

Land for Sale in Howell (Genoa Twp.), Michigan.



## Westbury Phase II Vacant Land Howell, Michigan

F O R S A L E

Exclusively listed by

**Mark W. Szerlag, CCIM**  
*Partner*  
T: 248.476.3700  
F: 248.476.3560  
[mszerlag@thomasduke.com](mailto:mszerlag@thomasduke.com)

**John K. Porth**  
*Senior Associate*  
T: 248.476.3700  
F: 248.476.3560  
[jkporth@thomasduke.com](mailto:jkporth@thomasduke.com)

**THOMAS A. DUKE COMPANY**  
COMMERCIAL & INVESTMENT REALTORS

[www.thomasduke.com](http://www.thomasduke.com)

8/3/2015

**TABLE OF CONTENTS**

PROPERTY INFORMATION	3
WESTBURY PHASE I PHOTOGRAPHS	4
SITE PLAN	5
AERIALS	6
MAPS	7
DEMOGRAPHICS	8-9

<b>PROPERTY INFORMATION</b>	
PROPERTY ADDRESS	Westbury Phase II – Vacant Land Howell, Michigan.
LOCATION MARKET	Located at the end of Arundell Ave., north off of E. Grand River Ave.
PARCEL ID NUMBER	11-04-300-024
LEGAL DESCRIPTION	SEC 4 T2N R5E BRG AT N 1/4 COR OF SAID SEC 9 TH S01*39'41"W 457.93 FT TH N60*42'38"W 401.36 FT TH S29*17'22"W 310.09 FT TH N60*42'38"W 66 FT TH N29*17'22"E 310.09 FT TH N34*38'25"E 153.64 FT TH N59*11'43"W 81.10 FT TH N56*00'06"W 38.28 FT TH N26*20'39"E 156.63 FT TH N25*24'17"E 255.26 FT TH DUE EAST 95.39 FT TH DUE NORTH 20.25 FT TH N00*11'56"E 229.71 FT TH N60*10'57"W 34.64 FT TH N01*41'00"E 52.24 FT TH N00*13'11"E 400.05 FT TH S89*33'08"W 223.46 FT TH DUE SOUTH 423.12 FT TH N74*17'03"W 132.34 FT TH N81*40'03"W 34.49 FT TH N44*58'36"W 35.33 FT TH S37*09'43"W 30.31 FT TH S68*41'50"W 49.11 FT TH N22*03'19"W 94.63 FT TH N77*49'44"W 21.55 FT TH N02*00'42"E 621.06 FT TH N89*47'45"E 739.63 FT TH S01*50'59"W 1365.88 FT TO POB CONT. 17.47 AC M/L SPLIT FR 022 10/02 PHASE II
ZONING	MU-PUD Mixed Use Planned Unit Development <i>(Zoning Ordinance Available upon request)</i>
UTILITIES	City Water and Sanitary Sewer
TRAFFIC COUNT	Grand River = 32,819 (Costar – 24 Hour/2 Way Count 2012)
SURROUNDING BUSINESSES	Close proximity to Downtown Howell
TAXES	2014 Summer = \$4,306.53 2014 Winter = \$2,743.80
SCHOOL DISTRICT	Howell Public Schools
SIZE	17.47 Acres
SALE PRICE	\$2,000,000.00
TERMS	Cash or Acceptable terms
COMMENT	Previously approved for 136 1,2 and 3 bedroom units.

**WESTBURY PHASE I - PHOTOGRAPHS**

**Westbury Phase I**

Apartment sizes range  
from 961 to 1,475 Sq.Ft.

