

808 N HIGHLANDER WAY

808 N HIGHLANDER WAY | HOWELL, MI 48843



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EXECUTIVE OVERVIEW

808 N Highlander Way in Howell, Michigan, presents a rare large-footprint commercial opportunity within Livingston County's thriving and demographically strong corridor.

Strategically positioned along M-59 and just north of I-96, 808 N Highlander Way is a free-standing office building consisting of 157,000 SF. Built in 1992, the property sits on a total of ± 61.27 acres, split between two parcels (± 30.29 and ± 30.98 respectively). The subject building provides strong regional connectivity and benefits from Howell's established commercial amenities, strong household incomes, and consistent population growth. Its significant land area, ample parking, and open floor plates makes it well-suited for a regional or national corporate headquarter building, a multi-tenant redevelopment, or adaptive reuse concepts.

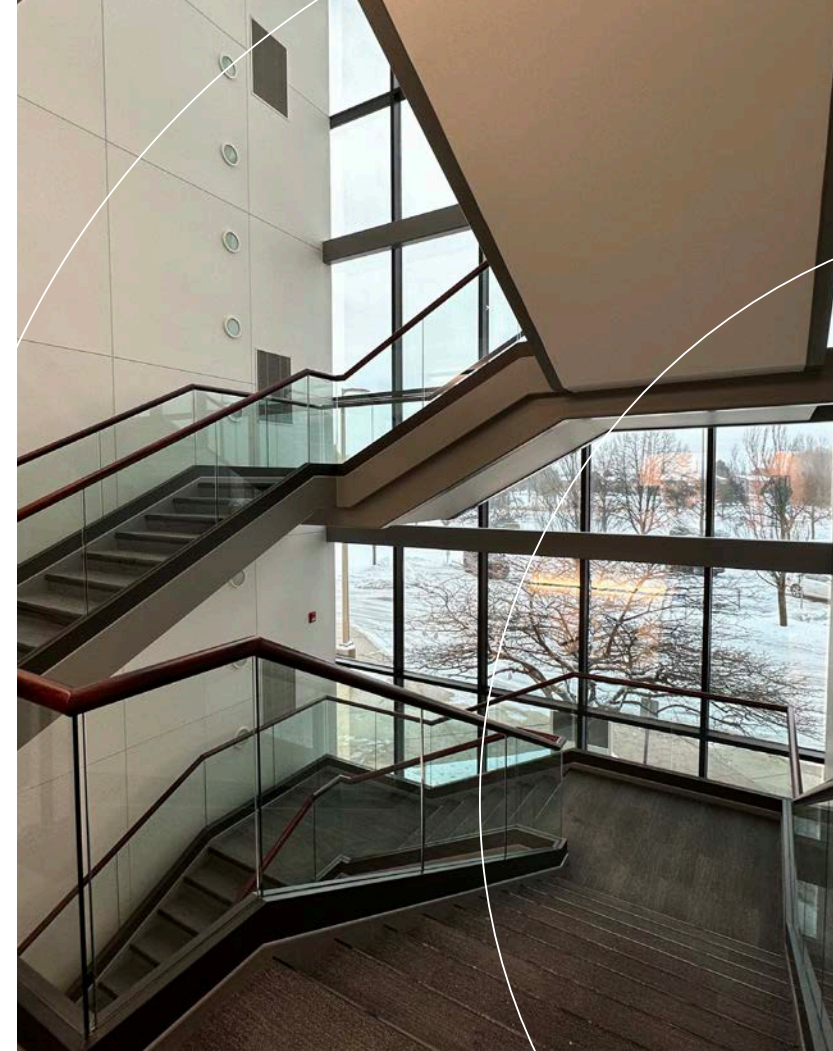
Surrounding cities such as Howell, Brighton, and Fowlerville continue to demonstrate healthy occupancy, active development, and durable tenant demand, supporting a stable investment environment. With robust market fundamentals and strong redevelopment potential, 808 N Highlander Way offers a compelling opportunity for users and developers alike in one of Southeast Michigan's most growing regions.



