



church street

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# Church Street Fowlerville, MI

Name	Church Street
Location	115 Church Street Fowlerville, MI
County	Livingston County
Square Feet	± 264 SF
Price	\$110,000
Potential Uses	Bank ATM



## PROPERTY DESCRIPTION

Located on Church Street in Fowlerville, this 3-station drive-through facility sits on a 1/5 acre lot and comprises 1,075 sq. ft.+/- which includes the canopy space (264 +/- sq. ft. building). Frontage on Church Street (100 feet) with additional access on South Second Street (60 feet frontage) provide easy egress and ingress to the facility. Although the structure was built as a customer-convenient drive-thru, there are 5 parking spaces on the property for employee or client parking. Asphalt paving surrounds the building providing entrance and exit accommodations. The property is zoned by the Town of Fowlerville as BC-Business Center District which includes many permitted uses in the retail sales, office, governmental, and related services category. Possible uses include banking, utility payment facility (water and sewer service, electric, gas, etc.) tax collection, insurance, etc.

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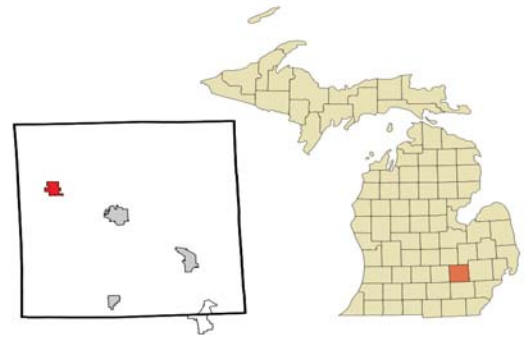


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# FOWLERVILLE

## LIVINGSTON COUNTY



Fowlerville is a village in Livingston County in the U.S. state of Michigan. It is located in the northeast portion of Handy Township, but is politically independent from the township. The population was 2,886 at the 2010 census, Est. 2015: 2,895.

According to the United States Census Bureau, the village has a total area of 2.38 square miles (6.16 km<sup>2</sup>), of which 2.34 square miles (6.06 km<sup>2</sup>) is land and 0.04 square miles (0.10 km<sup>2</sup>) is water.

The first people to live here were ancestors of today's Native Americans. There is evidence of people here back to the late Paleo-Indian or early Archaic Indian time period, or approximately 8500 - 8000 BC.

Handy Township was surveyed by Sylvester Sibley between February and April 1825. While settlement in southeastern Livingston County began as early as 1828, the first settlers in Handy Township did not arrive until 1836, when Calvin Handy and his family moved into their new cabin on June 16. A few others joined them that year, including Ralph Fowler, who came from Livingston County, New York. Fowler is considered the founder of Fowlerville, and its founding is dated from 1836, although it wasn't platted as a town until the 1840s.



Arguably the most famous person from the Fowlerville area was Detroit Tigers Hall of Famer Charlie Gehringer, who played for the Tigers from 1924 to 1942.

In celebration of the 175th anniversary of the settlement of the Fowlerville area, a new virtual Walking Tour has been added.

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# MICHIGAN



Michigan is a state in the Great Lakes and Midwestern regions of the United States. The name Michigan is the French form of the Ojibwa word *mishigamaa*, meaning “large water” or “large lake”. Michigan is the tenth most populous of the 50 United States, with the 11th most extensive total area. Its capital is Lansing, and its largest city is Detroit.

The United States Census Bureau estimates that the population of Michigan was 9,928,300 on July 1, 2016, an increase of 0.45% from 9,883,635 recorded at the 2010 United States Census.



The U.S. Economic Development Administration estimated Michigan’s 2014 gross state product to be \$417.306 billion, ranking 13th out of the 50 states. According to the Bureau of Labor Statistics, as of October 2015, the state’s seasonally adjusted unemployment rate is estimated at 5.0%.

As leading research institutions, the University of Michigan, Michigan State University, and Wayne State University are important partners in the state’s economy and its University Research Corridor. Michigan’s public universities attract more than \$1.5 B in research and development grants each year. The National Superconducting Cyclotron Laboratory is located at Michigan State University. Michigan’s workforce is well-educated and highly skilled, making it attractive to companies. It has the third highest number of engineering graduates nationally.



Michigan led the nation in job creation improvement in 2010, receiving significant business from tourists during the winter. The finance, insurance, and real estate group ranks second in the services sector. Real estate (office buildings, resorts) is the most important.

