

ENTITLED TOWNHOME DEVELOPMENT SITE

3637 S. Old US Hwy 23

Brighton, Michigan

SALE PRICE	ACREAGE	ZONING	PLANNED UNITS
$899,000	11.37 Acres	B-3 Special Business	14

About the Property

Unit mix of 2BR/2BA and 3BR/2-2.5BA, 1,287-2,147 SF, about 23,872 SF in total. Each unit has an attached single-car garage and a private patio or balcony. 34 parking spaces (18 surface and 16 garages), 2.43 per unit.

Property Highlights

- Two 2-story buildings with 7 units each
- Within the Brighton Area Schools district
- 11.37-acre site with plans for 14 townhome units
- Zoned B-3 (Special Business); PUD rezoning application in process
- Frontage on Old US-23 with direct access to the US-23 expressway, midway between Ann Arbor and Flint



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Brighton, Michigan | Land For Sale















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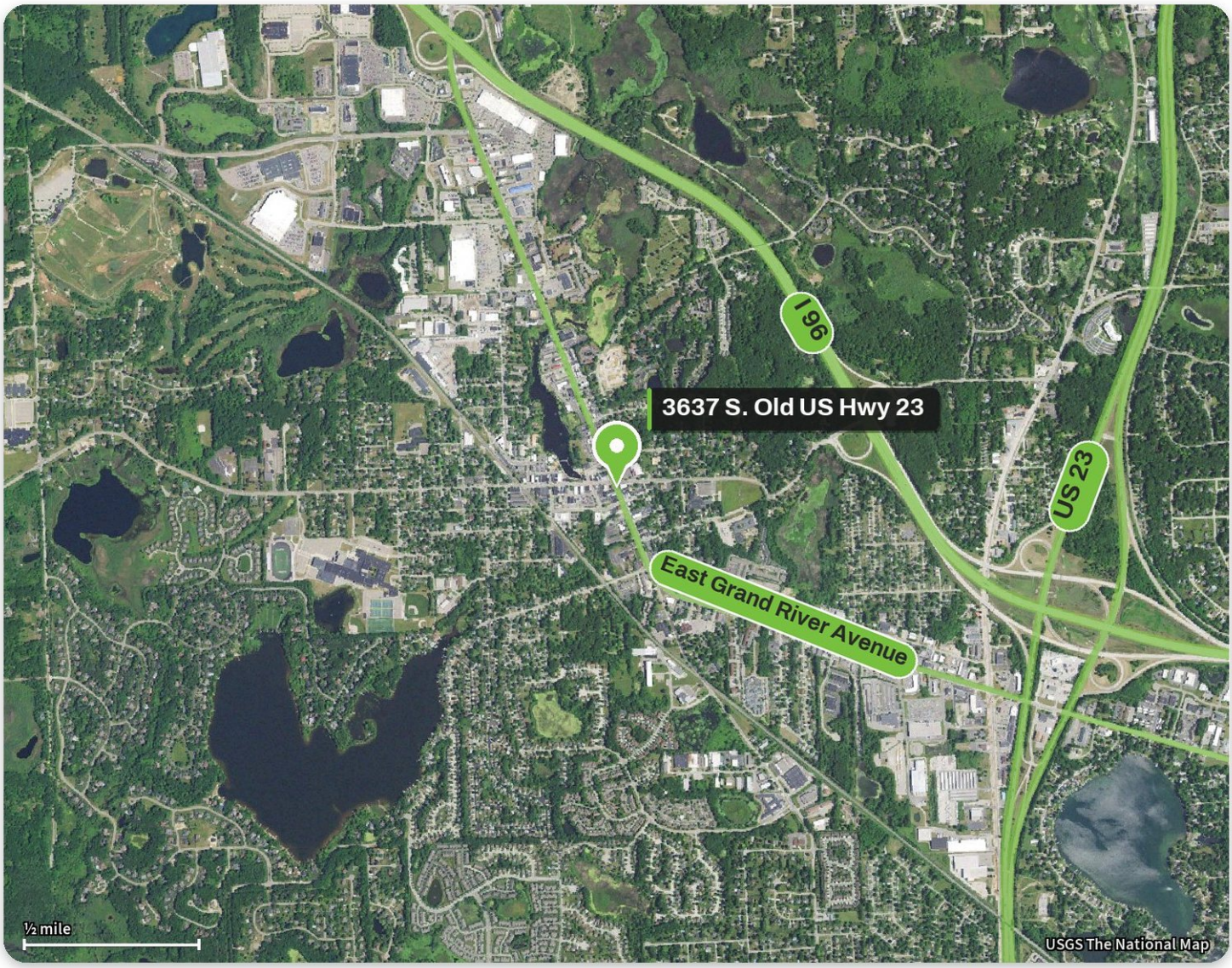


