

# LAND FOR SALE



**Hydraulic Drive & Burkhart Road**

**Howell, Michigan**

**Insite**

**COMMERCIAL**

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Commerce, Michigan 48390  
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# LAND FOR SALE

## Hydraulic Drive & Burkhart Road Howell, Michigan

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# PROPERTY SUMMARY

**Location:** Hydraulic Drive, E. of Burkhart Road  
Howell, MI

**Total Land Size:** ~~3.73 Acres — Parcel 4B (see survey)~~  
9.33 Acres – Parcel 6 (see survey) – 4.9 Acres Usable

**Sale Price:** ~~Parcel 4B: \$365,577 (\$2.25/SF)~~  
Parcel 6: \$480,250 (\$2.25/SF)

**Utilities:** All utilities available

**Zoning:** Industrial

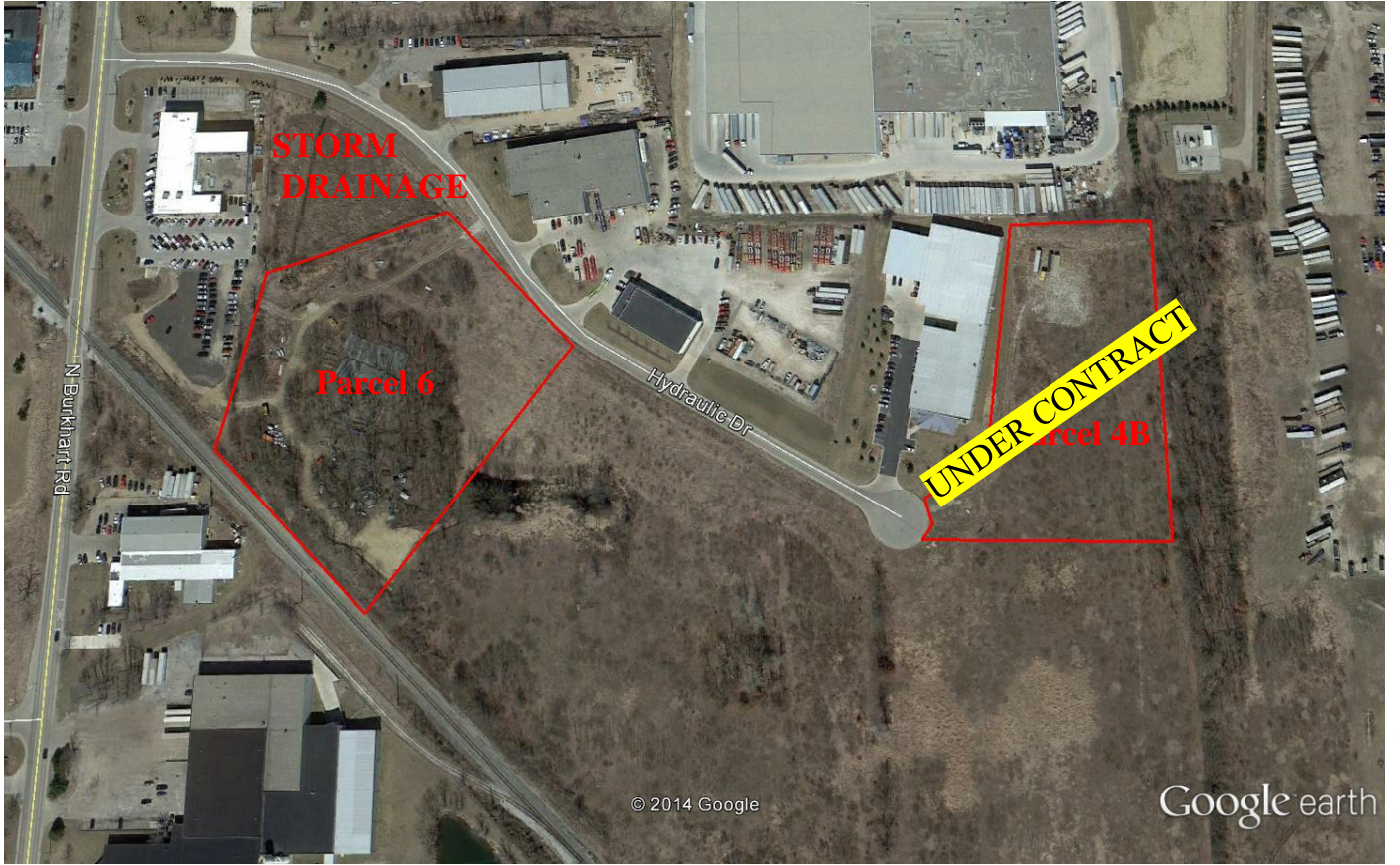
**Parcel ID #'s:** Parcel 4B: 47-06-28-100-054  
Parcel 6: 47-06-28-100-053