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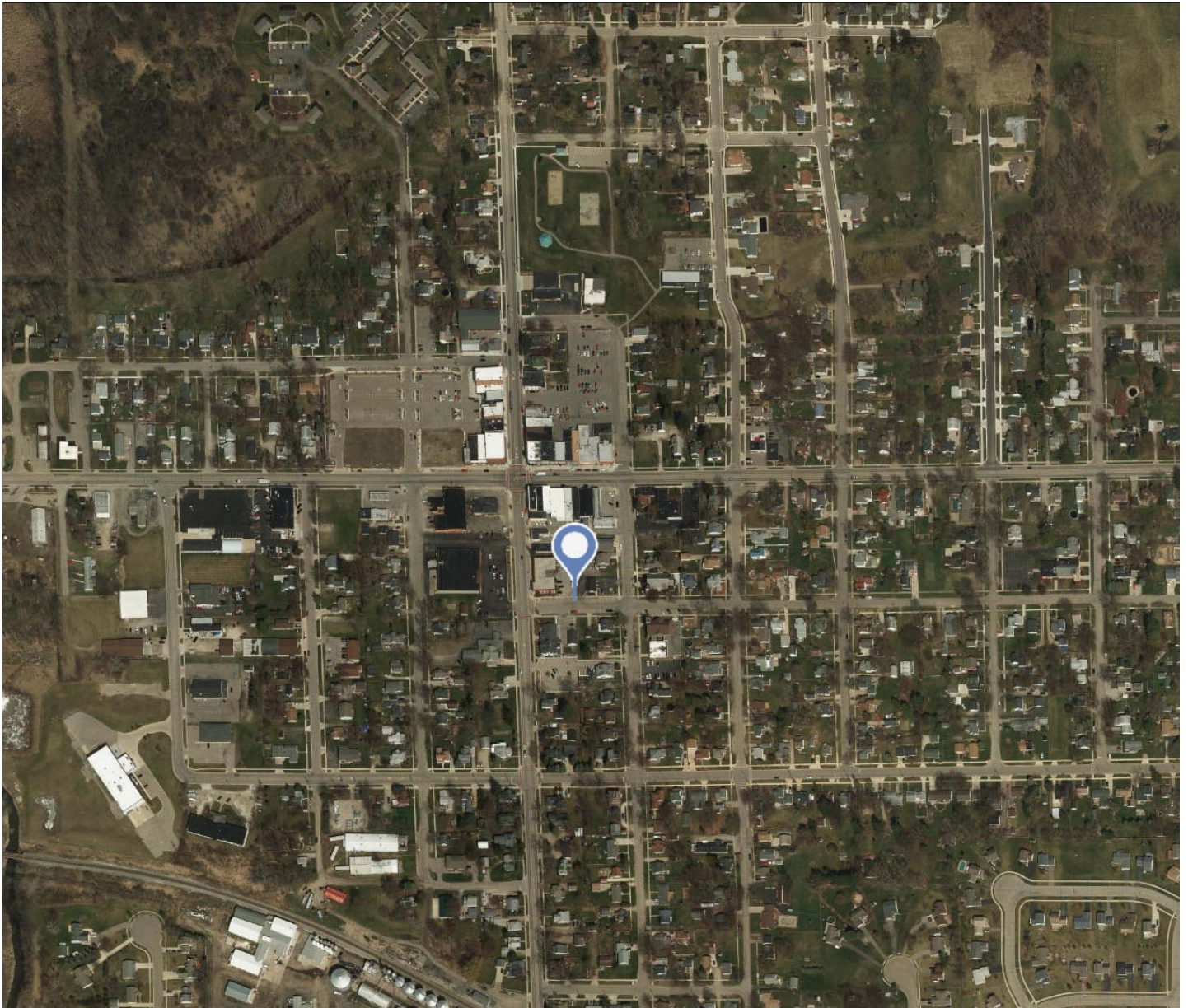
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# AERIAL MAP