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Location

3637 S. Old US Hwy 23 sits in Brighton, with quick access to the surrounding Livingston County business corridor and the dining, services and amenities that go with it.

Ready When You Are

Currently sale price $899,000, acreage 11.37 Acres. Team CORE owns, manages and leases across Southeast Michigan, so tours, questions and paperwork are handled by the same team.

Schedule a tour

248.710.8000



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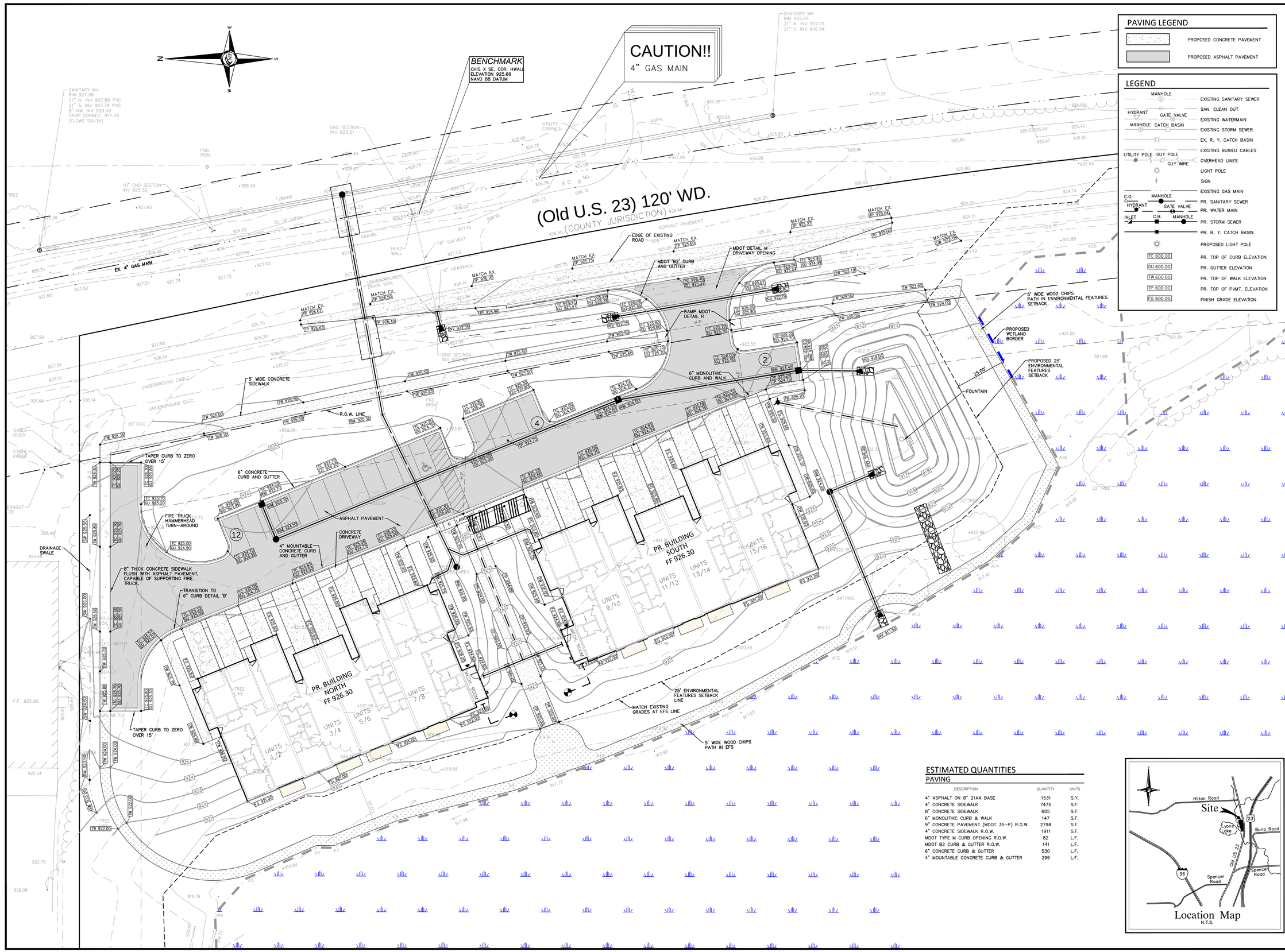