PROPERTY OVERVIEW

OFFERING SUMMARY

Address	808 N Highlander Way, Howell, MI 48843
Property Type	Commercial (NEC)
Total Building Size	157,000 SF
Lot Size	±61.27 Acres (between two separate parcels)
Year Built	1992
Electric	750 kVA transformer with a 120/208v secondary 1500 kVA transformer with 277/480v secondary Both feeds are fed from 13.2kV primary
Zoning	Zoning = O-1 Wide range of permitted uses with a rezone possible. (per county records)
Misc	Full building Michigan CAT generator unit rated at 1,135 kW with a 13.2 kV output, loading dock, flexible layouts, corporate HQ. Parking: 782 regular spaces, 12 visitor, and 26 handicap spaces. Staffing capacity: the building contains 817 seats across the three pods; historical peak occupancy was approximately 525 people.
Asking Price	\$5,950,000 (\$37.89/SF)



KEY INVESTMENT CONSIDERATIONS



LARGE COMMERCIAL FOOTPRINT

Rare 157,000 SF single parcel opportunity in Livingston County.



EXPANSIVE ±61.27 ACRE SITE

Enables future expansion, redevelopment, or multi tenant strategies.



FAVORABLE DEMOGRAPHICS

Strong income levels, population growth, and household density.



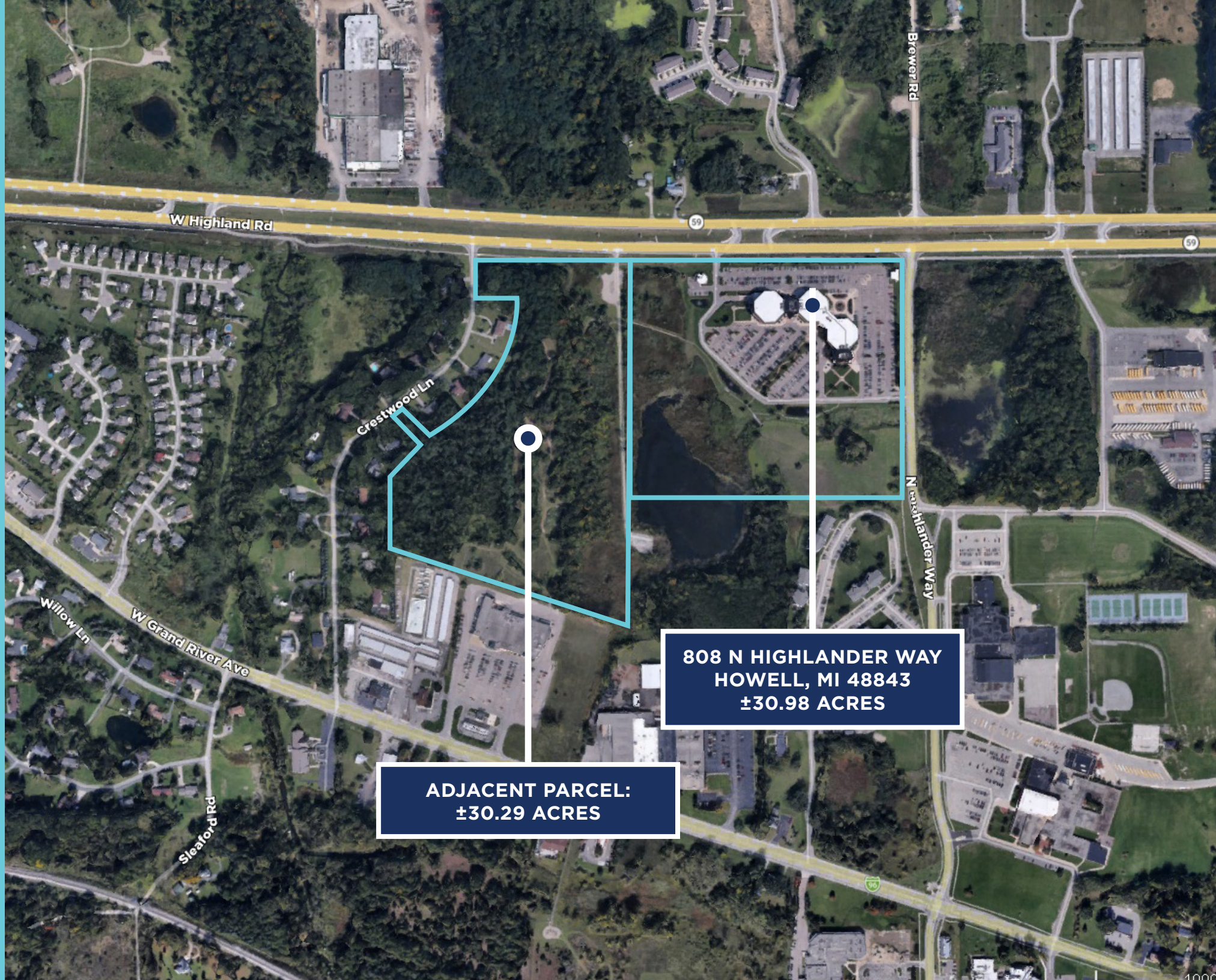
STRATEGIC POSITIONING

Central Michigan corridor location within a stable and growing region.



