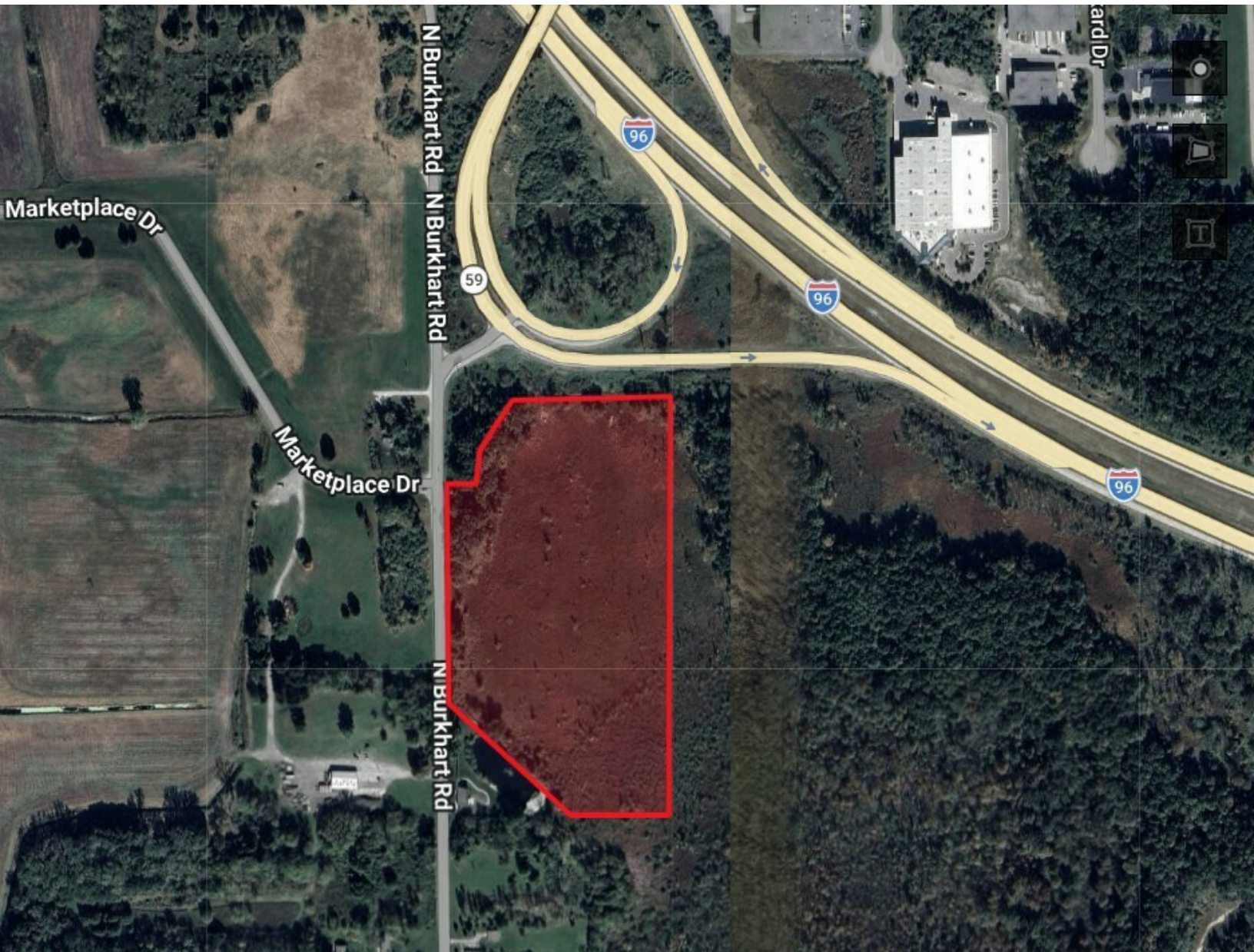


18+/- ACRES BURKHART ROAD & I-96

Southeast Corner Burkhardt Road & I-96, Howell, MI 48843



FOR SALE

248.476.3700

EXCLUSIVELY LISTED BY:

JOHN PORTH

Vice President

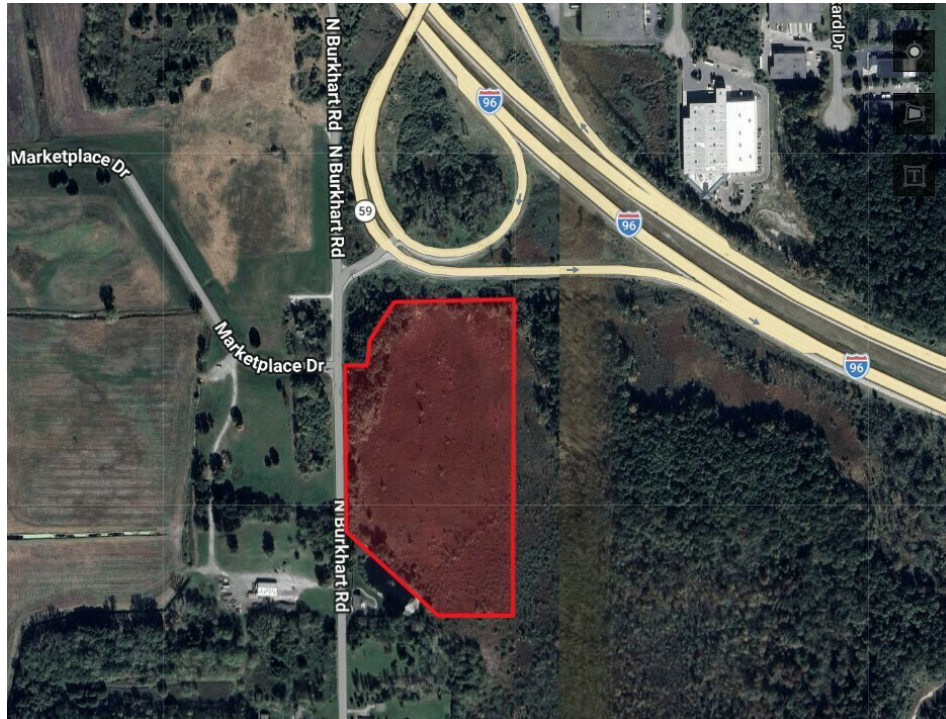
jkporth@thomasduke.com

MARK SZERLAG

Senior Partner

mszerlag@thomasduke.com

OFFERING SUMMARY: Burkhart Road & I-96 | Howell, MI 48843



PROPERTY OVERVIEW

An exceptional development opportunity on Howell's south side next to the I-96 interchange. The site offers approximately 3 buildable acres with the remaining land providing natural buffers and open space, ideal for a thoughtfully planned multi-family and commercial development. Prime location combines convenient highway access with close proximity to shopping, dining, and local amenities.

OFFERING SUMMARY

Sale Price:	\$975,000.00
Lot Size:	18 Acres
Price / Acre:	\$54,167.00
Zoning:	MFR Multi-Family Residential; Master Planned Commercial-Highway

PROPERTY HIGHLIGHTS

- Approximately 3 Acres Buildable.
- Located on the I-96 Interchange.

PROPERTY INFORMATION: Burkhart Road & I-96 | Howell, MI 48843

PROPERTY INFORMATION

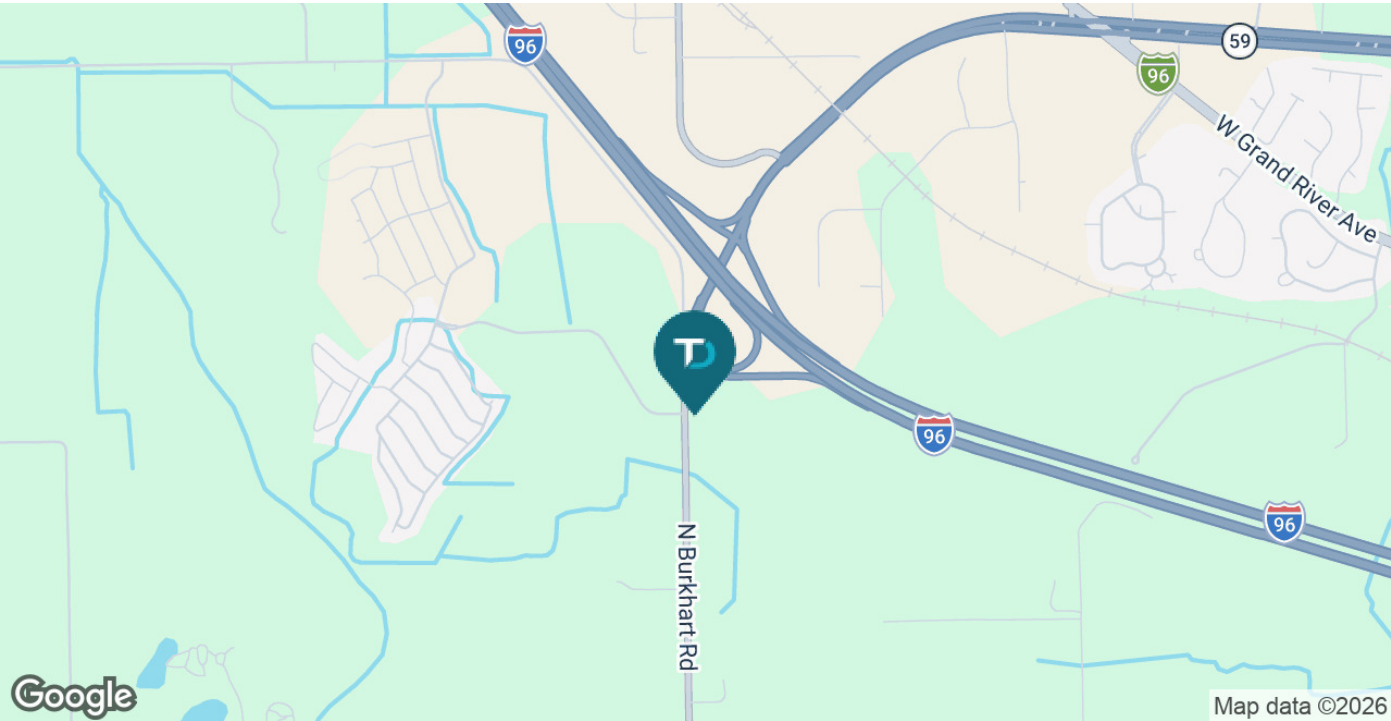
SALE PRICE:	\$975,000.00
Price/AC:	\$54,167.00
Utilities:	Municipal Water & Sanitary Sewer
Taxes:	2025 Winter - \$1,488.43 2026 Summer - \$5,776.41
APN:	06-33-100-014