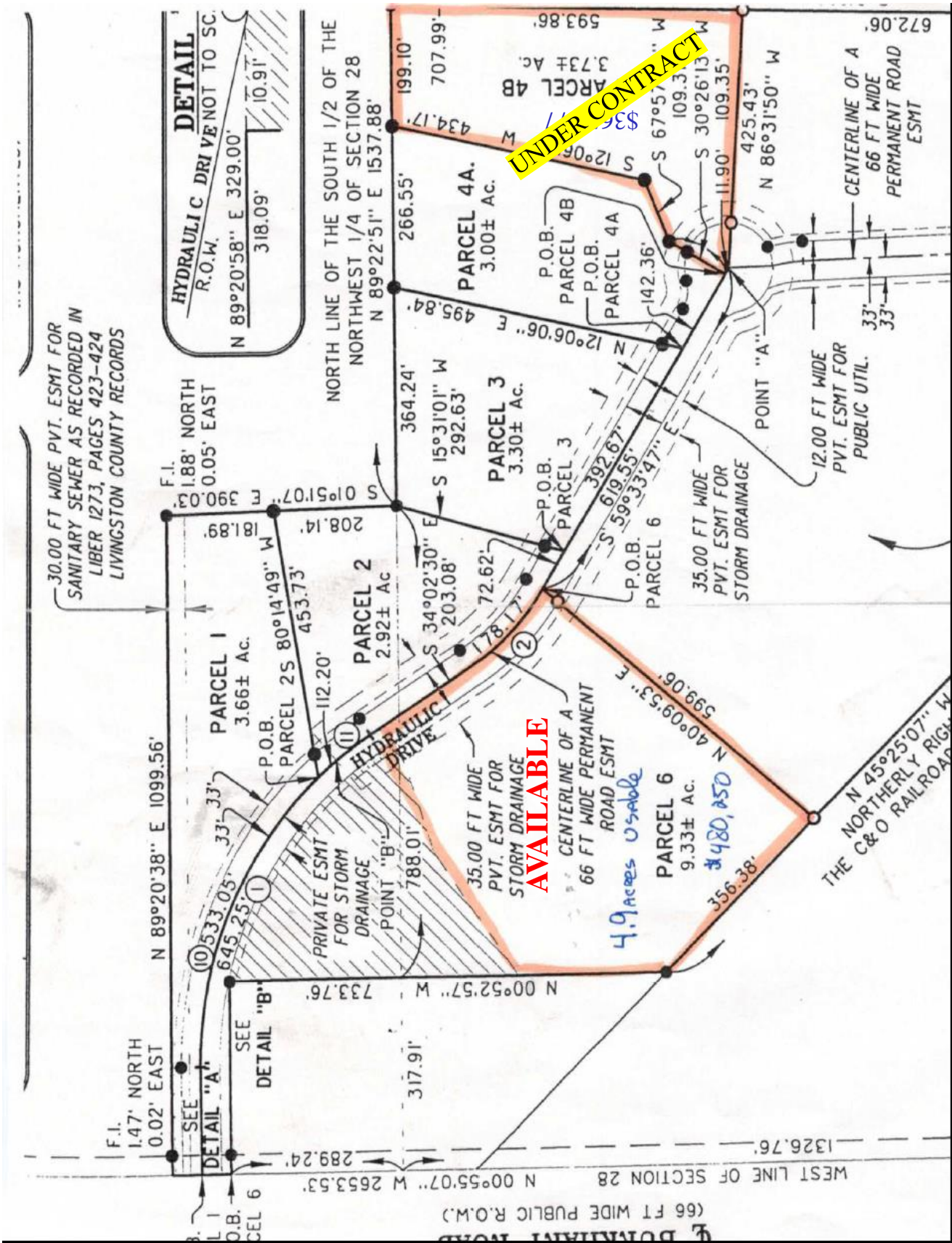
**Demographics**  
**5 Mile Radius:** Population: 34,700 Persons  
Households: 13,804 Homes  
Average HH Income: \$78,488 Annually  
Traffic Counts: 12,219 VPD – Burkhart  
64,818 VPD – I-96

**Comments:** 4.9 Usable acres for sale in Howell, MI (parcel 4B currently under contract). The parcel has use of the existing detention pond, therefore there is no need for the typical pond on the property. Located across from the Tanger Outlet Mall, at the I-96/M-59 interchange.