POTENTIAL VISIBILITY

Suitable for corporate campus, office conversion, institutional use, logistics, or redevelopment.



**808 N HIGHLANDER WAY
HOWELL, MI 48843
±30.98 ACRES**

**ADJACENT PARCEL:
±30.29 ACRES**



LOCATION HIGHLIGHTS



M-59 frontage with strategic positioning offering convenient access to all major Michigan markets and immediate connectivity to I-96.



Proximity to Livingston Counties, restaurants, banking, retail, fitness, and essential services.



Within 3 miles of local airport, 36 miles to Bishop International, and 53 miles to DTW.

SITE & PARCEL INFORMATION

PARCEL ID

17 27 400 004

ADJACENT PARCEL

17 27 400 010

LEGAL DESCRIPTION

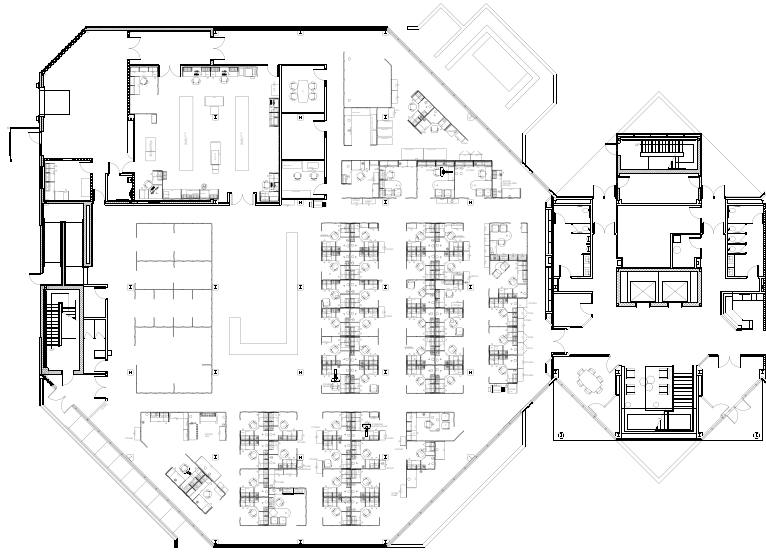
SEC. 27, T3N R4E CITY OF HOWELL

LAND USE

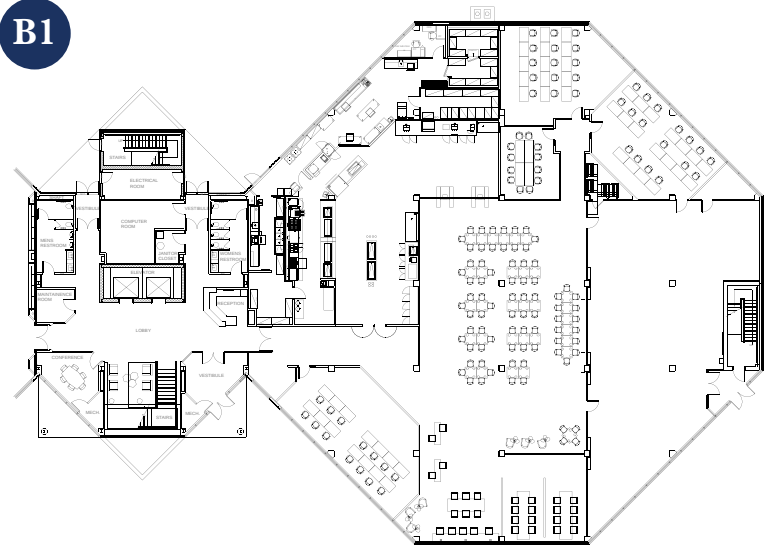
Zoning = O-1 (Wide range of permitted uses with a rezone possible.)