Rental Rate from  
\$1,130 - \$1,950.00/mth

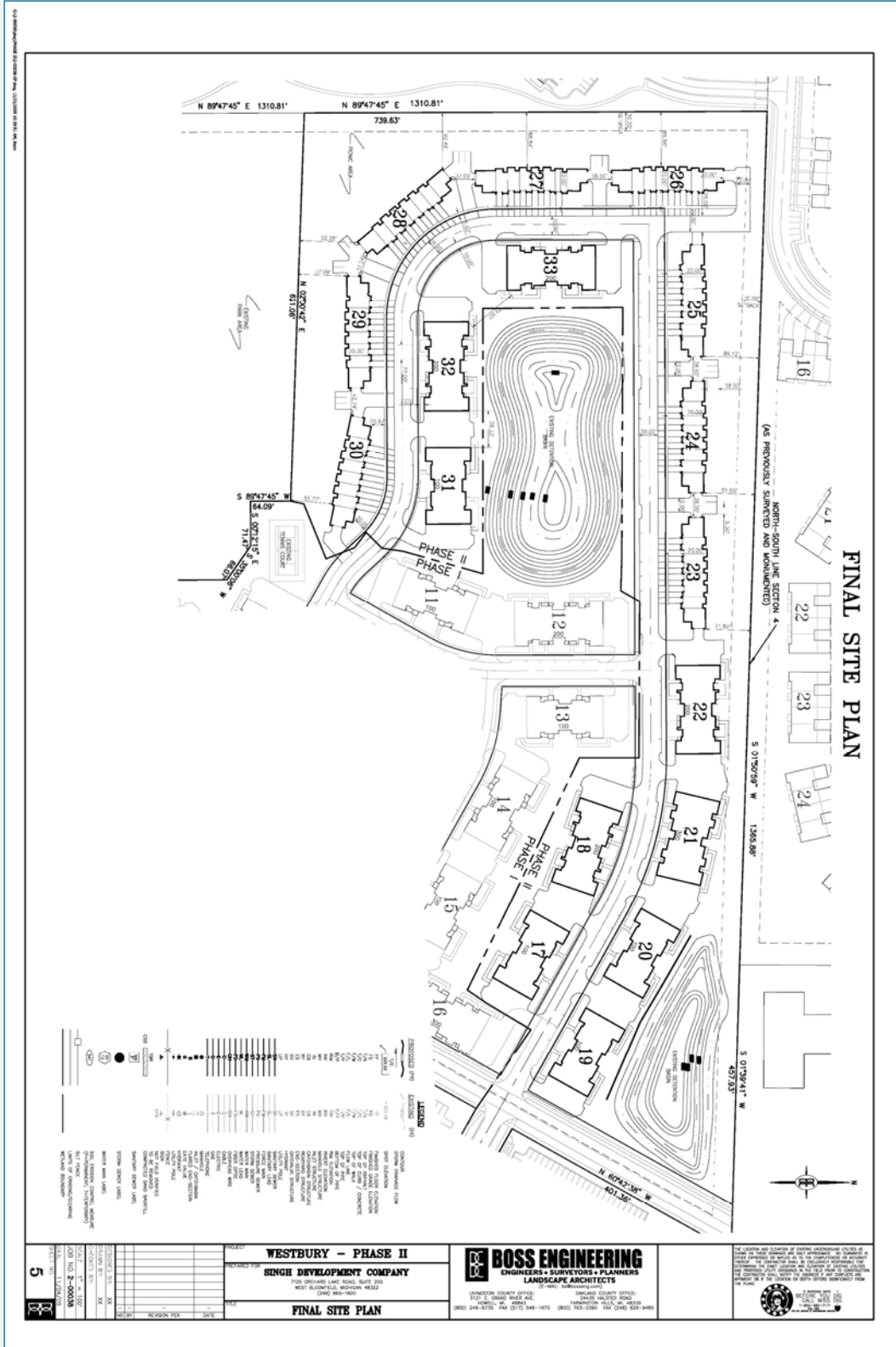


Westbury Exterior



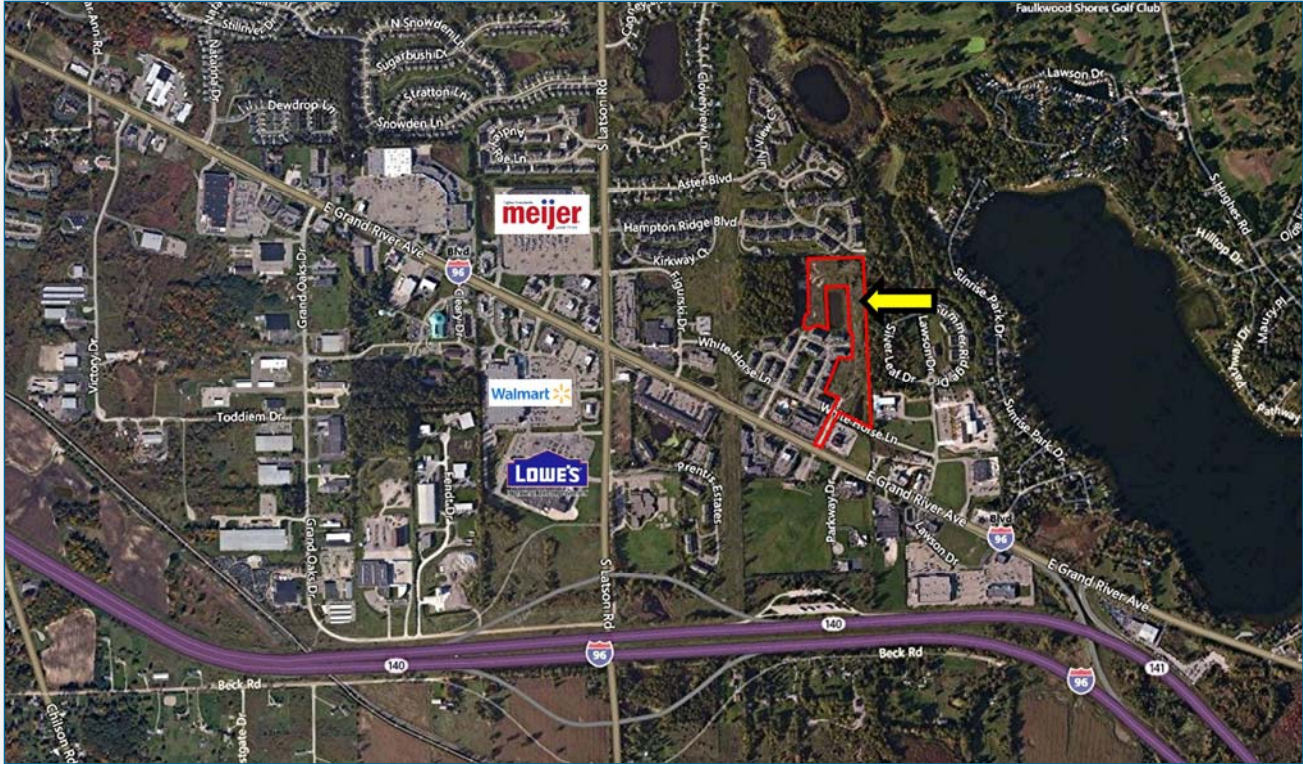
Westbury Apartments Exterior

SITE PLAN





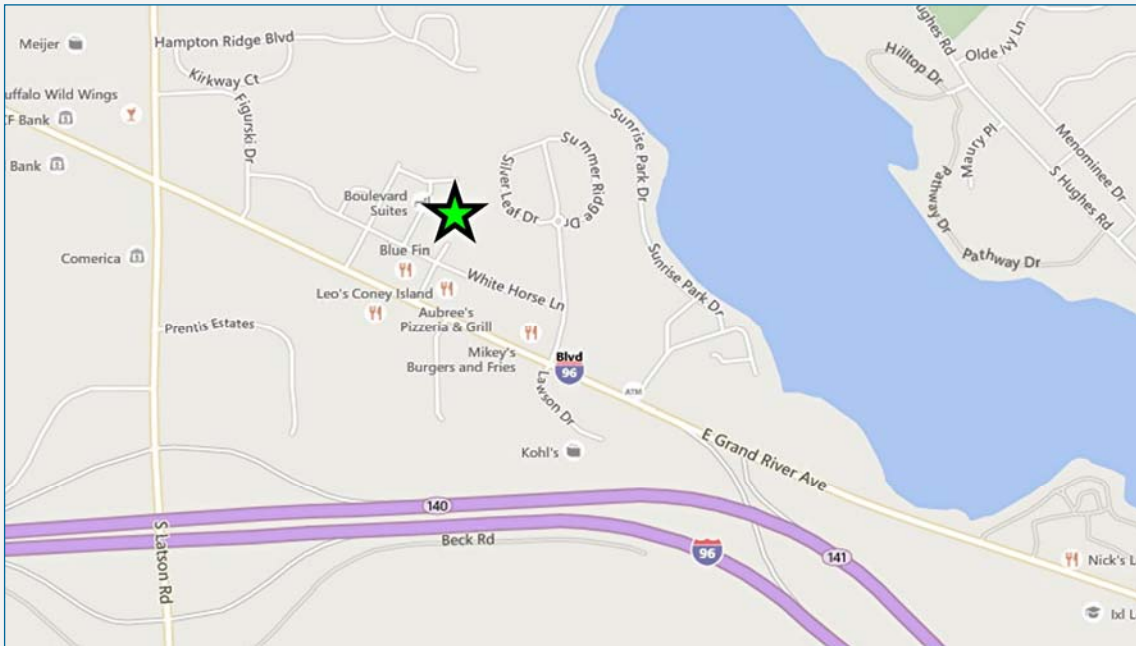
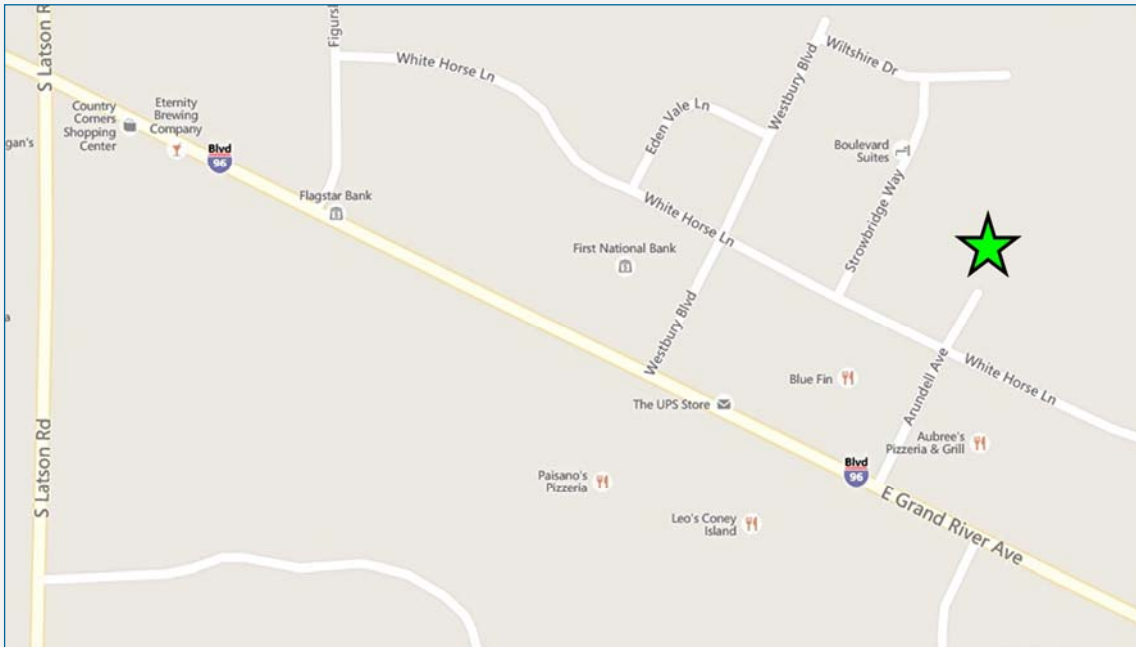
AERIAL





AREA MAPS

- Located between Howell & Brighton





## Executive Summary

4377 E Grand River Ave, Howell, Michigan, 48843  
Rings: 1, 3, 5 mile radii

Latitude: 42.58437  
Longitude: -83.86731

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	1,570	11,167	35,657
2010 Population	2,848	15,815	44,085
2014 Population	2,883	16,104	44,813
2019 Population	2,954	16,526	45,812
2000-2010 Annual Rate	6.14%	3.54%	2.14%
2010-2014 Annual Rate	0.29%	0.43%	0.39%
2014-2019 Annual Rate	0.49%	0.52%	0.44%
2014 Male Population	48.4%	49.1%	49.3%
2014 Female Population	51.6%	50.9%	50.7%
2014 Median Age	37.4	39.6	40.7

In the identified area, the current year population is 44,813. In 2010, the Census count in the area was 44,085. The rate of change since 2010 was 0.39% annually. The five-year projection for the population in the area is 45,812 representing a change of 0.44% annually from 2014 to 2019. Currently, the population is 49.3% male and 50.7% female.

### Median Age

The median age in this area is 37.4, compared to U.S. median age of 37.7.

