

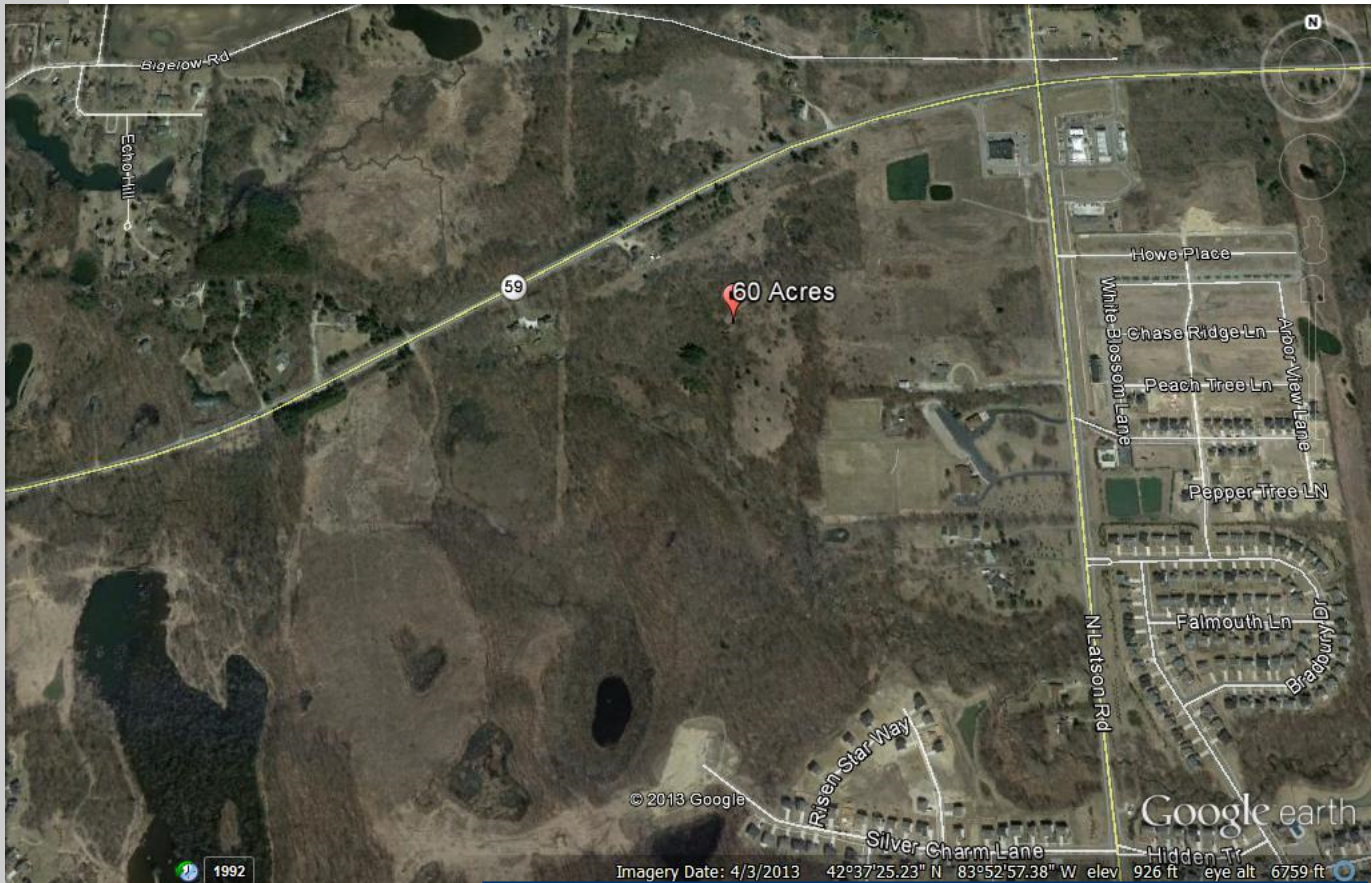
FOR SALE

60 Acres

Multi Use, Multiple Family, Commercial

Oceola Township, Michigan

SW Quadrant of Latson Rd/M59



PROPERTY DETAILS

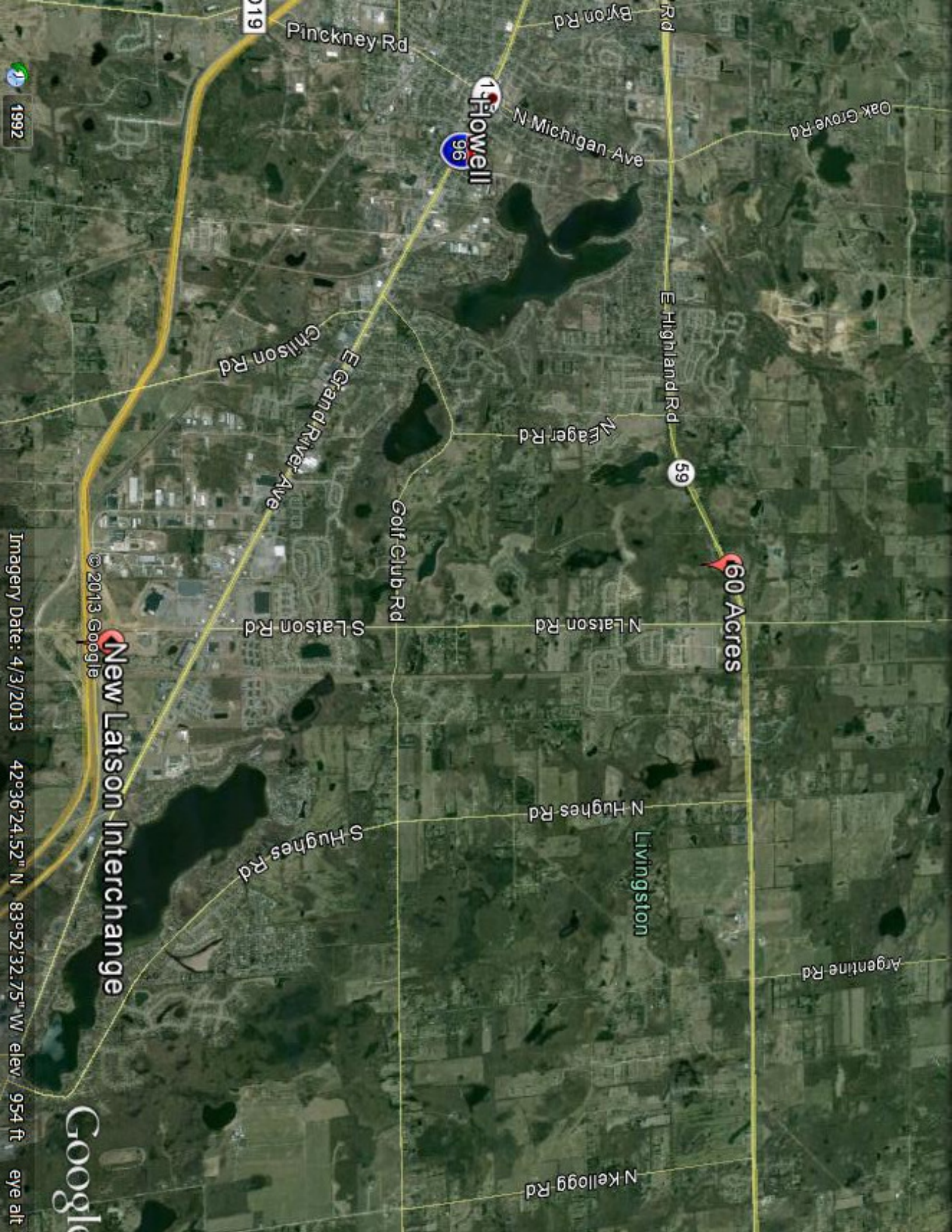
- Outstanding Mix-use property
- Conceptual approval for 168 units or 3.14 units per acres & 3 acres commercial fronting M59
- Sewer located at site
- Township willing to consider revised plans or alternative developments
- Asking \$2,975,000



