

GATEWAY DEVELOPMENT SITE - KENSINGTON VALLEY OUTLETS INTERCHANGE SITE, LOCATED AT I-96 /M-59 E. INTERCHANGE IN HOWELL, MI



FOR SALE

N. Burkhart and Highland Rd.
Howell Twp., MI

**AVAILABLE:
5.86 ACRE
ASSEMBLAGE**



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SALE PRICE:

\$1,049,000

CASH OR NEW MORTGAGE

PROPERTY FEATURES



SITE: 4 Parcels
5.86 Acres Total



SITE: Off
I-96/M-59
interchange



UTILITIES:
Available at or
Near the Site



ESTABLISHED:
Near Kensington
Valley Outlets

HIGH-VISIBILITY RETAIL DEVELOPMENT OPPORTUNITY

Positioned at one of Livingston County's most prominent commercial intersections, this exceptional **5.86-acre** development opportunity offers investors, retailers, and developers a rare chance to establish a presence along the highly traveled **Highland Road** corridor in **Howell, Michigan**. Adjacent to the **I-96/M-59** interchange, the property provides outstanding regional connectivity and visibility, making it an ideal location for retail service, hospitality or restaurant development.

The site features **593' of frontage** on Highland Road (M-59), one of Southeast Michigan's primary east-west transportation corridors connecting **Howell to Pontiac** and the surrounding metropolitan markets. Strategic location offers convenient access to consumers traveling between **Lansing, Detroit, Ann Arbor, and Flint**.

Surrounded by an established concentration of retail, dining, hospitality, and commercial activity, the property benefits from its proximity to **Kensington Valley Outlets**, a open-air outlet center. The center attracts shoppers with nationally recognized retailers including **Nike, H&M, Polo Ralph Lauren, Old Navy**, and numerous other leading brands.

Rarely does an interchange development site combine regional accessibility, prominent frontage, and proximity to a major shopping destination as effectively as this Howell opportunity. Positioned at the crossroads of four major Michigan markets and surrounded by established retail demand generators, this 5.86-acre parcel offers the scale, visibility, and strategic location necessary to support a successful commercial development and create long-term value for investors and users alike.



HOWELL TWP. TAX DATA

Address	1360 N. Burkhart (Condo Unit 2)	1292 N. Burkhart (Condo Unit 3)	N. Burkhart (Condo Unit 4)	1360 N. Burkhart (Condo Unit 5)
Parcel Number	4706-28-302-002	4706-28-302-003	4706-28-302-004	4706-28-302-005
Acres	±0.77	±1.24	±1.15	±2.70
Zoning	HSC (Hwy. Service Commercial)	HSC (Hwy. Service Commercial)	HSC (Hwy. Service Commercial)	HSC (Hwy. Service Commercial)
2026 Assessed/SEV	\$75,369	\$119,560	\$111,100	\$248,000
2026 Taxable Value	\$31,230	\$50,283	\$45,217	\$110,095
2025 Taxes	±\$1,279	±\$2,060	±\$1,852	±\$4,510





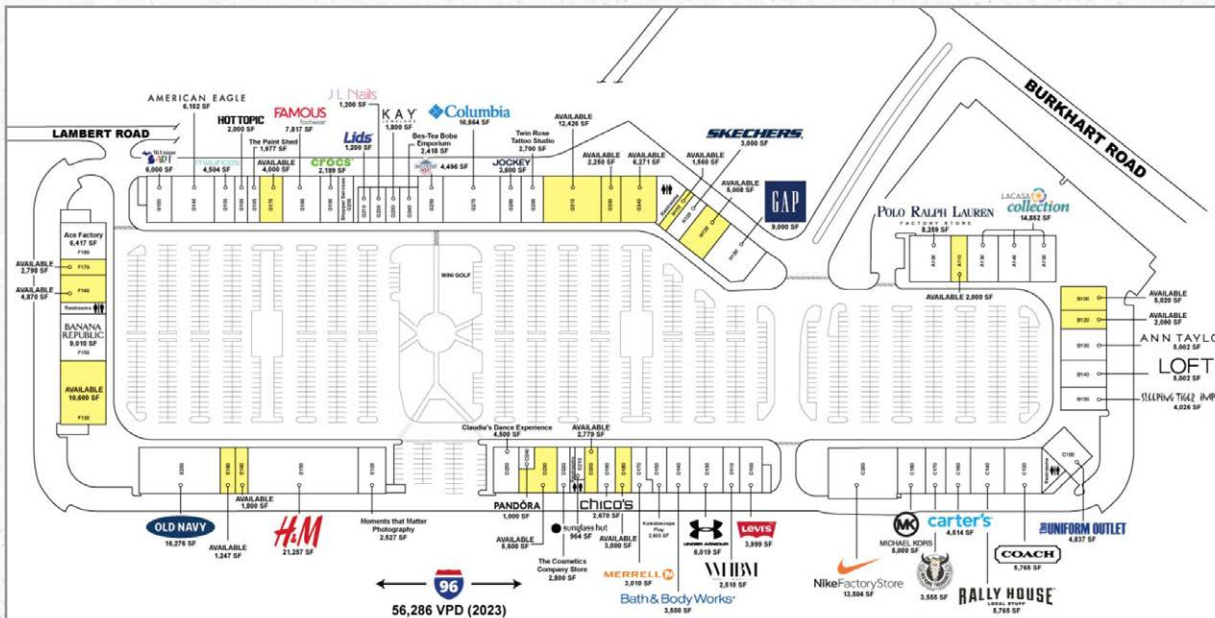
314,438 SF
Open-Air Regional Outlet Center