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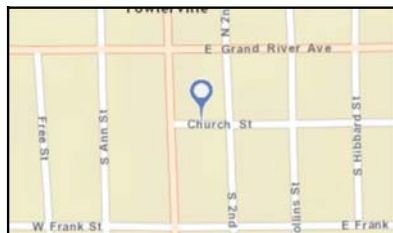
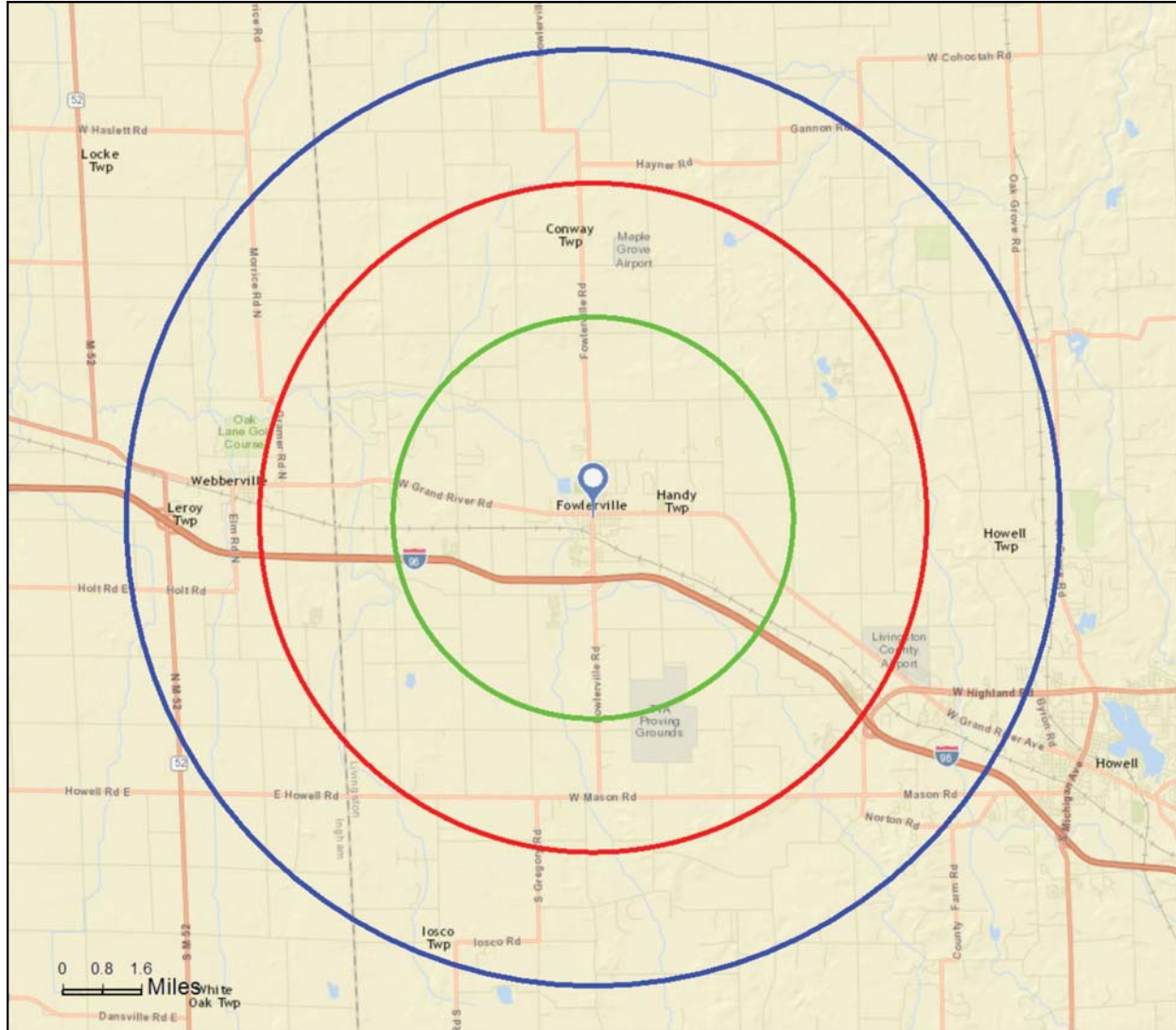


