



Property Information Package Site Form – Former Holiday Inn

Name of Site: Former Holiday Inn Site

Street Address: 125 Holiday Lane, Howell, MI 48843

Photo of Site and/or Rendering: See [marketing information](#) from Commercial Broker of the site

Desired Development Outcomes / Vision for the Site: The site is one of two vacant parcels in the City of Howell that have frontage and visibility on Interstate 96. The site has potential as a new hotel site, an office complex, or as a retail complex. The City would strongly support a mixed-use project on the site incorporating residential units as well. There are two other surrounding properties under the related ownership that could make for a larger, more comprehensive development.

Owner Information: Jappaya Development, LLC owns the entire site

Site Contact Information: Kevin Jappaya, KL Commercial Real Estate Advisors, 30201 Orchard Lake Road, Suite 100, Farmington Hills, MI 48334, kjappaya@kjc.com, 248-851-8900

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

Zoning: SMD, South Michigan Avenue Form Based Code District

Lot Size: 13.85 acres, irregularly shaped

Building Size (if applicable): No building currently exists on the site

State Equalized Value: \$671,900

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.

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

Property Tax Assessment Information: 2018 taxes: \$6,448.97

Previous Uses: Holiday Inn hotel

Existing Conditions Report: Site is relatively flat having been previously developed. Concrete/asphalt still exist in some areas of the site from previous parking lot. Vegetation has grown up in the intervening years, but nothing substantial.

Known environmental and/or contamination conditions: No known environmental issues exist 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: Site is located directly adjacent to Interstate 96 with excellent visibility. South Michigan Avenue has recently been reconstructed and the highway interchange is directly adjacent to the site. There are numerous other commercial operations nearby, as well as a large residential population center just to the north. 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 a potential developer in any way we can. This is the gateway to the City and a quality project is important on the site.