PROPERTY INFORMATION

Lot Size:	18 Acres
Property Type:	Multi-Family Land
Zoning	MFR Multi-Family Residential
Traffic Count:	Burkhart Rd = 7,658 I-96 = 55,679
School District:	Howell Public Schools
Legal Description:	Available Upon Request

LOCATION INFORMATION

Southeast corner of N Burkhart Road and I-96 in Howell.



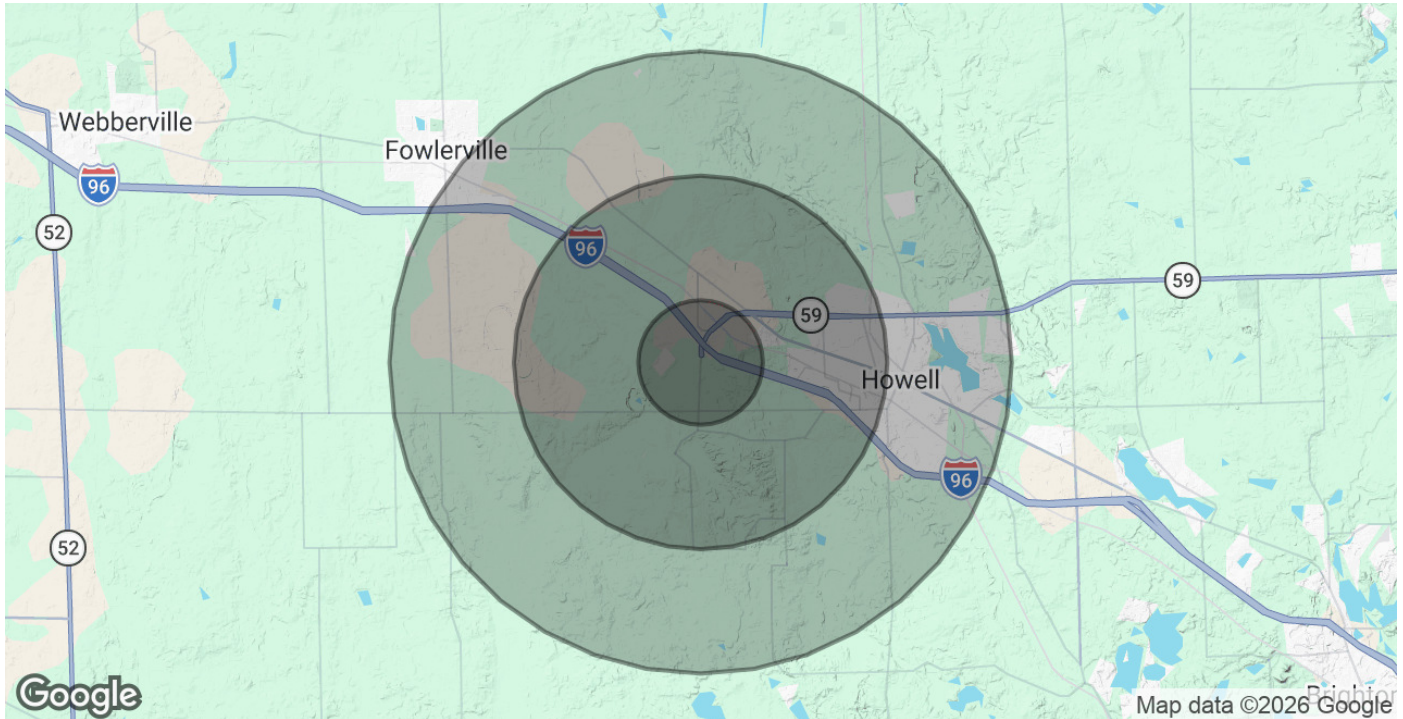
AERIAL MAP: Burkhart Road & I-96 | Howell, MI 48843