FLOOR PLANS

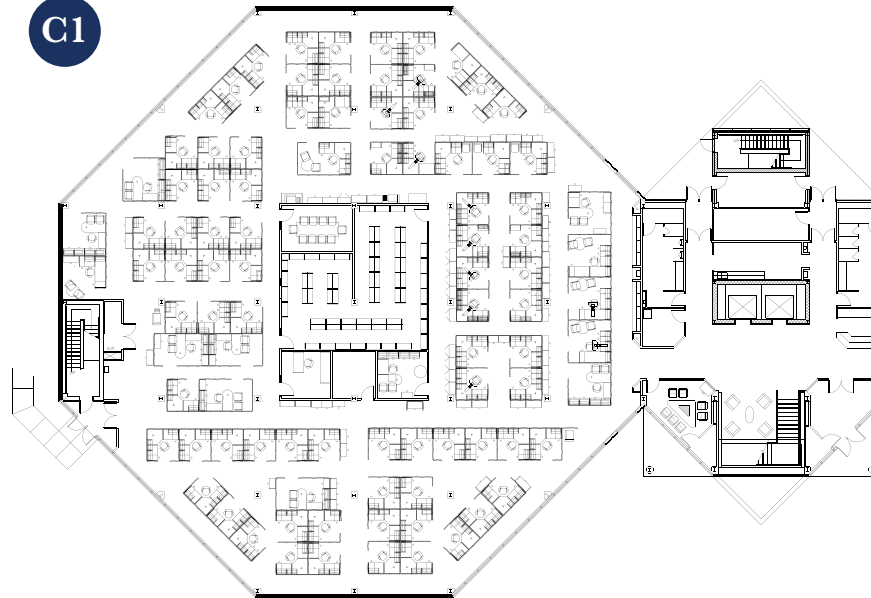
A1



B1

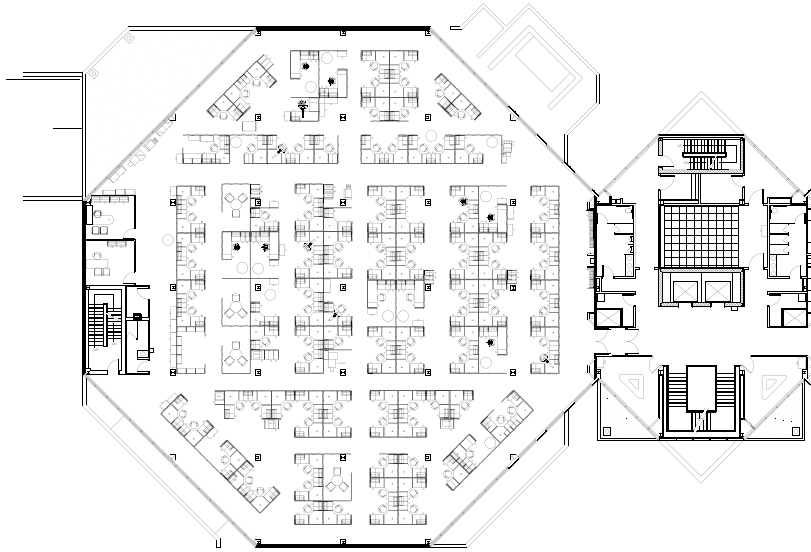


C1

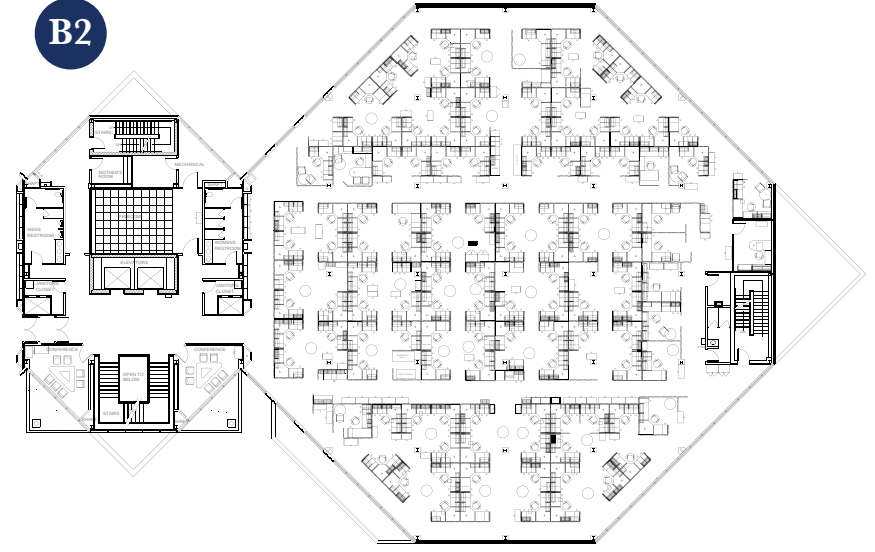


