

# FOR SALE

## 55.36 Acres of Vacant Land

Tooley Road, Howell, Michigan

**FOR DETAILS CONTACT**

**JOHN DINSMORE**

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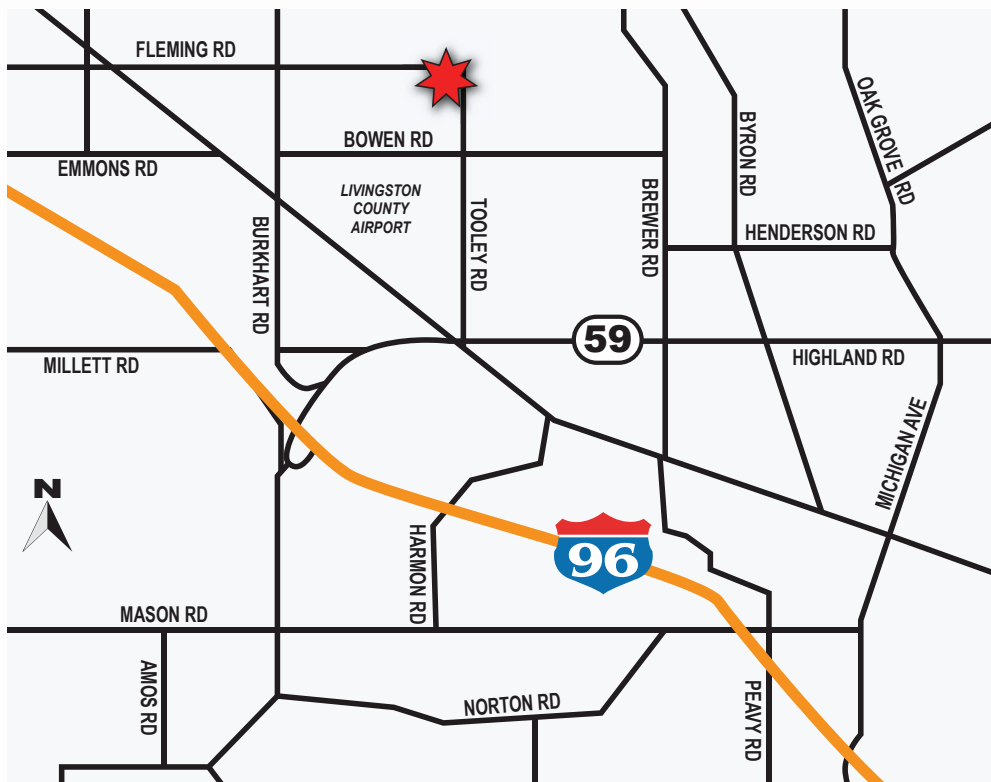
**(810) 923-9106**

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## PROPERTY FEATURES

- 55.36 Acres on Tooley Road
- North of M-59
- Howell Township, Livingston County
- Up to 118.62 Contiguous Acres
- All Utilities
- Pricing Includes Sewer & Water REU's
- Zoned Residential PUD
- Easy Access to I-96 via M-59



26211 Central Park Blvd., Suite 612 | Southfield, Michigan 48076

No warranty or representation is made to the accuracy of the foregoing information.  
Terms of sale or lease and availability are subject to change or withdrawal without notice.

**LOCAL EXPERTISE. NATIONAL REACH. WORLD CLASS.**

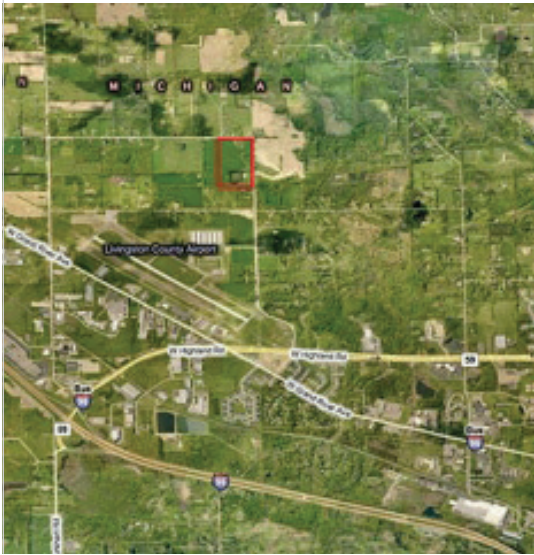
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COMMERCIAL REAL ESTATE SERVICES







**55.36 Acres of Vacant Land**  
**Tooley Road, Howell, MI 48855**



**Property Type:** Land  
**Available Acres:** 55.36  
**Market:** SE Michigan  
**Submarket:** Livingston  
**Micromarket/Node:**  
**County:** Livingston

Availability Details			
<b>Available Acres:</b>	55.36	<b>Transaction Type:</b>	Sale
<b>Available SF:</b>	2,411,482		
<b>Asking Price (\$):</b>	\$1,323,378		
	\$23,904.95 PER AC		

Comments
<p><b>Availability Comments:</b> 55.36 acres located the southwest corner of Tooley and Warner Roads. Water &amp; Sewer available. Zoned Residential PUD. Price includes 163 Sanitary Sewer REU's and 163 Water REU's. Purchaser to assume remaining sewer (#11) bond (\$465,897.00.00) and water (#11) bond (\$167,280.00) payments in annual installments thru 2026 @ 5.34% interest. Note - the adjoining 33.05, 10.07, 10.07 and 10.07 acres also available for up to a total 118.62 acres - offering frontage on Tooley Road, Warner Road and Bowen Road.</p>

Site		
<b>Parcel Number:</b>	4706-21-200-019	<b>Buildable SF:</b>
<b>Legal Description:</b>		<b>Development Capacity:</b>
<b>Lot Dimensions (LxW):</b>		<b>Zoning:</b> Residential PUD
<b>Site Shape:</b> Irregular		<b>Primary Use:</b> Residential
<b>Spec/BTS:</b>		<b>Secondary Use:</b>
<b>Floodplain:</b>		<b>Access:</b>
<b>Density:</b> 0%		<b>Visibility:</b>
<b>Permitted SF:</b>		<b>Frontage:</b>
<b>Permitted FAR:</b>		<b>Rail Status:</b>
		<b>Rail Line:</b>
		<b>Topography:</b>
		<b>Easement:</b>
		<b>Land Condition:</b>
		<b>Structure on Site:</b> No
		<b>Min Divisible Structure SF:</b>
		<b>Max Contiguous Structure SF:</b>
<b>Additional Site/Parcel Information Comments:</b>		
<b>Frontage Traffic Count Comments:</b>		

Utilities		
<b>Gas:</b> Natural	<b>Power:</b>	<b>Phone:</b>
<b>Water:</b> City	<b>Amps:</b>	<b>Cable:</b>
<b>Sewer:</b> City	<b>Volts:</b>	<b>Broadband:</b>
	<b>Phase:</b>	<b>Broadband Supplier:</b>
	<b>Power Supplier:</b> DTE	
<b>Utility Comments:</b> Water-163 REU's Sewer-163 REU's		

Contacts for this Availability				
Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates of MI	John Dinsmore	810.923.9106	<a href="mailto:john.dinsmore@lee-associates.com">john.dinsmore@lee-associates.com</a>