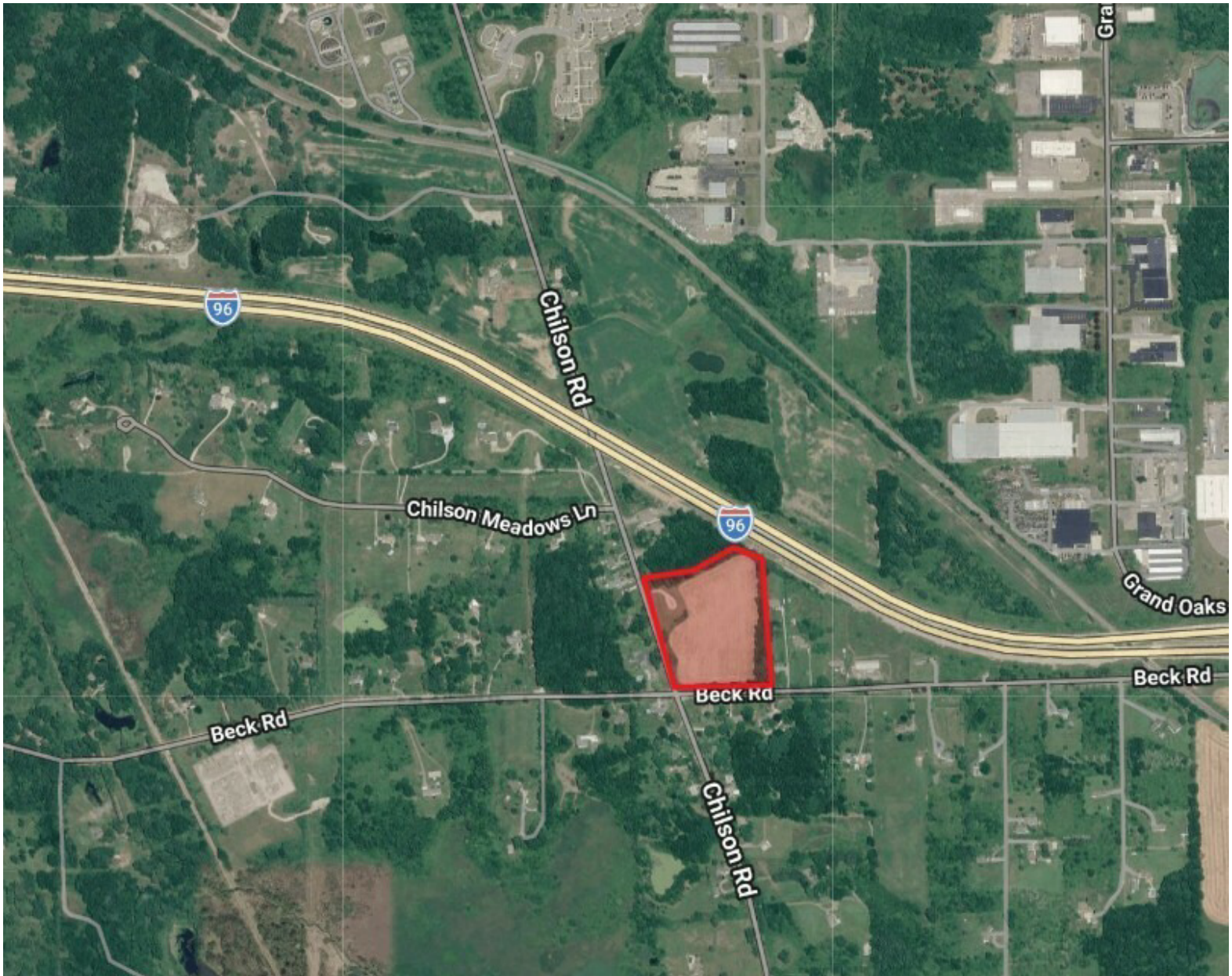


12.67 ACRES CHILSON ROAD

Howell, MI 48843



FOR SALE

248.476.3700

EXCLUSIVELY LISTED BY:

JOHN PORTH

Vice President

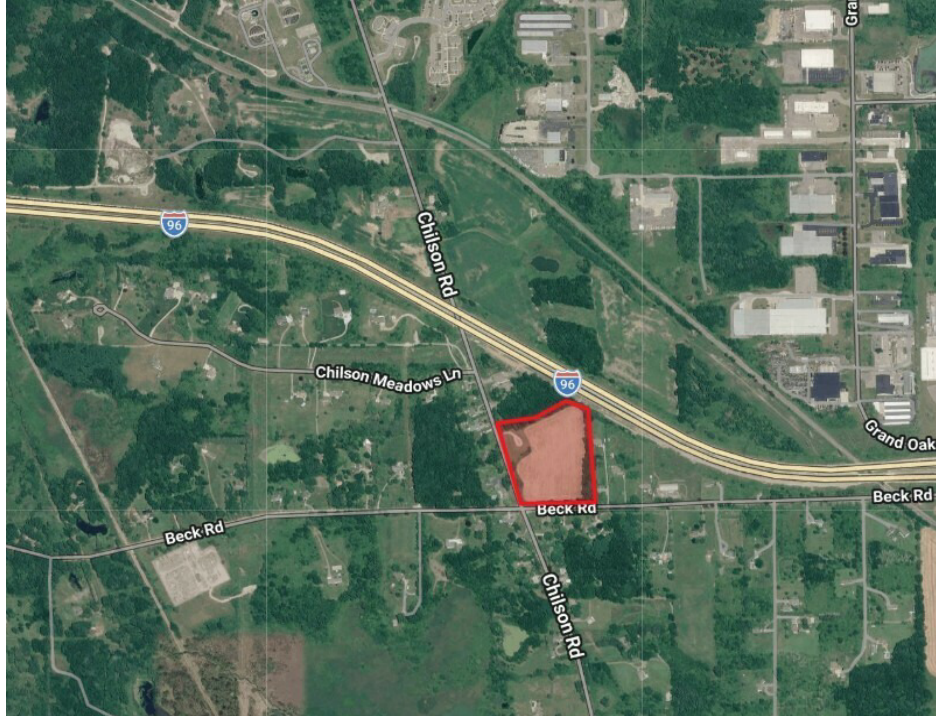
jkporth@thomasduke.com

MARK SZERLAG

Senior Partner

mszerlag@thomasduke.com

OFFERING SUMMARY: Chilson & Beck Road | Howell, MI 48843



PROPERTY OVERVIEW

Residential Vacant Land for Development in Genoa Township.

OFFERING SUMMARY

Sale Price: \$315,000.00
Lot Size: 12.67 Acres
Price / Acre: \$24,861.88
Zoning: LDR (Low Density Residential)

PROPERTY HIGHLIGHTS

- Located conveniently between Howell & Brighton just south of the Latson Road exit off of I-96.
- Zoned LDR (Low Density Residential).
- Country setting. Currently being farmed.
- Howell Public Schools.

PROPERTY INFORMATION: Chilson & Beck Road | Howell, MI 48843

PROPERTY INFORMATION

SALE PRICE: \$315,000.00
 Price/AC: \$24,861.88
 APN: 4711-07-200-047
 Utilities: Well & Septic
 Traffic Counts: Chilson = 3,321 VPD
 I-96 = 62,755 VPD

PROPERTY INFORMATION

Lot Size: 12.67 Acres
 Property Type: Land
 Property Subtype: Residential
 Zoning: LDR (Low Density Residential)
 Taxes (Combined): 2026 Summer - \$414.55
 2025 Winter - \$183.37
 School District: Howell Public Schools
 APN: 11-06-400-020; 11-07-200-048
 11-08-100-027; 11-06-300-001

LOCATION INFORMATION

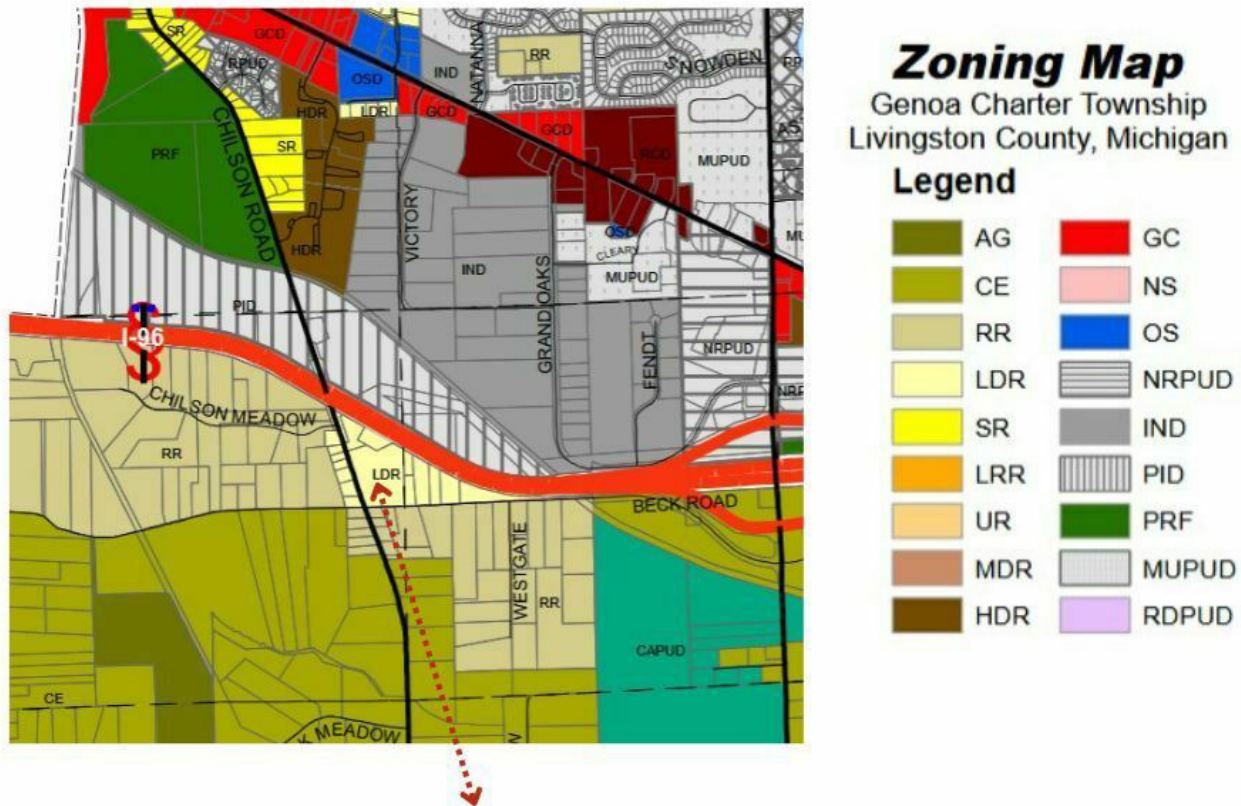
Located on the northeast corner of Chilson Road and Beck Road, just south of I-96.