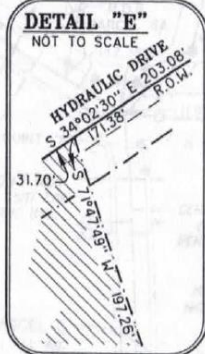
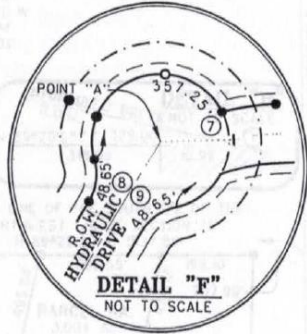
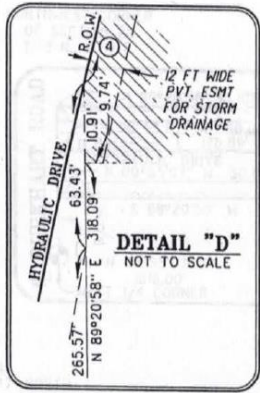
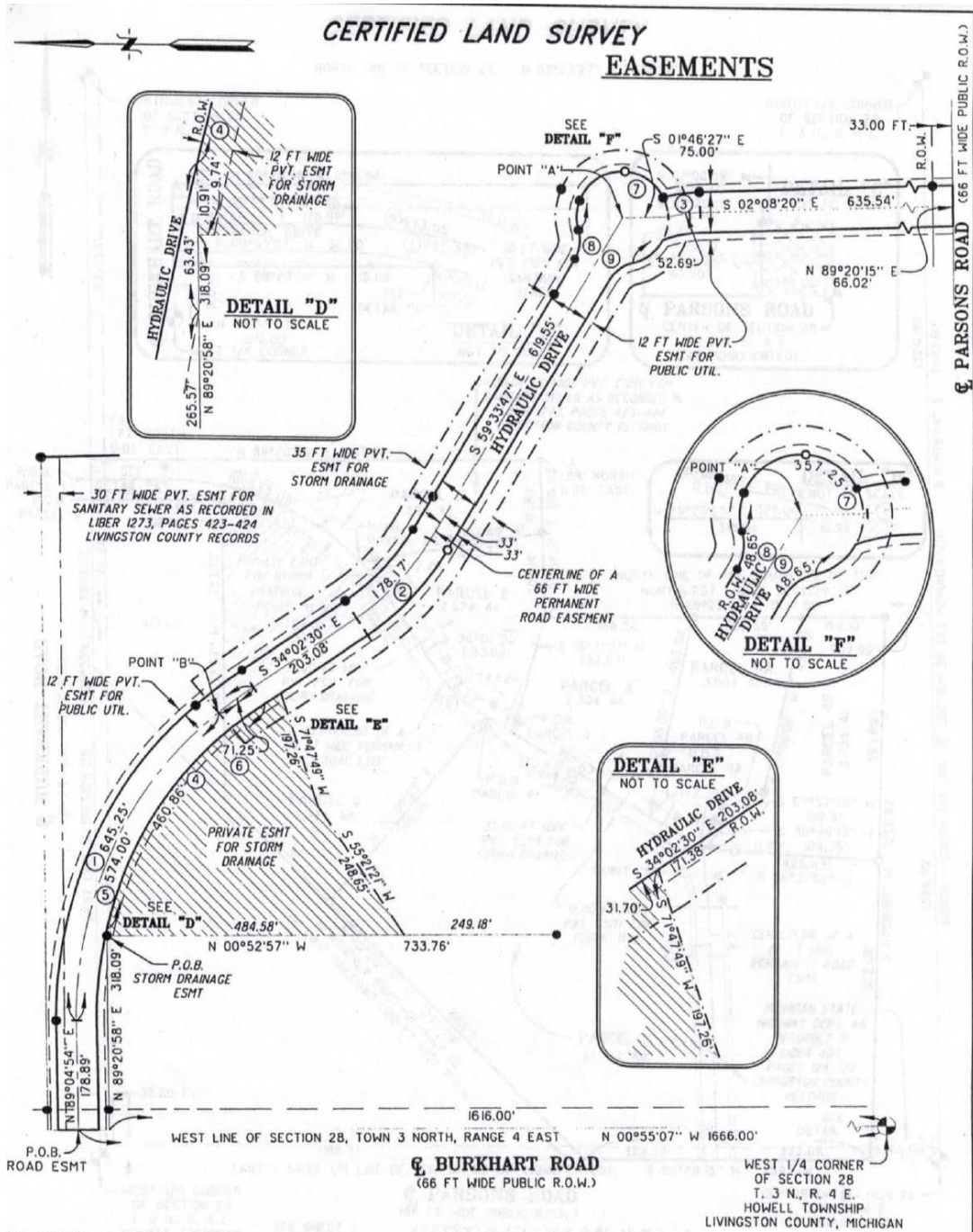
**For Information Contact:**  
**Randy Thomas**  
**248-359-9000**







# EASEMENT SURVEY



PRIVATE EASEMENT FOR STORM DRAINAGE

SEE SHEET 7 FOR CURVE INFORMATION

**LEGEND**

○ = SET 3/4" x 18" IRON PIPE WITH CAP STAMPED PS #33971  
● = FOUND IRON  
■ = FOUND MONUMENT  
-x-x- = FENCE LINE  
L = LIBER  
PG = PAGE  
R = MEASUREMENT OF RECORD

SCALE: 1 INCH = 200 FEET ALL DISTANCES SHOWN ARE IN FEET OR DECIMALS THEREOF.