# SITE PLAN

## Site Map

155 Church St, Fowlerville, Michigan, 48836  
Rings: 3, 5, 7 mile radii

Prepared by Esri  
Latitude: 42.65961  
Longitude: -84.0725



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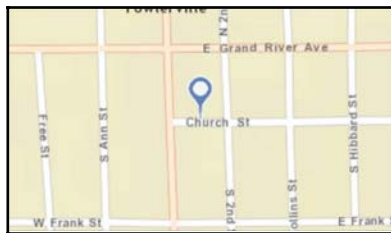
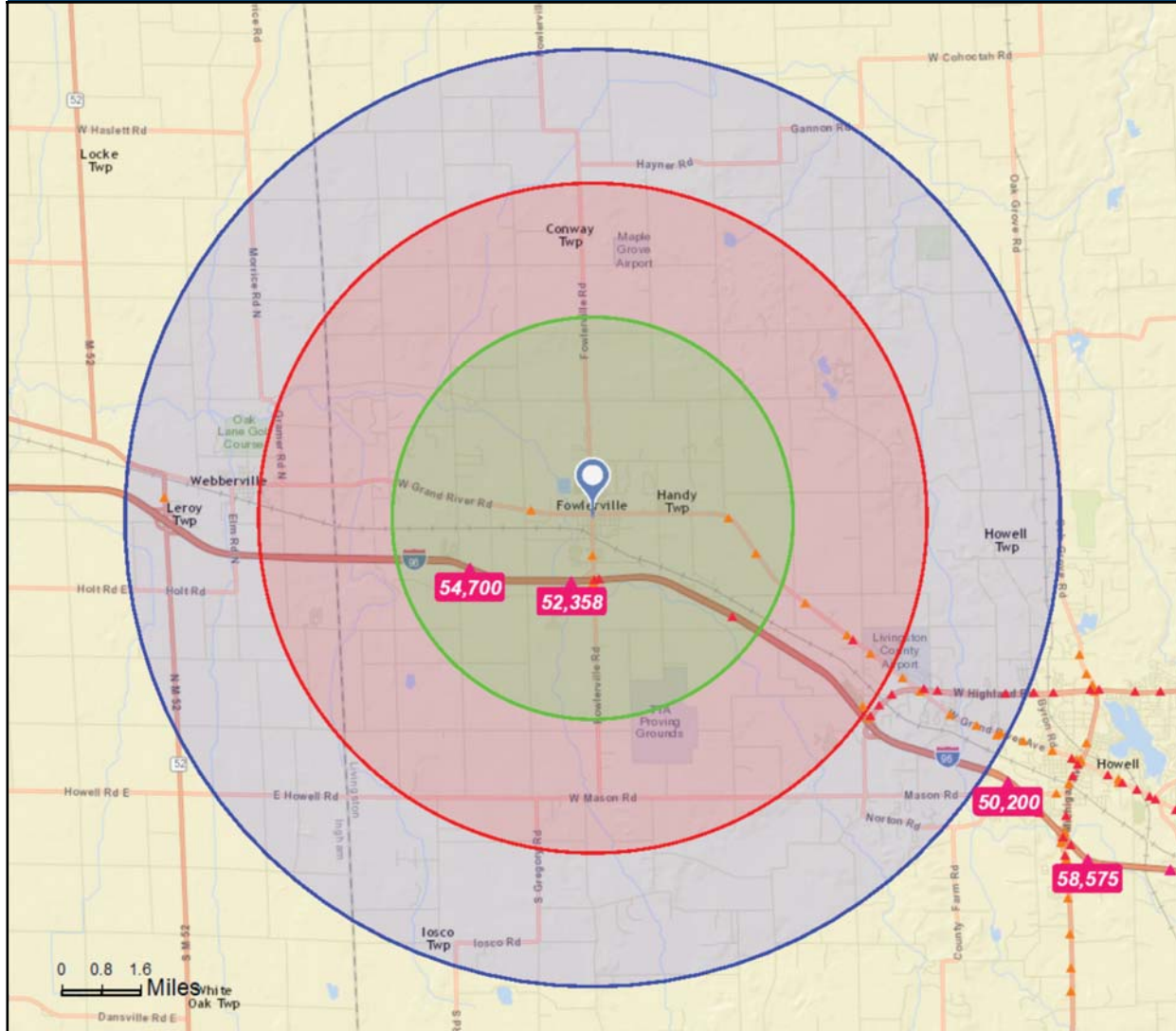


# TRAFFIC COUNT

## Traffic Count Map

155 Church St, Fowlerville, Michigan, 48836  
Rings: 3, 5, 7 mile radii

Prepared by Esri  
Latitude: 42.65961  
Longitude: -84.0725



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



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# EXECUTIVE SUMMARY

## Executive Summary

155 Church St, Fowlerville, Michigan, 48836  
Rings: 3, 5, 7 mile radii

Prepared by Esri  
Latitude: 42.65961  
Longitude: -84.07250

	3 miles	5 miles	7 miles
<b>Population</b>			
2000 Population	6,650	12,100	21,650
2010 Population	7,487	13,957	24,831
2016 Population	7,818	14,460	25,700
2021 Population	8,148	14,997	26,650
2000-2010 Annual Rate	1.19%	1.44%	1.38%
2010-2016 Annual Rate	0.69%	0.57%	0.55%
2016-2021 Annual Rate	0.83%	0.73%	0.73%
2016 Male Population	49.5%	49.9%	50.1%
2016 Female Population	50.5%	50.1%	49.9%
2016 Median Age	36.5	37.9	39.1

In the identified area, the current year population is 25,700. In 2010, the Census count in the area was 24,831. The rate of change since 2010 was 0.55% annually. The five-year projection for the population in the area is 26,650 representing a change of 0.73% annually from 2016 to 2021. Currently, the population is 50.1% male and 49.9% female.

