



Property Information Package Site Form - Former Alpha Tech Property

Street Address: 251 Mason Road, Howell, MI 48843

Photo of Site and/or Rendering: See [aerial photo](#)

Desired Development Outcomes / Vision for the Site: The site is adjacent to the City’s form based code district for South Michigan Avenue and a mobile home park. It is currently zoned I-1, Light Industrial to allow the limited warehousing uses to continue on site. Given the location of the property and the adjoining uses, future development on the site could consist of residential, commercial, or even light industry/technology uses. An ideal scenario would be a mixed use project, incorporating additional properties along Michigan Avenue, with retail and residential sharing the same site and/or buildings, but designed consistent with the City’s Form Based Code district.

Owner Information: Avenue Mason Road LLC, PO Box 399 , Milford, MI 48381

Site Contact Information: Stan Brish, Brio Development, P.O. Box 399, Milford, MI 48381, (248) 240-5880, stan@briodevelopment.com

Community Contact Information: Timothy Schmitt, Community Development Director, 517-546-3861

Zoning: I-1, Light Industrial (potential for rezoning to SMD Form Based Code district)

Lot Size: 14.12 acres, irregularly shaped

Building Size (if applicable): One building on site, approximately 43,000 sq. ft. of warehouse type space

State Equalized Value: \$635,400

Utilities on Site (As Applicable):

- Water
- Sewer
- Electricity
- Natural Gas
- Wired Broadband Infrastructure: DSL Cable Fiber





Available Financial Incentives: Site is located in a Commercial Rehabilitation Act District established by the City of Howell that allows for a tax abatement for up to 10 years on new improvements and freezes the taxes on the existing property. Additionally, previous uses on the site likely allow the site to qualify for Brownfield incentives through the City and State.

Deed Restrictions: None that we are aware of at this time.

Property Tax Assessment Information: 2016 taxes: \$26,327.34

Previous Uses: Warehouse and foundry

Existing Conditions Report: Site is somewhat flat having been previously developed, but does have elevation change. Concrete/asphalt still exist on the western half of the site. Access has been maintained from both Michigan Avenue and Mason Road. The remaining warehouse building on the site is still used and is in acceptable condition.

Known environmental and/or contamination conditions: The City is not currently aware of environmental issues on the site, but given the previous uses, there is likely some study needed to confirm what, if anything, is located on site and how it can be cleaned up under the State's Brownfield laws.

Soil Conditions: Site is previously developed. Underlying soils are a mixed of sandy and standard loams with minimal slope or grade.

Demographic Data: Citywide demographics are as follows: The City's population is 9,502 persons. Median age of Howell residents is 36.2 years. There are 4,028 households, 28% of which have children under 18. 53.4% of occupied housing units are owner occupied, with an average household size of 2.51 persons. 91% of the population has a high school degree, with 22% having a bachelor's degree or higher. The City's median household income is just below \$41,500 and workers travel an average of 28.5 minutes to their place of employment. 18.7% of the City's population is considered to be below the poverty line.

Surrounding Amenities: Site is located near Interstate 96 on the South Michigan Avenue corridor. It has additional access to Mason Road and is very close to McPherson Park Drive, the City's main industrial area. South Michigan Avenue has recently been reconstructed. There are numerous commercial operations nearby, as well as a large residential population center just to the west. South Michigan Avenue is one of the main entrances into the City of Howell and has a large amount of daily vehicular traffic.

Planning Infrastructure Improvements: No infrastructure improvements planned for the area, as the City recently reconstructed Michigan Avenue in this area and the infrastructure is new.





GIS information including site location and street maps: See [aerial photo](#)

Natural Features Map: There are no natural features on the site, as it is a previously developed site.

Traffic Studies: No specific study has been done in recent years, but the last counts showed over 20,000 vehicles on this section of South Michigan Avenue.

Target Market Analysis or Feasibility Study Results: The Howell Downtown Development Authority completes market profiles regularly and can be provided for the downtown oriented market. No market studies exist specifically for the commercial areas outside of downtown in the City.

Additional Information: The City is eager to see this site developed and we believe it has broad potential for uses. The City is more concerned about what a potential development looks like, especially adjacent to Michigan Avenue or the neighboring mobile home park. Rezoning the site to work towards a quality project is likely, as the current zoning has been maintained to allow the use of the industrial building on the site.