RETAILER MAP: Burkhart Road & I-96 | Howell, MI 48843



DEMOGRAPHICS MAP & REPORT: Burkhardt Road & I-96 | Howell, MI 48843



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	1,528	12,723	35,116
Average Age	43	42	41
Average Age (Male)	41	40	40
Average Age (Female)	45	44	43

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	612	5,124	13,897
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$93,735	\$100,163	\$103,147
Average House Value	\$252,244	\$291,074	\$307,782

2020 American Community Survey (ACS)

ARTICLE VII MFR MULTIPLE FAMILY RESIDENTIAL DISTRICT

Section 7.01 PURPOSE

The purpose of this [district](#) is to provide a relatively small and inexpensive type of housing as well as a broader range of choice of housing types to the people who desire to live in Howell Township in condominium, owner or rental units and their normal [accessory uses](#) which are compatibly supportive or convenient to the residents living within such a [district](#). The [buildings](#) containing the [dwelling units](#) may be in single or group [building](#) arrangements having group [use](#) facilities held in common to which all residents have equal access and share equally in the financing for operation and maintenance. These developments will only be allowed to develop if State Department of Health and locally approved on-site, common or public water supply system and wastewater disposal sanitary sewer system including wastewater treatment is available adjacent to or can be extended to a multiple [family building site](#).

(Ord. No. 1 eff. Jan. 8, 1983)

Section 7.02 PERMITTED PRINCIPAL USES.

[Multiple family dwelling structures](#), including duplexes, triplexes, quadruplexes, garden [apartments](#), townhouses, and other similar types of multi-[family dwelling unit buildings](#).

A. State Licensed Facilities.

- 1) [Adult Foster Care Small Group Home](#).

(Ord. No. 1 eff. Jan. 8, 1983; amend. by Ord. 254 eff. Feb. 10, 2013)

Section 7.03 PERMITTED PRINCIPAL SPECIAL USES WITH CONDITIONS.

The following [special uses](#) of land, [buildings](#), and [structures](#) are permitted subject to the provisions of Article XVI, "[Special Uses](#)".

A. State Licensed Facilities.

- 1) [Adult Foster Care Large Group Home](#) (thirteen (13) to twenty (20) adults).
- 2) Adult [Foster Care](#) Congregate Facility (more than twenty (20) adults).
- 3) Child Care Centers.
- 4) Adult Day Care Centers.

(Ord. No. 1 eff. Jan. 8, 1983; amend. by Ord. No. 11 eff. Apr. 4, 1986; Ord. No. 62 eff. Oct. 8, 1997; amend. by Ord. 254 eff. Feb. 10, 2013)

Section 7.04 PERMITTED ACCESSORY USES.

- A. Normal accessory uses to multiple family dwelling units.
- B. Normal accessory uses to permitted and approved "Special Uses."
- C. House Hold Pets.

(Ord. No. 1 eff. Jan. 8, 1983; Amend. by Ord. 271 eff. Oct. 3, 2017)

Section 7.05 PERMITTED ACCESSORY USES WITH CONDITIONS.

- A. Private swimming pools as a part of the multiple family housing development for use in common by all residents who will finance the operation and maintenance of such facilities in conformance with the provisions of Section 14.18.
- B. Common open space and recreation areas and facilities as a part of the multiple family housing development for use in common by all residents who will be required to finance the operation and maintenance of such facilities.
- C. Drives and off-street parking areas in accordance with Section 7.07D.
- D. Recreation, meeting and other group activity facilities located in buildings or as a part of a structure developed as a part of the multiple family housing project for the common use and enjoyment by all residents who will be required to operate and maintain such facilities and financed through a nonprofit association representing the owners and renters.