CIVIL ENGINEERS  
LAND SURVEYORS

(810) 227-9533  
FAX (810) 227-9460  
EMAIL: desine@ismil.net  
2183 PLESS DRIVE  
BRIGHTON, MICHIGAN 48114

PREPARED FOR  
**METROPOLITAN TITLE & HYDRATECH, L.L.C.**

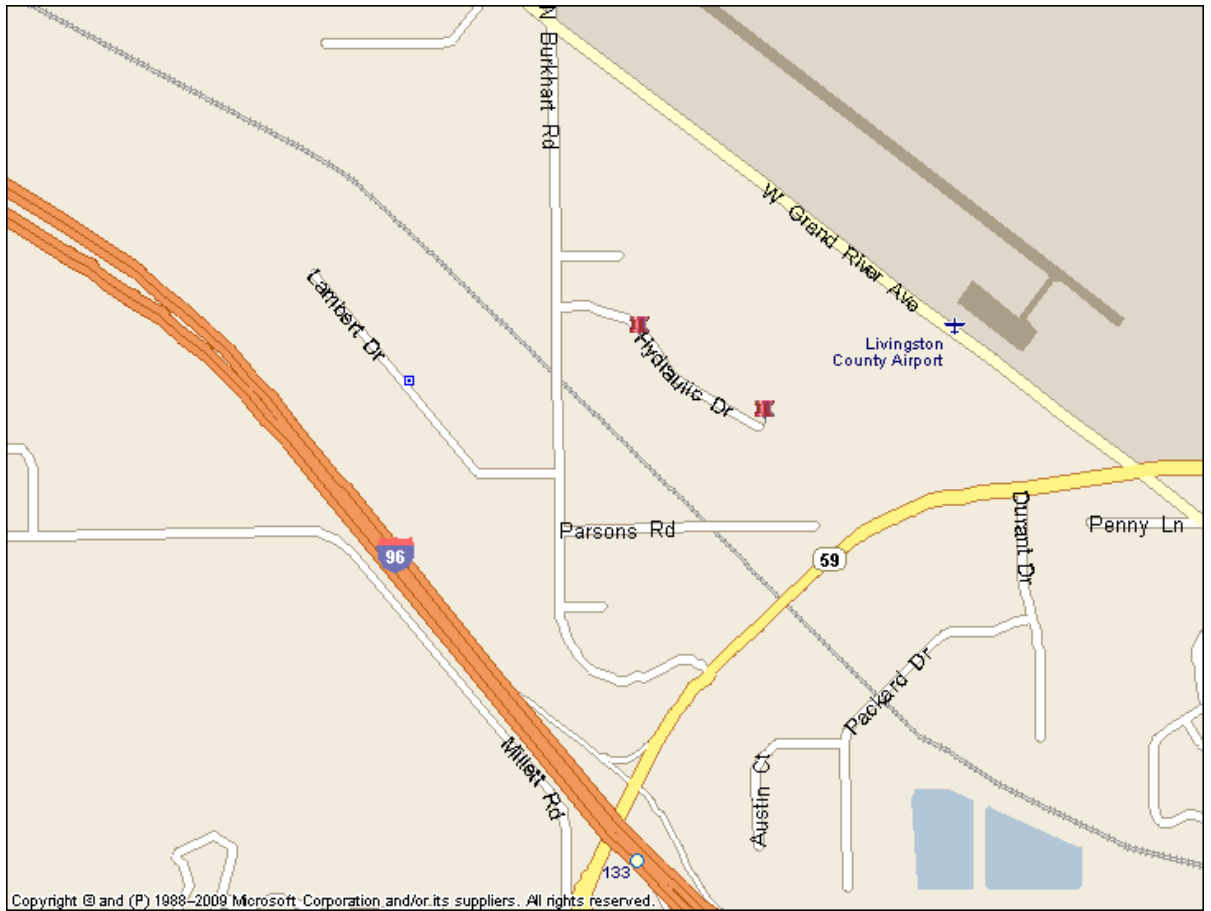
SECTION 28, TOWN 3 NORTH, RANGE 4 EAST  
HOWELL TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN

