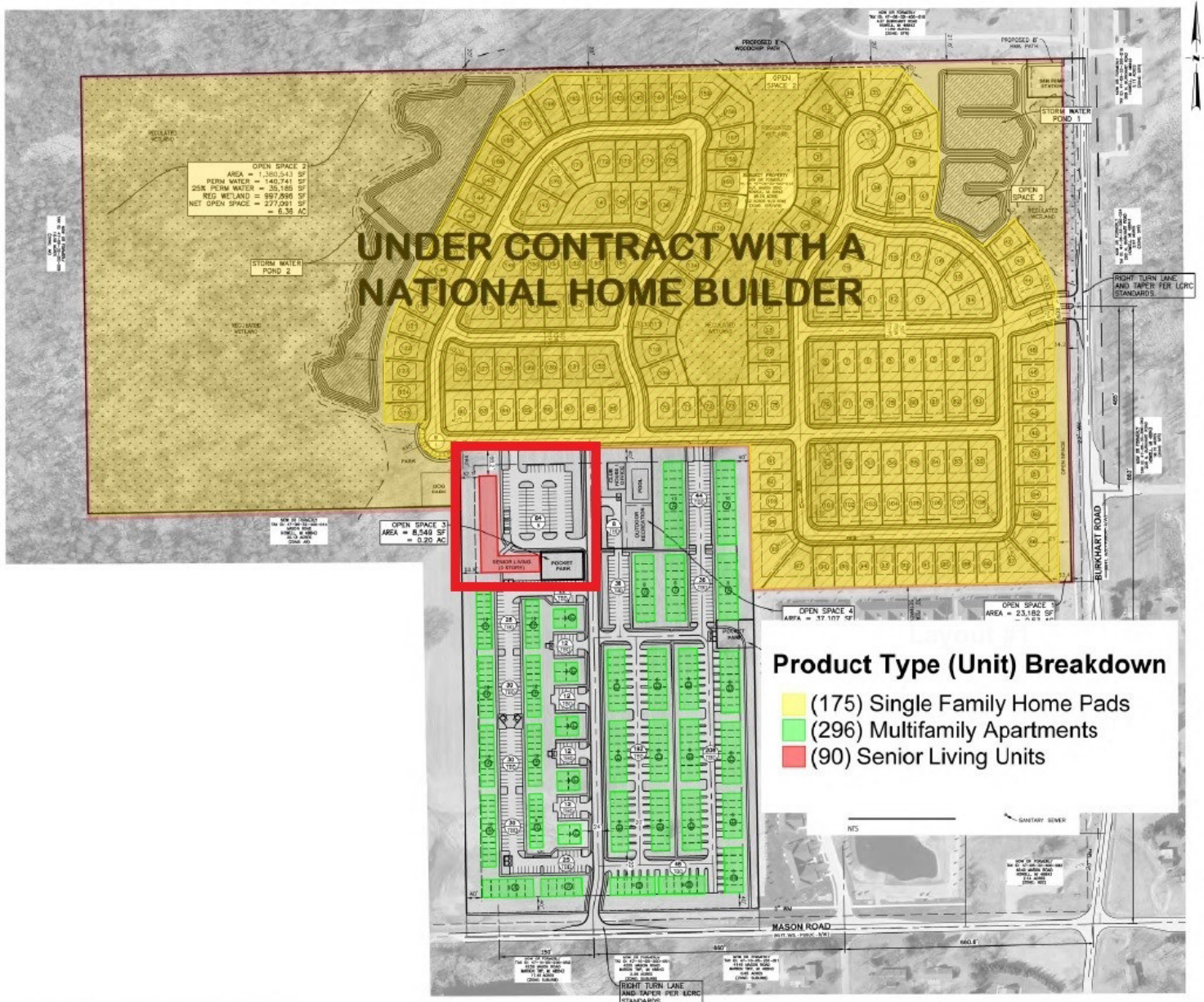


HERITAGE SQUARE PUD - 90 SENIOR LIVING UNITS

NW Corner Mason Rd & Burkhardt Rd, Howell, MI 48843



FOR SALE

248.476.3700

EXCLUSIVELY LISTED BY:

ANDREW GOBLE

Associate

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OFFERING SUMMARY: NW Corner Mason Rd & Burkhardt Rd | Howell, MI 48843



PROPERTY OVERVIEW

Shovel Ready: Heritage Square Planned Unit Development in Howell, Michigan.