45
Storefronts

14
Million Visitors
Annually

41 Acres
1,980 Parking Spaces

56,286
Vehicles Per Day on I-96





AREA INFORMATION

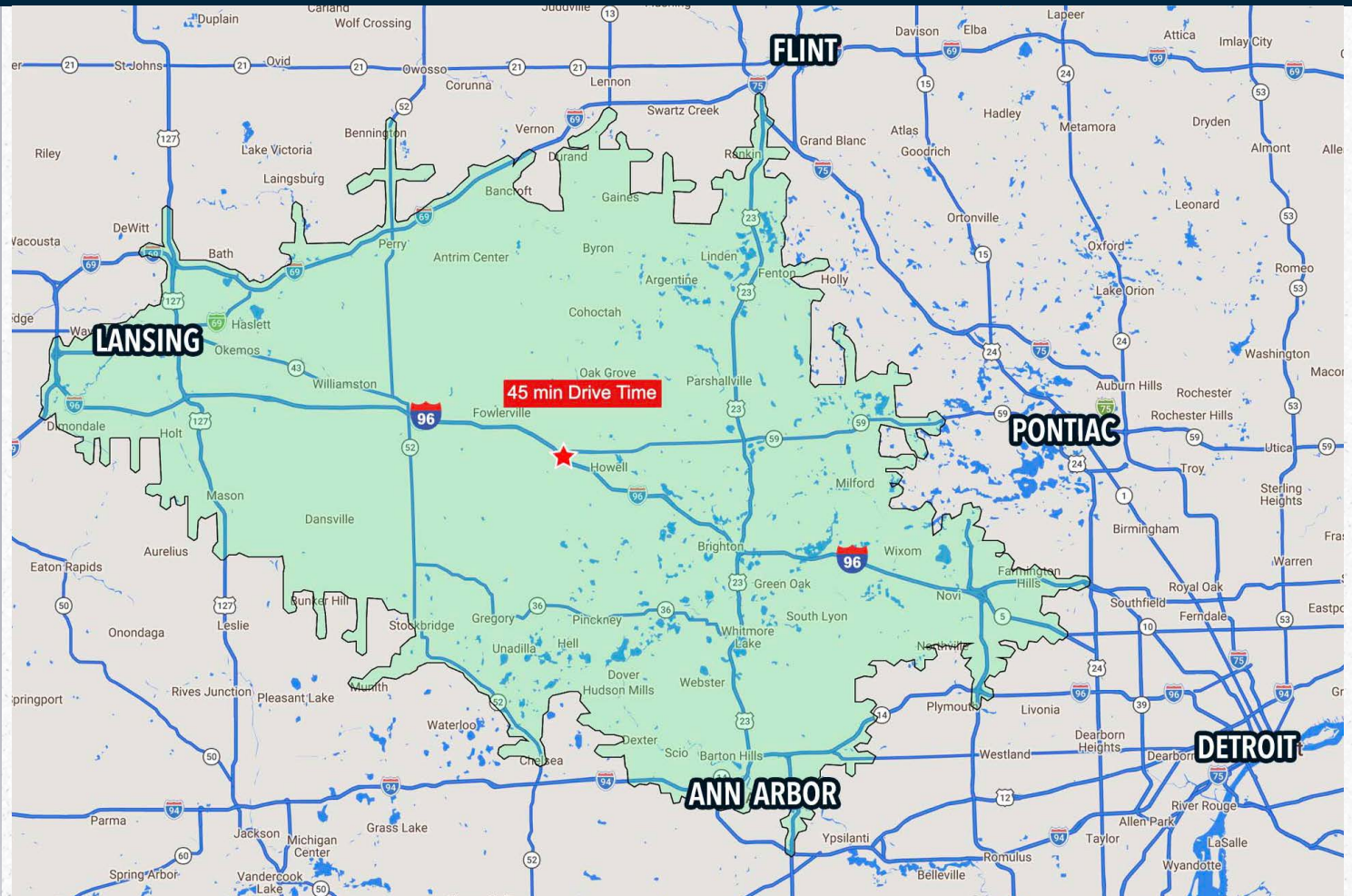
0.3 Miles
to I-96

0.5 Miles
to Kensington Valley Outlets

<40 Miles
to Pontiac, Lansing, Ann Arbor
and Flint

57 Minutes
to Detroit

26 Minutes
average commute time
(30 Min Radius)



DEMOGRAPHICS

Drive Time	15 Minute	30 Minute	60 Minute
Population	46,633	205,820	2.66 M
Households	19,579	83,587	1.11 M
Avg. H.H. Income	\$117,899	\$140,177	\$119,407

TRAFFIC COUNTS - VPD

Highland Rd.	20,831
Burkhart Rd	8,000
I-96	56,286

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