FLOOR PLANS

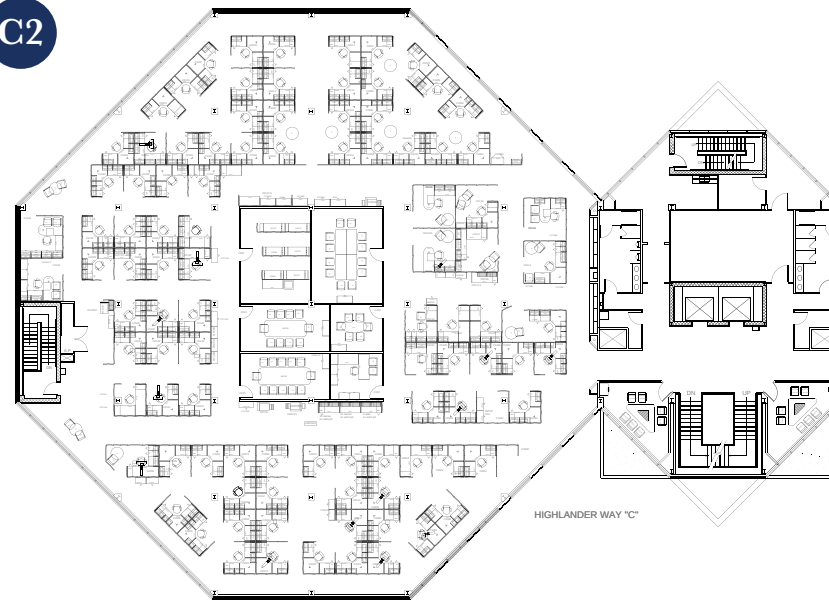
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B2