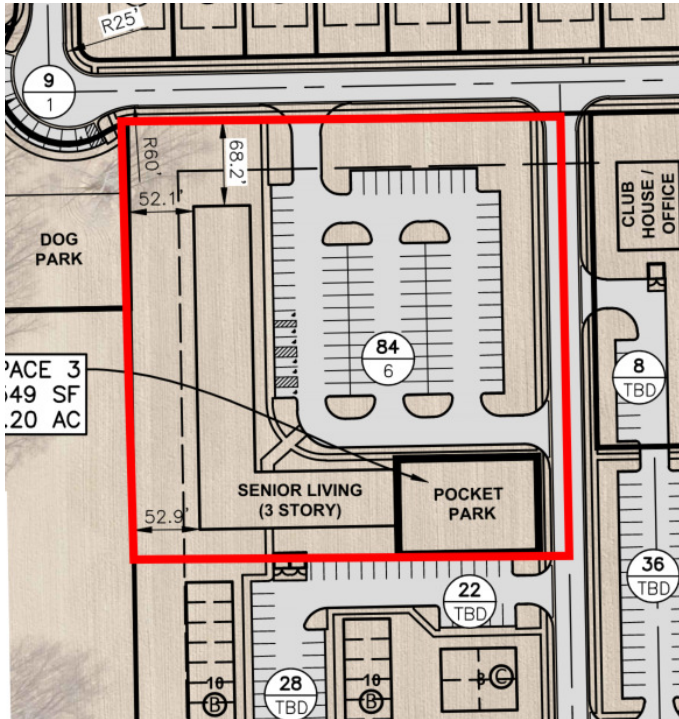
OFFERING SUMMARY

Sale Price:	\$1,080,000
Number of Units:	90 Units
Price / Unit:	\$12,000
Zoning:	PUD (Multifamily, Single Family, Senior Living)

PROPERTY HIGHLIGHT & RENOVATIONS

- Shovel Ready: Heritage Square Planned Unit Development in Howell, Michigan
- 90 Senior Living Units "Permit Approved"
- 75 Water REUs & 569 Sewer REUs allocated to the property - a \$3,000,000+ value
- Howell School District - High Positive Pop Growth Projection 2023'-2028'
- 1 Mile South: i96/Tanger Outlets, 2 Miles: Downtown Howell & the new 'Motorsport's Gateway Howell'
- Single family portion to the north is under contract with a national home builder

INVESTMENT OVERVIEW: NW Corner Mason Rd & Burkhart Rd | Howell, MI 48843



Units: 90 Senior Living Units

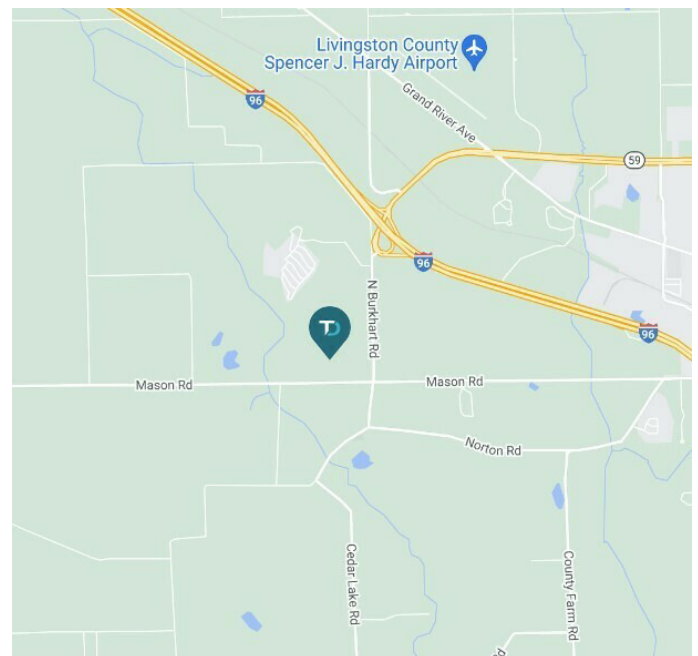
Utilities: Municipal Water & Sanitary Sewer

School District: Howell Public School District

Traffic Counts: Mason Road - 5,858 vpd(2022); S Burkhart Rd 3,251 vpd(2022); i96 - 54,523 vpd(2022)