JOB NO. 1-06-28-030190 | DATE 11/18/03 | FB  
DWG NO. 30190-132B | DRAWN LMC | SHEET 2 OF 9

MARY A. BARNWELL  
PROFESSIONAL SURVEYOR NO. 33971

WEST 1/4 CORNER OF SECTION 28 T. 3 N., R. 4 E. HOWELL TOWNSHIP LIVINGSTON COUNTY, MICHIGAN

### Local Map



### Regional Map



<b>1684 Hydraulic Dr Howell, MI 48855</b>	<b>1 mi radius</b>	<b>3 mi radius</b>	<b>5 mi radius</b>
<b>Population</b>			
2022 Estimated Population	767	13,125	34,700
2027 Projected Population	864	13,901	36,443
2020 Census Population	775	12,875	34,460
2010 Census Population	783	11,714	31,062
Projected Annual Growth 2022 to 2027	2.5%	1.2%	1.0%
Historical Annual Growth 2010 to 2022	-0.2%	1.0%	1.0%
<b>Households</b>			
2022 Estimated Households	307	5,416	13,804
2027 Projected Households	357	5,903	14,930
2020 Census Households	311	5,295	13,692
2010 Census Households	293	4,596	11,912
Projected Annual Growth 2022 to 2027	3.2%	1.8%	1.6%
Historical Annual Growth 2010 to 2022	-0.1%	0.2%	-
<b>Age</b>			
2022 Est. Population Under 10 Years	10.5%	10.7%	11.1%
2022 Est. Population 10 to 19 Years	12.2%	11.4%	12.3%
2022 Est. Population 20 to 29 Years	10.8%	12.9%	11.8%
2022 Est. Population 30 to 44 Years	21.0%	20.7%	21.6%
2022 Est. Population 45 to 59 Years	21.9%	19.6%	20.0%
2022 Est. Population 60 to 74 Years	16.9%	16.7%	16.6%
2022 Est. Population 75 Years or Over	6.7%	8.0%	6.7%
2022 Est. Median Age	40.6	40.0	39.6
<b>Marital Status &amp; Gender</b>			
2022 Est. Male Population	47.8%	48.6%	49.4%
2022 Est. Female Population	52.2%	51.4%	50.6%
2022 Est. Never Married	34.1%	33.0%	29.1%
2022 Est. Now Married	38.8%	39.7%	48.2%
2022 Est. Separated or Divorced	18.8%	19.1%	16.2%
2022 Est. Widowed	8.4%	8.2%	6.6%
<b>Income</b>			
2022 Est. HH Income \$200,000 or More	2.5%	4.5%	4.5%
2022 Est. HH Income \$150,000 to \$199,999	3.9%	6.5%	6.7%
2022 Est. HH Income \$100,000 to \$149,999	12.8%	14.7%	17.8%
2022 Est. HH Income \$75,000 to \$99,999	13.6%	17.3%	18.0%
2022 Est. HH Income \$50,000 to \$74,999	34.7%	21.1%	21.7%
2022 Est. HH Income \$35,000 to \$49,999	16.6%	13.5%	12.2%
2022 Est. HH Income \$25,000 to \$34,999	7.9%	10.5%	8.5%
2022 Est. HH Income \$15,000 to \$24,999	4.9%	6.5%	5.2%
2022 Est. HH Income Under \$15,000	3.2%	5.4%	5.4%
2022 Est. Average Household Income	\$65,537	\$73,321	\$78,488
2022 Est. Median Household Income	\$63,023	\$70,192	\$73,885
2022 Est. Per Capita Income	\$26,486	\$30,716	\$31,431
2022 Est. Total Businesses	244	561	1,341
2022 Est. Total Employees	4,528	11,536	19,750