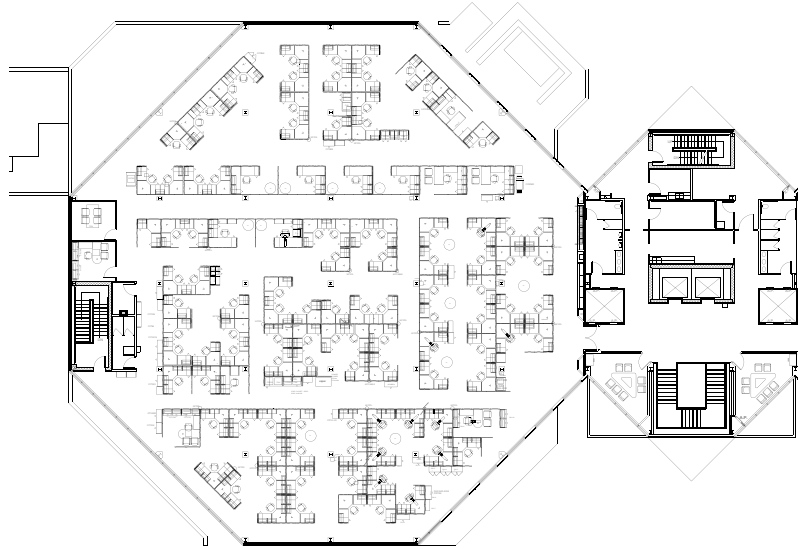


C2

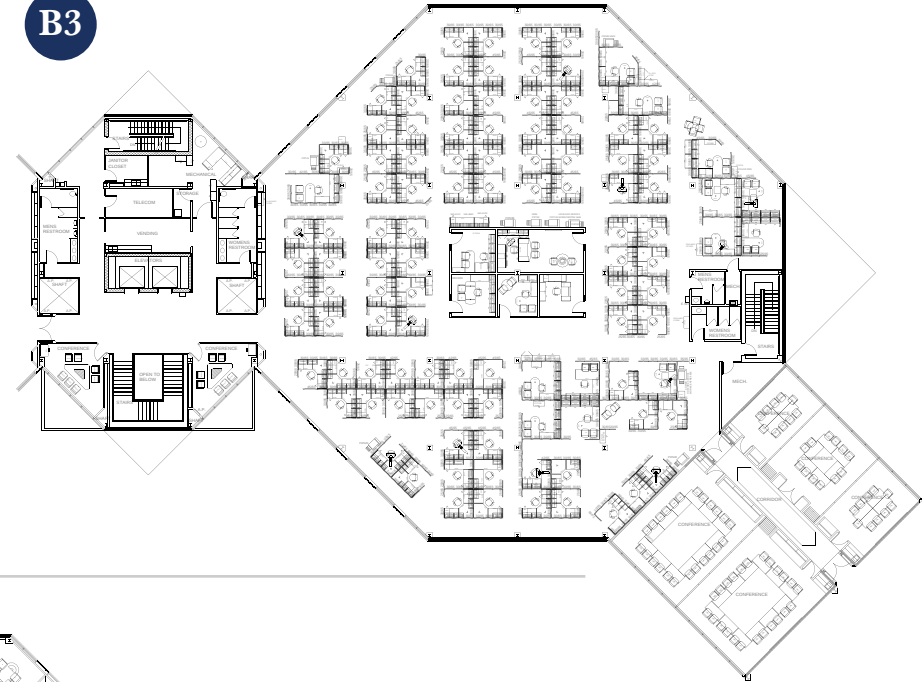


FLOOR PLANS

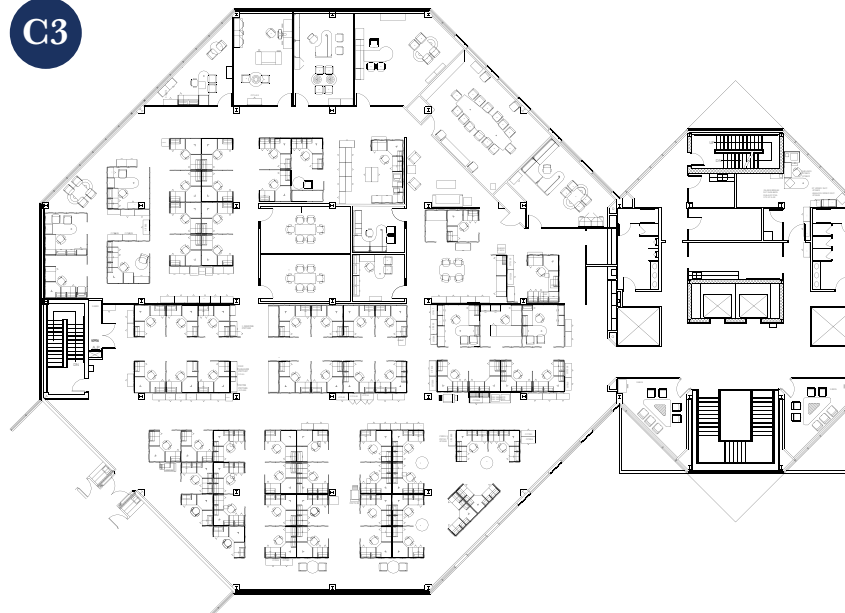
A3



B3



C3



DEMOGRAPHICS

(2024 – 2025)

1-MILE

3-MILE

5-MILE



POPULATION

3,837

24,258

39,712

(2024)