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PAVING LEGEND

- PROPOSED CONCRETE PAVEMENT
- PROPOSED ASPHALT PAVEMENT

LEGEND

- MANHOLE — EXISTING SANITARY SEWER
- HYDRANT, GATE VALVE — SAN. CLEAN OUT
- MANHOLE, CATCH BASIN — EXISTING WATERMAIN
- EXISTING STORM SEWER
- EX. R. Y. CATCH BASIN
- EXISTING BURIED CABLES
- UTILITY POLE, GUY POLE, GUY WIRE — OVERHEAD LINES
- LIGHT POLE
- SIGN
- EXISTING GAS MAIN
- C.O., MANHOLE — PR. SANITARY SEWER
- HYDRANT, GATE VALVE — PR. WATER MAIN
- INLET, C.B., MANHOLE — PR. STORM SEWER
- PR. R. Y. CATCH BASIN
- PROPOSED LIGHT POLE
- TC 600.00 — PR. TOP OF CURB ELEVATION
- GU 600.00 — PR. GUTTER ELEVATION
- TW 600.00 — PR. TOP OF WALK ELEVATION
- TP 600.00 — PR. TOP OF PVMT. ELEVATION
- FG 600.00 — FINISH GRADE ELEVATION

ESTIMATED QUANTITIES

PAVING

DESCRIPTION	QUANTITY	UNITS
4" ASPHALT ON 8" 21AA BASE	1531	S.Y.
4" CONCRETE SIDEWALK	7475	S.F.
8" CONCRETE SIDEWALK	605	S.F.
6" MONOLITHIC CURB & WALK	147	S.F.
9" CONCRETE PAVEMENT (MDOT 35-P) R.O.W.	2798	S.F.
4" CONCRETE SIDEWALK R.O.W.	1911	S.F.
MDOT TYPE M CURB OPENING R.O.W.	82	L.F.
MDOT B2 CURB & GUTTER R.O.W.	141	L.F.
6" CONCRETE CURB & GUTTER	530	L.F.
4" MOUNTABLE CONCRETE CURB & GUTTER	299	L.F.

NF ENGINEERS
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

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SEAL

MICHAEL D. PETERSON
ENGINEER
NO. 04008
LICENSED PROFESSIONAL ENGINEER

PROJECT
The Townhomes On 23
(Old Us 23)

CLIENT
Ron Jona Collaborative
29110 Inkster, Suite 150
Southfield, MI 48034

Contact: Ron Jona
Phone: 248-789-2001

PROJECT LOCATION
Part of the SW 1/4 Sec. 20
Part of the SW 1/4 Sec 21
T.2N., R.6E.
Brighton Township,
Livingston County, Michigan

SHEET
Paving-Grading Plan

Know what's below Call before you dig.

DATE	ISSUED/REVISED
05-30-25	REVISED MECH. ROOM & WELL LOC
06-17-25	SUBMIT FOR ENG REVIEW
08-18-25	REVISED PER TOWNSHIP REVIEW
09-05-25	REVISED PER TOWNSHIP REVIEW 2
09-25-25	REVISED PER FIRE DEPT. REVIEW

DRAWN BY: N. Naoum
DESIGNED BY: M. Kurmas
APPROVED BY: M. Peterson
DATE: 04-24-2024
SCALE: 1" = 20'
20 10 0 10 20 30

NFE JOB NO. N634
SHEET NO. C05

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