Legal Description: 4706-32-400-013SEC 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 APN: 47-06-32-400-013

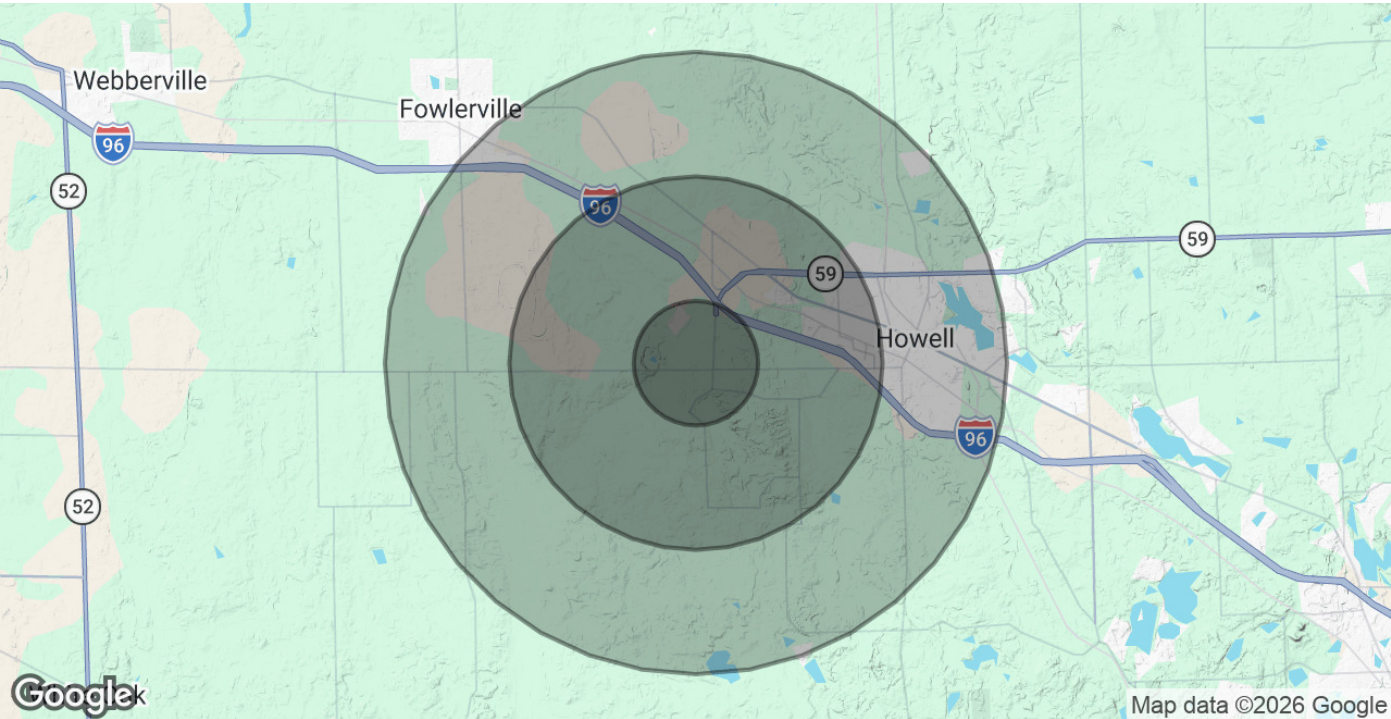
Approximately 1 mile south of i96 and Tanger Outlets. 2.5 miles west of both Downtown Howell and the newly approved 'Motorsport's Gateway Howell' raceway condominium project (Livingston County's M1 Concourse)



MACRO RETAILER MAP: NW Corner Mason Rd & Burkhardt Rd | Howell, MI 48843



DEMOGRAPHICS MAP & REPORT: NW Corner Mason Rd & Burkhart Rd | Howell, MI 48843



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	961	9,293	29,159
Average Age	45.4	41.1	40.5
Average Age (Male)	42.7	39.3	37.8
Average Age (Female)	48.2	44.0	42.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	331	3,399	12,193
# of Persons per HH	2.9	2.7	2.4
Average HH Income	\$87,684	\$83,559	\$76,861
Average House Value	\$190,071	\$202,575	\$208,443
2020 American Community Survey (ACS)			