PROJECTED GROWTH TO 2029

+2.66%

+2.67%

+2.90%



MEDIAN HOUSEHOLD INCOME

\$66,272

\$75,102

\$83,801

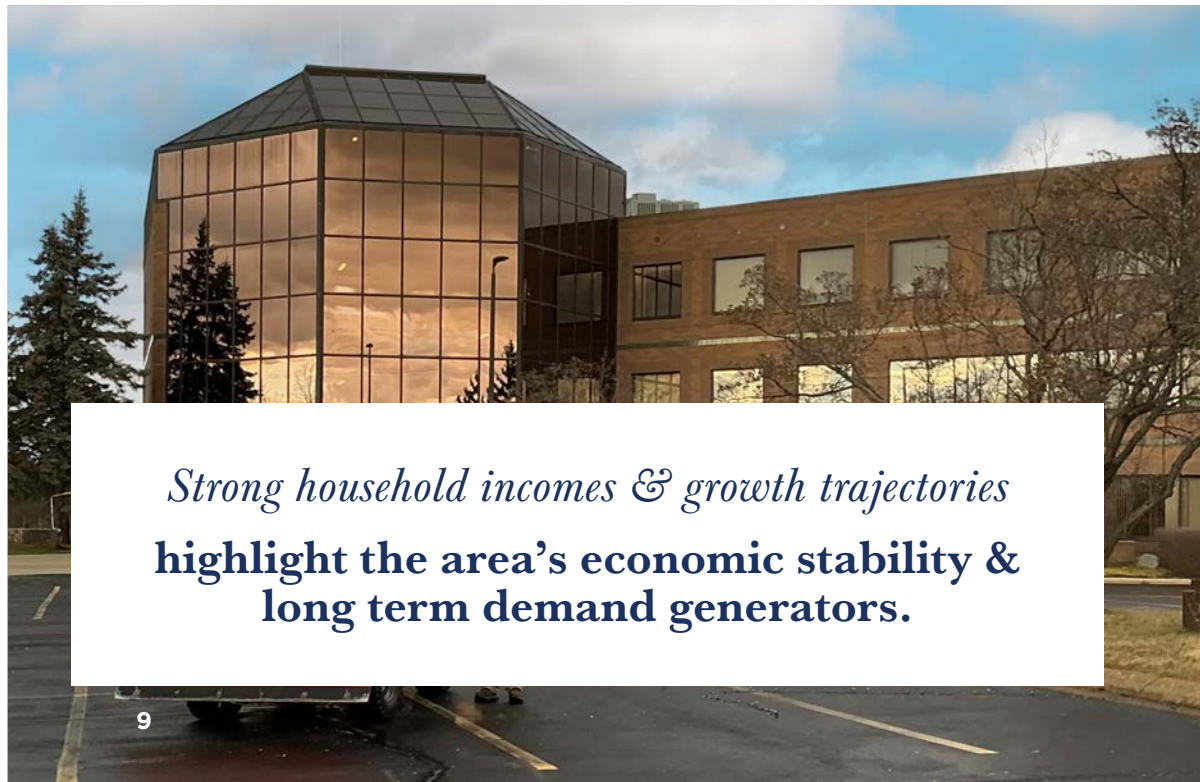


AVERAGE HOUSEHOLD SIZE

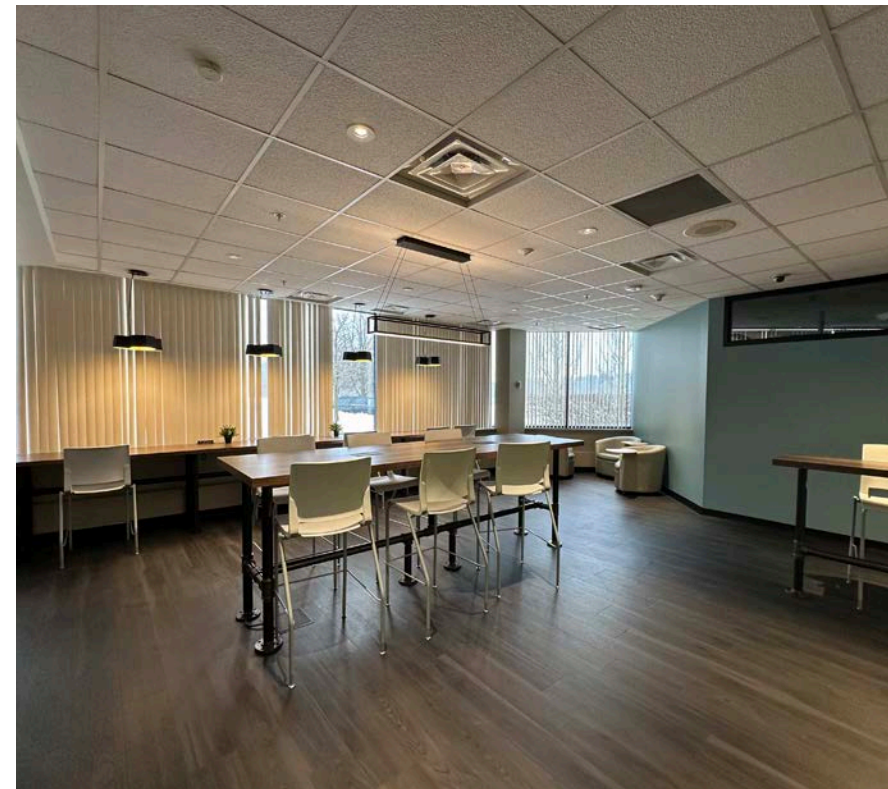
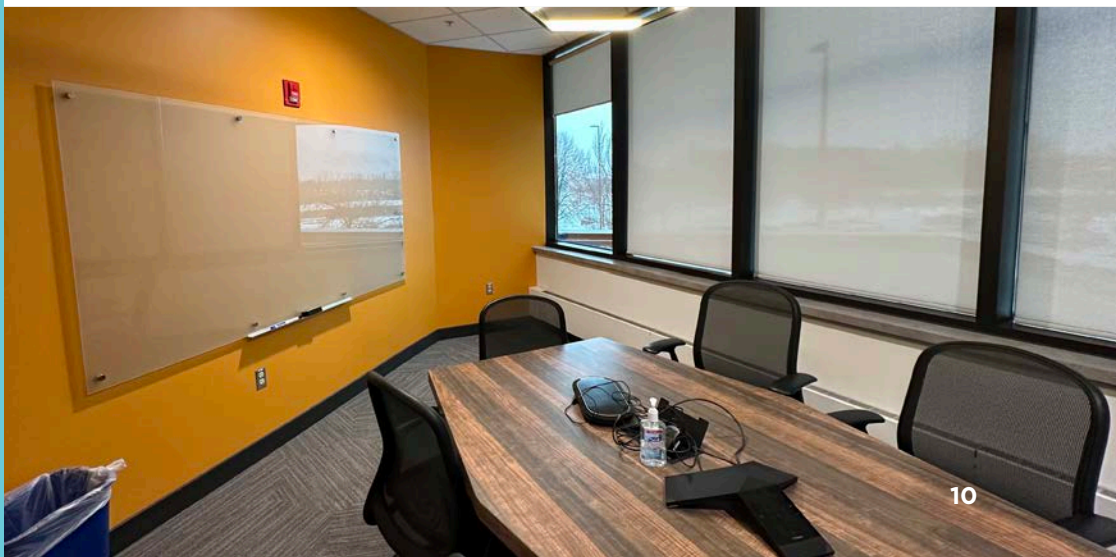