CONTACT INFORMATION:

Laurex Real Estate
Todd Smith
517-548-9700
TSmith@LaurexRealEstate.com





1992

Pinckney Rd

Howell
96

N Michigan Ave

E Highland Rd

60 Acres

59

Chilson Rd

E Grand River Ave

N Eager Rd

Golf Club Rd

S Latson Rd

N Latson Rd

Livingston

N Hughes Rd

S Hughes Rd

Argentine Rd

N Kellogg Rd

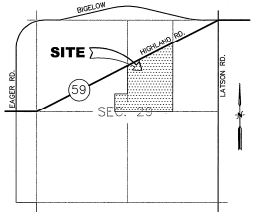
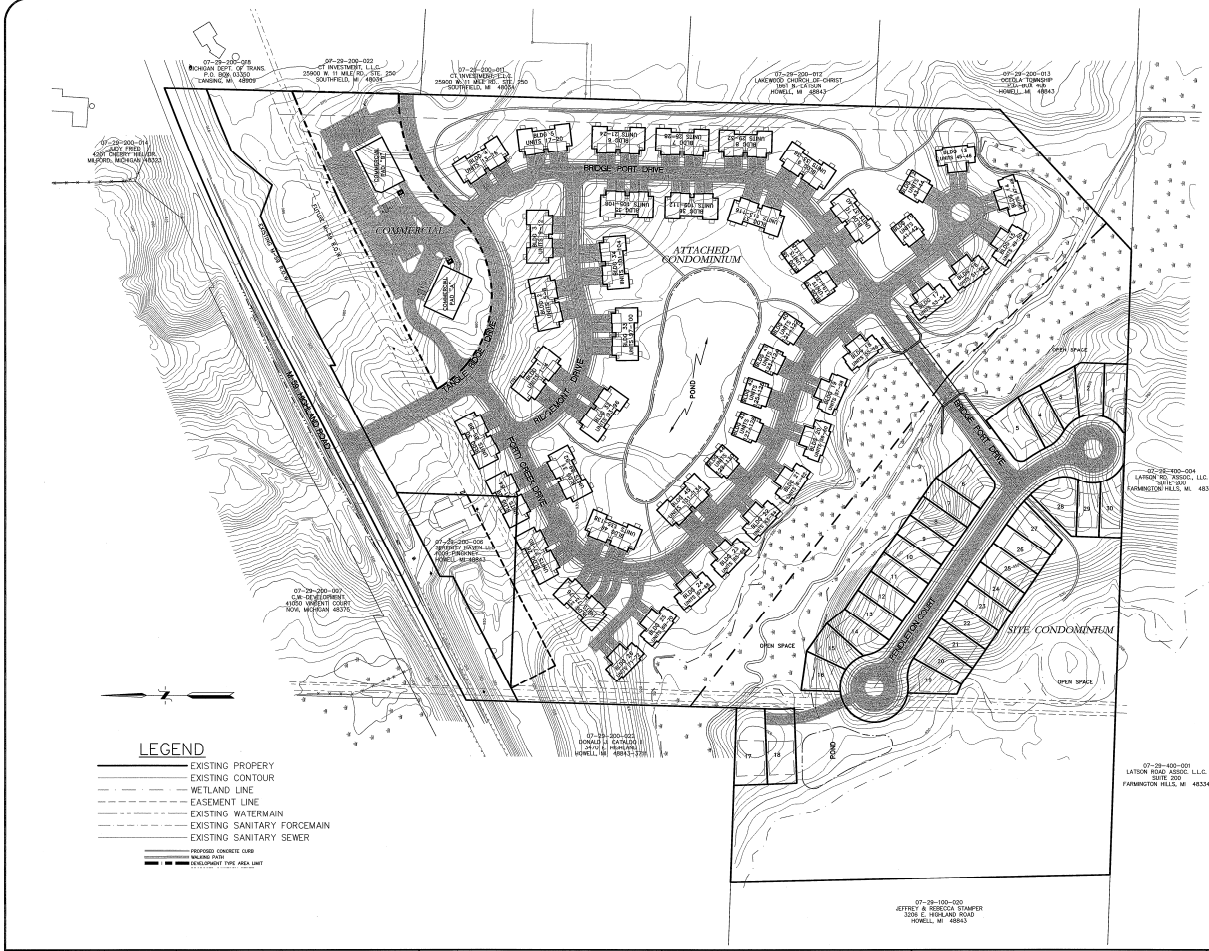
New Latson Interchange