### Race and Ethnicity

	1 mile	3 miles	5 miles
2014 White Alone	94.4%	95.3%	95.3%
2014 Black Alone	0.7%	0.9%	0.8%
2014 American Indian/Alaska Native Alone	0.4%	0.4%	0.4%
2014 Asian Alone	2.0%	1.2%	1.1%
2014 Pacific Islander Alone	0.1%	0.0%	0.1%
2014 Other Race	0.7%	0.5%	0.6%
2014 Two or More Races	1.7%	1.7%	1.5%
2014 Hispanic Origin (Any Race)	3.1%	2.7%	2.6%

Persons of Hispanic origin represent 2.6% of the population in the identified area compared to 17.5% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 13.7 in the identified area, compared to 62.6 for the U.S. as a whole.

### Households

	1 mile	3 miles	5 miles
2000 Households	659	4,078	13,452
2010 Households	1,279	6,057	17,258
2014 Total Households	1,312	6,236	17,702
2019 Total Households	1,355	6,433	18,186
2000-2010 Annual Rate	6.86%	4.04%	2.52%
2010-2014 Annual Rate	0.60%	0.69%	0.60%
2014-2019 Annual Rate	0.65%	0.62%	0.54%
2014 Average Household Size	2.19	2.58	2.50

The household count in this area has changed from 17,258 in 2010 to 17,702 in the current year, a change of 0.60% annually. The five-year projection of households is 18,186, a change of 0.54% annually from the current year total. Average household size is currently 2.50, compared to 2.53 in the year 2010. The number of families in the current year is 12,404 in the specified area.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019. Esri converted Census 2000 data into 2010 geography.

April 15, 2015





## Executive Summary

4377 E Grand River Ave, Howell, Michigan, 48843  
Rings: 1, 3, 5 mile radii

Latitude: 42.58437  
Longitude: -83.86731

	1 mile	3 miles	5 miles
<b>Median Household Income</b>			
2014 Median Household Income	\$52,929	\$64,229	\$63,731
2019 Median Household Income	\$60,809	\$76,652	\$76,712
2014-2019 Annual Rate	2.81%	3.60%	3.78%
<b>Average Household Income</b>			
2014 Average Household Income	\$67,785	\$83,553	\$84,384
2019 Average Household Income	\$76,054	\$92,351	\$93,796
2014-2019 Annual Rate	2.33%	2.02%	2.14%
<b>Per Capita Income</b>			
2014 Per Capita Income	\$29,407	\$32,628	\$33,160
2019 Per Capita Income	\$33,224	\$36,234	\$36,972
2014-2019 Annual Rate	2.47%	2.12%	2.20%

### Households by Income

Current median household income is \$63,731 in the area, compared to \$52,076 for all U.S. households. Median household income is projected to be \$76,712 in five years, compared to \$59,599 for all U.S. households

Current average household income is \$84,384 in this area, compared to \$72,809 for all U.S. households. Average household income is projected to be \$93,796 in five years, compared to \$83,937 for all U.S. households

Current per capita income is \$33,160 in the area, compared to the U.S. per capita income of \$27,871. The per capita income is projected to be \$36,972 in five years, compared to \$32,168 for all U.S. households

### Housing

2000 Total Housing Units	825	4,478	14,443
2000 Owner Occupied Housing Units	466	3,506	10,938
2000 Renter Occupied Housing Units	193	572	2,513
2000 Vacant Housing Units	166	400	992
2010 Total Housing Units	1,431	6,510	18,714
2010 Owner Occupied Housing Units	823	4,860	13,464
2010 Renter Occupied Housing Units	456	1,197	3,794
2010 Vacant Housing Units	152	453	1,456
2014 Total Housing Units	1,458	6,730	19,241
2014 Owner Occupied Housing Units	832	4,990	13,682
2014 Renter Occupied Housing Units	481	1,246	4,019
2014 Vacant Housing Units	146	494	1,539
2019 Total Housing Units	1,520	6,988	19,809
2019 Owner Occupied Housing Units	863	5,173	14,102
2019 Renter Occupied Housing Units	491	1,260	4,084
2019 Vacant Housing Units	165	555	1,623

Currently, 71.1% of the 19,241 housing units in the area are owner occupied; 20.9%, renter occupied; and 8.0% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.6% are vacant. In 2010, there were 18,714 housing units in the area - 71.9% owner occupied, 20.3% renter occupied, and 7.8% vacant. The annual rate of change in housing units since 2010 is 1.24%. Median home value in the area is \$196,620, compared to a median home value of \$190,791 for the U.S. In five years, median value is projected to change by 2.79% annually to \$225,582.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019. Esri converted Census 2000 data into 2010 geography.

April 15, 2015