(Ord. No. 1 eff. Jan. 8, 1983)

Section 7.06 DIMENSIONAL REQUIREMENTS EXCEPT AS OTHERWISE SPECIFIED IN THIS ORDINANCE.

- A. Lot area. The first multiple family dwelling unit in a residential structure shall occupy a lot or parcel comprising not less than one-half (1/2) acre, and meet the requirements of Section 7.07B. Each additional multiple family dwelling unit shall require the following additional lot or parcel area:

1) Efficiency	2,000 square feet
2) One bedroom	2,500 square feet
3) Two bedroom	3,500 square feet
4) Three bedroom	5,000 square feet
5) Four bedroom	6,500 square feet
6) Extra bedrooms over four	1,500 square feet

- B. Lot width. Minimum of 200 feet.

- C. **Lot coverage.** Maximum of 40%.
- D. Number of **dwelling units** per gross acre. Maximum of Eight (8) **dwelling units**.
- E. **Yard** and setback requirements.
 - 1) Front **yard**. Minimum of thirty (30) feet plus one (1) foot for each foot of height of **structure** in excess of thirty (30) feet from the **road right-of-way** line, or as otherwise required in Section 26.05, whichever is greater.
 - 2) Side yards. Minimum of thirty (30) feet for each side **yard**, and one (1) foot for each foot of height of **structure** in excess of thirty (30) feet from the **side lot line**.
 - 3) Rear **yard**. Minimum of fifty (50) feet plus one (1) foot for each foot of height of **structure** in excess of fifty (50) feet from a property line.
- F. Height limitations. Maximum of five (5) stories and sixty (60) feet, except that detached accessory **structures** shall not exceed twenty (20) feet.
- G. Spacing between **buildings**. Shall be at least the height of the highest of the abutting **buildings**.
- H. **Gross floor area** requirements. Minimum standards for **gross floor area** for each type of a **family dwelling unit** shall be as follows:

1) Efficiency	450 square feet
2) One bedroom	600 square feet
3) Two bedroom	750 square feet
4) Three bedroom	900 square feet
5) Each additional bedroom	150 square feet

- I. Number of **multiple family dwelling** units per **building**. Multiple **Family Residential structures** shall contain no more than twenty-four (24) units provided public water and appropriate fire protection equipment are available, otherwise the **structures** shall contain no more than twelve (12) units.

(Ord. No. 1 eff. Jan. 8, 1983; amend. Ord. No. 97 eff. Feb. 23, 2000; further amend. Ord. No. 98 eff. Feb. 23, 2000; Ord. No. 100 eff. Feb. 23, 2000; further amend. Ord. No. 119, eff. Dec. 27, 2000; Ord. No. 200, eff. 12/11/06)

Section 7.07 LOCATIONAL AND OTHER REQUIREMENTS.

- A. Available common or public water supply system and wastewater disposal sanitary sewer and sewage treatment system to which all **dwelling units** in the **multiple family dwelling** unit project shall be connected on a permanent basis.
- B. **Open spaces** comprising at least 10% of the total gross **area** of the project with the **open spaces** of at least three (3) acres in size and planned and built as a common facility to be used, operated and maintained by the developer or a nonprofit association representing the property owners and financed by means of a monthly or annual assessment.

ARTICLE VII

- C. Access shall be provided from a major arterial [road](#) when the frontage of the side [road](#) is directly connected to the major arterial [road](#). Drives shall be located at least twenty (20) feet from any [building](#).
- D. [Off-street parking](#) shall be provided in accordance with [Article XVIII](#), “Off-Street Parking” with [parking spaces](#) located within 200 feet of an entrance to the [building](#) for which the parking is designated. Each [dwelling unit](#) shall be provided with at least one (1) covered [parking space](#) which shall be of the same type of [construction](#) as the [principal building](#).
- E. Landscaping shall meet the requirements of Section [28.03B](#) and other appropriate Sections of [Article XXVIII](#), Landscaping Requirements and Section [14.26](#), Fences.
- F. Enclosed storage space for garden equipment, supplies, tools, toys, bicycles and other household goods and supplies shall be provided in conjunction with covered [parking spaces](#) and shall be of the same type of [construction](#) as the [principal building](#).

(Ord. No. 1 eff. Jan. 8, 1983; amend. Ord. No 74 eff. Sept. 30, 1998; further amend. Ord. No.97 eff. Further amend. Feb. 23, 2000)