Google

Imagery Date: 4/3/2013

42°36'24.52" N 83°52'32.75" W elev 954 ft eye alt

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LOCATION MAP
NO SCALE

SITE DATA TABLE	
CURRENT SITE ZONING:	AR
PROPOSED SITE ZONING:	RM / R3
TAX ID #: 07-29-200-019	
OVERALL DEVELOPMENT:	
GROSS SITE AREA	59.94 AC.
DEVELOPABLE AREA	5.01 AC.
NET SITE AREA	54.93 AC.
OPEN SPACE AREA	28.40 AC.
WETLAND AREA	5.83 AC.
COMMERCIAL DEVELOPMENT AREA:	
SITE AREA	2.88 AC.
% OF OVERALL DEVELOPMENT	5%
CONCEPTUAL BUILDING AREA	14,000 sq. ft.
BUILDING COVERAGE	11%
ATTACHED CONDOMINIUMS AREA:	
GROSS SITE AREA	36.91 AC.
% OF OVERALL DEVELOPMENT	61%
NET SITE AREA	33.90 AC.
OPEN SPACE AREA	15.89 AC.
WETLAND AREA	3.02 AC.
23 BLDGS @ 4 UNITS EACH	92 UNITS
23 BLDGS @ 2 UNITS EACH	46 UNITS
TOTAL UNITS	138 UNITS
DENSITY, NET	4.12 UNITS PER ACRE
UNIT COVERAGE	5.05 AC.
SITE CONDOMINIUM AREA:	
SITE AREA	20.05 AC.
% OF OVERALL DEVELOPMENT	34%
OPEN SPACE AREA	12.71 AC.
WETLAND AREA	2.81 AC.
TOTAL UNITS	50 UNITS
DENSITY, NET	1.50 UNITS PER ACRE
CUMULATIVE RESIDENTIAL DENSITY:	
NET SITE AREA	55.95 AC.
TOTAL UNITS	188 UNITS
DENSITY	3.14 UNITS PER ACRE

LEGEND

	EXISTING PROPERTY
	EXISTING CONTOUR
	WETLAND LINE
	EASEMENT LINE
	EXISTING WATERMAIN
	EXISTING SANITARY FORCEMAIN
	EXISTING SANITARY SEWER
	PROPOSED CONCRETE CURB
	PROPOSED ASPHALT DRIVE



DESIGN: JES	DATE:	REVISION-DESCRIPTION:	DATE:	REVISION-DESCRIPTION:	BOGUE CREEK P.U.D.	CONCEPTUAL DEVELOPMENT PLAN	CLIENT: BOGUE CREEK INVESTMENTS, L.L.C. 2188 MOORLAND VIEW HOWELL, MICHIGAN 48843 (517) 548-2227	SCALE: 1" = 100' PROJECT NO.: 00789 DRAWING NO.: 2000V PRINT: APR 20 2007	1
DRAFT: JHG									
CHECK: WMP									