### Median Age

The median age in this area is 36.5, compared to U.S. median age of 38.0.

### Race and Ethnicity

2016 White Alone	96.2%	96.2%	96.1%
2016 Black Alone	0.5%	0.5%	0.5%
2016 American Indian/Alaska Native Alone	0.5%	0.5%	0.5%
2016 Asian Alone	0.5%	0.6%	0.7%
2016 Pacific Islander Alone	0.0%	0.0%	0.1%
2016 Other Race	0.5%	0.5%	0.5%
2016 Two or More Races	1.8%	1.6%	1.6%
2016 Hispanic Origin (Any Race)	2.7%	2.6%	2.4%

Persons of Hispanic origin represent 2.4% of the population in the identified area compared to 17.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 11.9 in the identified area, compared to 63.5 for the U.S. as a whole.

### Households

2000 Households	2,379	4,192	7,391
2010 Households	2,807	5,118	8,961
2016 Total Households	2,962	5,356	9,328
2021 Total Households	3,106	5,584	9,715
2000-2010 Annual Rate	1.67%	2.02%	1.94%
2010-2016 Annual Rate	0.86%	0.73%	0.64%
2016-2021 Annual Rate	0.95%	0.84%	0.82%
2016 Average Household Size	2.63	2.68	2.72

The household count in this area has changed from 8,961 in 2010 to 9,328 in the current year, a change of 0.64% annually. The five-year projection of households is 9,715, a change of 0.82% annually from the current year total. Average household size is currently 2.72, compared to 2.74 in the year 2010. The number of families in the current year is 6,862 in the specified area.

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# EXECUTIVE SUMMARY

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	3 miles	5 miles	7 miles
<b>Median Household Income</b>			
2016 Median Household Income	\$54,575	\$57,908	\$59,770
2021 Median Household Income	\$61,467	\$66,030	\$69,976
2016-2021 Annual Rate	2.41%	2.66%	3.20%
<b>Average Household Income</b>			
2016 Average Household Income	\$64,487	\$69,000	\$71,749
2021 Average Household Income	\$70,809	\$75,775	\$79,461
2016-2021 Annual Rate	1.89%	1.89%	2.06%
<b>Per Capita Income</b>			
2016 Per Capita Income	\$24,539	\$25,833	\$26,785
2021 Per Capita Income	\$27,096	\$28,485	\$29,760
2016-2021 Annual Rate	2.00%	1.97%	2.13%

### Households by Income

Current median household income is \$59,770 in the area, compared to \$54,149 for all U.S. households. Median household income is projected to be \$69,976 in five years, compared to \$59,476 for all U.S. households

Current average household income is \$71,749 in this area, compared to \$77,008 for all U.S. households. Average household income is projected to be \$79,461 in five years, compared to \$84,021 for all U.S. households

Current per capita income is \$26,785 in the area, compared to the U.S. per capita income of \$29,472. The per capita income is projected to be \$29,760 in five years, compared to \$32,025 for all U.S. households

### Housing

2000 Total Housing Units	2,471	4,391	7,735
2000 Owner Occupied Housing Units	1,867	3,540	6,295
2000 Renter Occupied Housing Units	511	652	1,096
2000 Vacant Housing Units	93	199	344
2010 Total Housing Units	3,031	5,524	9,632
2010 Owner Occupied Housing Units	2,200	4,262	7,537
2010 Renter Occupied Housing Units	607	856	1,424
2010 Vacant Housing Units	224	406	671
2016 Total Housing Units	3,201	5,769	9,984
2016 Owner Occupied Housing Units	2,272	4,385	7,728
2016 Renter Occupied Housing Units	690	971	1,600
2016 Vacant Housing Units	239	413	656
2021 Total Housing Units	3,358	6,016	10,398
2021 Owner Occupied Housing Units	2,381	4,565	8,040
2021 Renter Occupied Housing Units	725	1,019	1,675
2021 Vacant Housing Units	252	432	683

Currently, 77.4% of the 9,984 housing units in the area are owner occupied; 16.0%, renter occupied; and 6.6% are vacant. Currently, in the U.S., 55.4% of the housing units in the area are owner occupied; 32.9% are renter occupied; and 11.7% are vacant. In 2010, there were 9,632 housing units in the area - 78.2% owner occupied, 14.8% renter occupied, and 7.0% vacant. The annual rate of change in housing units since 2010 is 1.61%. Median home value in the area is \$167,295, compared to a median home value of \$198,891 for the U.S. In five years, median value is projected to change by 4.43% annually to \$207,815.

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