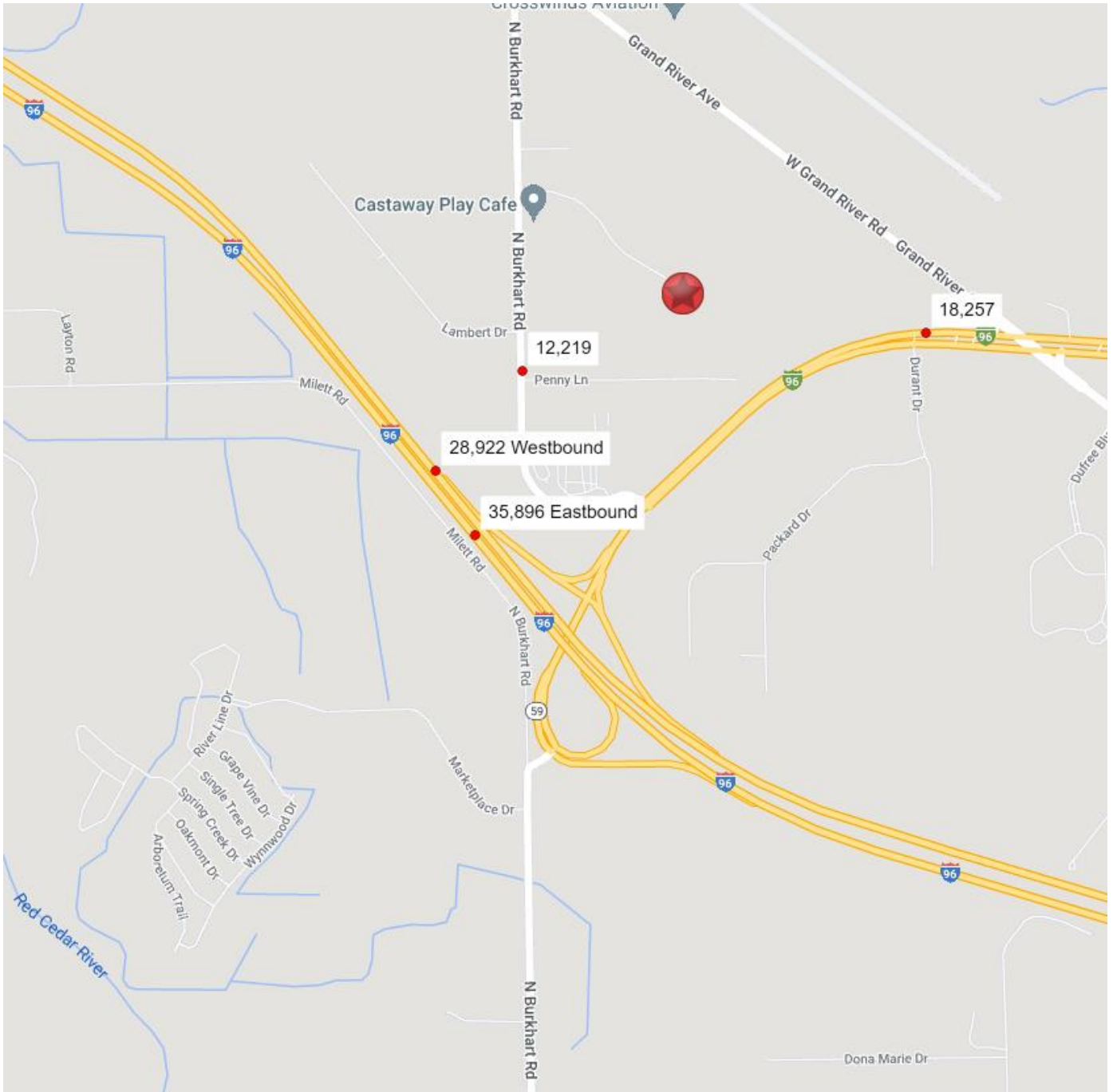




<b>1684 Hydraulic Dr Howell, MI 48855</b>	<b>1 mi radius</b>	<b>3 mi radius</b>	<b>5 mi radius</b>
<b>Race</b>			
2022 Est. White	91.6%	90.2%	91.1%
2022 Est. Black	0.4%	2.1%	1.1%
2022 Est. Asian or Pacific Islander	0.7%	1.2%	1.0%
2022 Est. American Indian or Alaska Native	0.2%	0.2%	0.3%
2022 Est. Other Races	7.2%	6.3%	6.6%
<b>Hispanic</b>			
2022 Est. Hispanic Population	26	436	1,165
2022 Est. Hispanic Population	3.5%	3.3%	3.4%
2027 Proj. Hispanic Population	3.6%	3.4%	3.4%
2020 Hispanic Population	4.0%	4.1%	4.1%
<b>Education (Adults 25 &amp; Older)</b>			
2022 Est. Adult Population (25 Years or Over)	557	9,452	24,754
2022 Est. Elementary (Grade Level 0 to 8)	2.7%	1.5%	1.2%
2022 Est. Some High School (Grade Level 9 to 11)	3.2%	4.0%	3.8%
2022 Est. High School Graduate	42.6%	29.8%	29.6%
2022 Est. Some College	20.7%	24.7%	24.3%
2022 Est. Associate Degree Only	10.1%	10.7%	10.6%
2022 Est. Bachelor Degree Only	16.2%	20.7%	21.7%
2022 Est. Graduate Degree	4.5%	8.6%	8.7%
<b>Housing</b>			
2022 Est. Total Housing Units	334	5,730	14,518
2022 Est. Owner-Occupied	85.1%	66.7%	73.9%
2022 Est. Renter-Occupied	6.9%	27.8%	21.2%
2022 Est. Vacant Housing	8.0%	5.5%	4.9%
<b>Homes Built by Year</b>			
2022 Homes Built 2010 or later	12.7%	8.1%	8.5%
2022 Homes Built 2000 to 2009	34.6%	21.0%	20.0%
2022 Homes Built 1990 to 1999	16.2%	19.6%	20.0%
2022 Homes Built 1980 to 1989	8.6%	10.6%	9.4%
2022 Homes Built 1970 to 1979	9.3%	15.8%	15.0%
2022 Homes Built 1960 to 1969	2.8%	5.1%	4.6%
2022 Homes Built 1950 to 1959	4.0%	4.0%	4.0%
2022 Homes Built Before 1949	3.7%	10.3%	13.7%
<b>Home Values</b>			
2022 Home Value \$1,000,000 or More	0.2%	1.0%	1.1%
2022 Home Value \$500,000 to \$999,999	2.6%	3.7%	4.6%
2022 Home Value \$400,000 to \$499,999	2.2%	4.0%	3.7%
2022 Home Value \$300,000 to \$399,999	7.4%	13.2%	14.6%
2022 Home Value \$200,000 to \$299,999	29.9%	40.7%	41.0%
2022 Home Value \$150,000 to \$199,999	11.0%	14.4%	18.2%
2022 Home Value \$100,000 to \$149,999	21.4%	12.3%	9.2%
2022 Home Value \$50,000 to \$99,999	8.2%	4.2%	3.3%
2022 Home Value \$25,000 to \$49,999	15.3%	4.3%	2.0%
2022 Home Value Under \$25,000	1.8%	2.2%	2.3%
2022 Median Home Value	\$157,299	\$220,380	\$229,162
2022 Median Rent	\$913	\$875	\$873



