



Property Information Package Site Form – Clinton Street Carwash

Name of Site: Former East Clinton carwash

Street Address: 904 East Clinton, Howell, MI 48843

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

Desired Development Outcomes / Vision for the Site: The site has good opportunity for a variety of residential redevelopment opportunities. It is located between the commercial corridor of Grand River Avenue and the lower density residential areas to the north. This makes it a perfect candidate for attached residential, such as brownstones or ‘mansion-style’ apartment houses.

Owner Information: Russell Springborn, 3535 High Hillcrest, Howell, MI 48843

Site Contact Information: Sam Gerardi, Coldwell Banker Town & Country, 822 East Grand River, Brighton, MI 48116, 810-626-8839

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

Zoning: B-2 General Business (potential for residential zoning as well)

Lot Size: 1.25 acres, irregularly shaped

Building Size (if applicable): No buildings remain on site.

State Equalized Value: \$42,500

Utilities on Site (As Applicable):

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





Available Financial Incentives: Staff is not aware of any incentives that the site would qualify for at this time.

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

Property Tax Assessment Information: 2018 taxes: \$2,437.96

Previous Uses: Car wash, self service

Existing Conditions Report: Site is very flat as it is previously developed. Staff has reviewed records and do not believe that the previous foundations were removed when the previous building was demolished after fire destroyed the car wash.

Known environmental and/or contamination conditions: The City is not currently aware of environmental issues on the site.

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: East Clinton is a collector street that runs parallel to the north of Grand River Avenue. There are residential homes to the north, east, and west. To the south is the Grand River Avenue commercial corridor.

Planning Infrastructure Improvements: East Clinton is planned for reconstruction in the next 3-5 years.

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. There are some trees that have grown up on the property's edge.

Traffic Studies: No specific study has been done in recent years, but the City is likely to do counts soon in preparation for the road reconstruction.





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 property is a great redevelopment opportunity near to the downtown. The site already has good access and the necessary utilities and the housing demand in the City is high. While there are no incentives the City is directly aware of for the property, we would entertain any conversation regarding the redevelopment of this site with a quality project.