AERIAL MAP: Chilson & Beck Road | Howell, MI 48843



ZONING MAP: Chilson & Beck Road | Howell, MI 48843

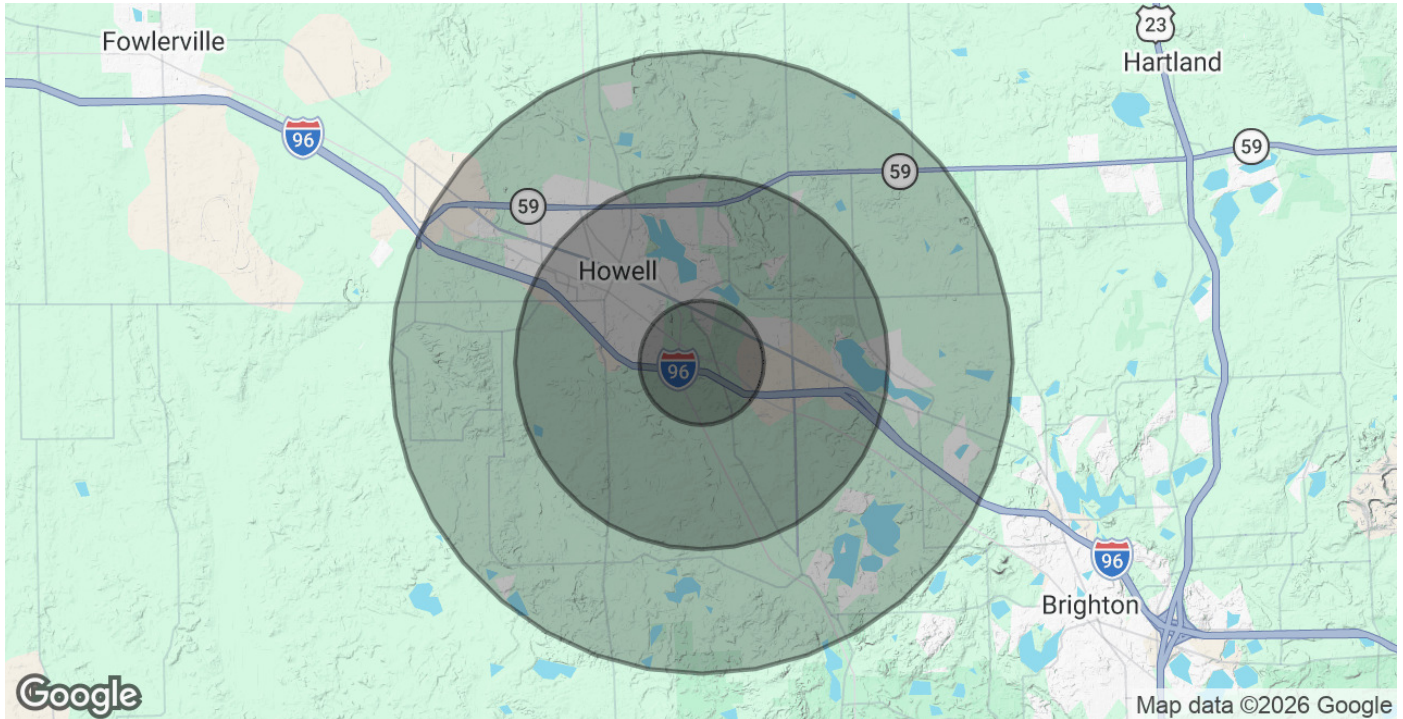


**12.67 Acres
Zoned LDR**

RETAILER MAP: Chilson & Beck Road | Howell, MI 48843



DEMOGRAPHICS MAP & REPORT: Chilson & Beck Road | Howell, MI 48843



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	1,830	27,569	50,089
Average Age	39	41	42
Average Age (Male)	38	40	41
Average Age (Female)	40	43	44

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	780	11,343	20,169
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$92,129	\$105,580	\$112,177
Average House Value	\$360,979	\$325,199	\$344,279

2020 American Community Survey (ACS)