# TRAFFIC COUNTS



## ARTICLE XIII I INDUSTRIAL DISTRICT

### Section 13.01 PURPOSE.

It is the intent of this District to provide for the development of sites for industrial plants in which the manufacture of goods in the form of finished or semi-finished products or the assembly, compounding, or treatment of product parts or ingredients in order to create finished or semi-finished goods for sale to other industrial manufacturers, or to bulk or wholesale commercial purchasers. It is the further intent of this District to permit only those industrial manufacturing uses having performance characteristics which emit a minimum of noise, vibration, smoke, dust, dirt, glare, toxic materials, offensive odors, gases, electromagnetic radiation or any other physically adverse effect to the extent that they are abnormally discernible beyond the lot lines of the parcel or site upon which the industrial manufacturing activity is located.

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

### Section 13.02 PERMITTED PRINCIPAL USES.

The following uses are permitted as long as they are conducted completely within a building, structure or an area enclosed and screened from external visibility beyond the lot lines of the parcel upon which the use is located, except as otherwise provided in this Ordinance:

- 1) Agricultural products.
- 2) Food and kindred products, excluding slaughterhouses and abattoirs.
- 3) Furniture and fixtures.
- 4) Converted paper and paper board products.
- 5) Printing, publishing and allied industries.
- 6) Biological products, drugs, medical, and pharmaceutical preparation.
- 7) Glass products made of purchased glass.
- 8) Electrical machinery, equipment and supplies, electronic components and accessories.
- 9) Professional, scientific and controlling instruments, photographic and optical goods.
- 10) Jewelry, silverware, musical instruments and parts, toys, amusements, sporting and athletic goods, pens, pencils and other office and artists' materials, and signs and advertising displays.
- 11) Canvas products made of purchased canvas.



- 12) Fabricating metal products, except heavy machinery and transportation equipment.
- 13) Metalworking machinery and equipment; general industrial machinery and equipment.
- 14) Office, computing and accounting machines.
- 15) Jobbing and repair machine shops.
- 16) Monuments.
- 17) Any uses which are charged with the principal function of research, such as industrial, scientific and business research and development, testing laboratories and offices.
- 18) Any other manufacturing plants and uses having performance characteristics similar to those listed in this District in that they emit a minimum of noise, vibration, smoke, dust, dirt, toxic or offensive odors or gases, and glare.
- 19) Major repair of automobiles, trucks, and construction equipment.
- 20) Lumber yards, manufacturers of woods, plastic, fabric, synthetic specialties, wood patterns.
- 21) Warehouses and distribution centers.

(Ord. No. 1 eff. Jan. 8, 1983; amend. by Ord. No. 11 eff. Apr. 4, 1986; Ord. No. 39 eff. June 3, 1993)

### Section 13.03 PERMITTED PRINCIPAL SPECIAL USES WITH CONDITIONS.

The following special uses are permitted in this District as long as they are conducted completely within a building, structure or an area enclosed and screened from external visibility beyond the lot lines of the parcel upon which the use is located, except as otherwise provided in this Ordinance and in Article XVI, "Special Uses":

- A. Junk yards which disassemble, convert or otherwise treat used or damaged goods for the purpose of reclaiming them for parts or scrap and removing them from the site either as sales items or for disposal in an approved dump site.
- B. Asphalt and Portland cement concrete mixing plants.
- C. Any permitted principal use or permitted principal special use which cannot meet the minimum performance requirements for noise, vibration, smoke, dust, dirt, glare, toxic materials, offensive odors, gases, electromagnetic radiation or other external adverse effect, but because of location, orientation or environmental conditions will not have an adverse effect upon lots, parcels, or sites either within the District or in adjacent Districts as determined under the provisions of Article XVI, "Special Uses" and Article XX, "Site Plan Review Procedures."
- D. Any of the uses listed in Section 13.05, provided they are developed and operated primarily to serve the principal uses permitted by right as listed in Section 13.02 and/or permitted as principal special uses as listed in this Section 13.03.