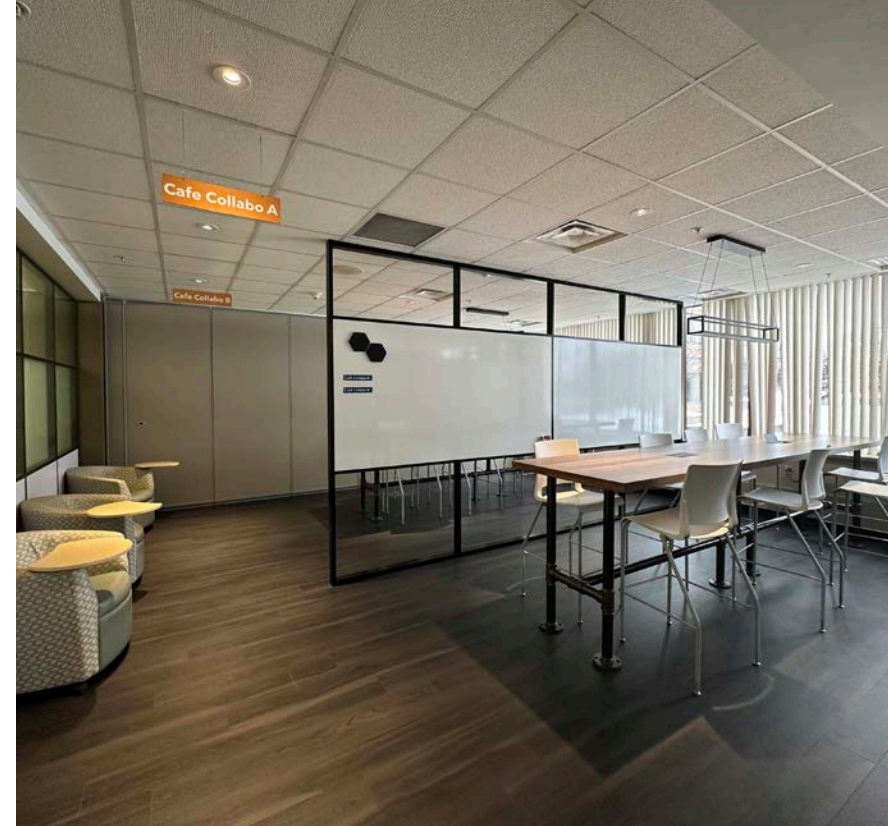
2.20

2.40

2.50



Strong household incomes & growth trajectories
**highlight the area's economic stability &
long term demand generators.**





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