(Ord. No. 1 eff. Jan. 8, 1983, further amend. by Ord. No. 113 eff. August 30, 2000)

## Section 13.04 PERMITTED ACCESSORY USES.

- A. Normal accessory uses to all Permitted Principal Uses.
- B. Normal accessory uses to all Permitted Principal Special Uses.
- C. See Section 14.34.

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

## Section 13.05 PERMITTED ACCESSORY USES WITH CONDITIONS.

The following uses are permitted when they are an integral part of the building or structure or are included as a part of the site development upon which the principal use is located:

- 1) Restaurants
- 2) Medical and health care facilities
- 3) Office facilities
- 4) Warehouse and storage facilities
- 5) Recreation and physical fitness facilities
- 6) Work-clothing sales and service facilities
- 7) Banking facilities
- 8) Education, library and training facilities
- 9) Research and experimentation facilities
- 10) Truck and equipment service, maintenance, repair and storage facilities
- 11) Sales display facilities and areas
- 12) See Section 14.34.

(Ord. No. 1 eff. Jan. 8, 1983; Ord. No. 62 eff. Oct. 8, 1997)



## Section 13.06 REQUIRED CONDITIONS FOR ALL DISTRICT USES.

- A. Access roads. All uses shall only have vehicular access via Burkhart Road, Grand River Road and M-59 State Highway (Highland Ave.).
- B. Barriers. Replaced by Article XXVIII - Landscaping Requirements.
- C. Sewage disposal. Permitted industrial uses shall be served by public sewer service or an approved packaged sanitary treatment facility, approved by Livingston County Health Department. All packaged treatment plant facilities shall provide a minimum of secondary level treatment and shall meet all other applicable federal, state, and local standards and regulations. The effluent from same shall be disposed of in a manner and method which conforms to or exceeds the minimum standards of the State of Michigan Water Resources Commission and the Livingston County Health Department. The collection system used in conjunction with a packaged treatment facility shall be located and designed to readily connect into a future public sewer service system without the need for reconstruction of any main or lateral sewer links.
- D. Toxic waste disposal. All toxic wastes shall be disposed of in accordance with all state laws, rules and regulations governing their disposal. Refer to Section 14.38 Hazardous Materials for additional regulations.

(Ord. No. 1 eff. Jan. 8, 1983; Amend. Ord. No. 74 eff. Sept. 30, 1998)

## Section 13.07 DIMENSIONAL REQUIREMENTS, EXCEPT AS OTHERWISE SPECIFIED IN THIS ORDINANCE.

- A. Lot area. Minimum of two (2) acres, except where a lot or parcel is served by a public or common water supply system and a public wastewater sewerage and treatment system, in which use the lot or parcel may have a minimum area of 40,000 square feet.
- B. Lot width. Minimum of 200 feet at building setback line when on-site well water supply and septic tank wastewater disposal systems are used or a minimum of 120 feet at building setback line when public or common water supply and wastewater sewerage and treatment systems are directly accessible to the lot or parcel.
- C. Lot coverage. Maximum of sixty (60%) percent except when the lot or parcel is served by a public waste water sewerage and treatment system in which case the lot coverage may be increased to a maximum of seventy-five (75%) percent.
- D. Yard and setback requirements.
  - 1) Front yard. Minimum of thirty-five (35) feet from the road or highway right-of-way line, or as specified in Section 26.05, whichever is greater.
  - 2) Side yards. Minimum of ten (10) feet for one (1) side yard, but a minimum total of twenty-five (25) feet for both side yards.
  - 3) Rear yard. Minimum of ten (10) feet, except when adjacent to an AR, SFR, or MFR zoning district, the rear yard setback shall be a minimum of fifty (50) feet.
- E. Height limitations. Maximum of fifty (50) feet, except that a detached accessory structure shall not exceed the height of the principal structure.



F. Locational and other requirements.

- 1) The site shall have at least one (1) property line abutting a major road or highway arterial.
- 2) All vehicular access shall be from a Livingston County Road Commission or Michigan Department of Transportation approved driveway intersection with a road or highway, which may include the use of acceleration and/or deceleration lanes, tapered lanes, or a frontage access road located parallel and adjacent to a major road or highway arterial in conformance with Section 14.32.
- 3) The storage of goods or materials is not permitted outside of the principal building or contained within an area on site screened from the public view and adjacent properties by a screen fence, wall or other means not to exceed twelve (12) feet in height.

(Ord. No. 1 eff. Jan. 8, 1983; amend. Ord. No. 24 eff. Dec. 7, 1989; Ord. No. 39 eff. June 3, 1993; Ord. No. 75 eff. Sept. 30, 1998; Ord. No. 97 eff. Feb. 23, 2000; Ord. No. 98 eff. Feb. 23, 2000; further amend. Ord. No. 119 & Ord. No. 120 eff. Dec. 27, 2000)

