

NOTORSPORTS GATEVVAY



2023







Motorsports Gateway Howell is proud to partner with Proper Real Estate Group to lead the sales of their luxury garage condos. With over 20 years of real estate experience, Brad McGuire and Raffaele Malizia form the Proper Real Estate Group with Coldwell Banker Realty. Both are Certified Luxury Property Specialists with the Coldwell Banker Global Luxury program and accomplished million-dollar GUILD members with the Institute for Luxury Home Marketing. Their expertise specializing in luxury sales and working with high-net-worth clients is a great match for this development.

"We are extremely thrilled to represent Motorsports Gateway Howell with selling this unique niche of customized trackside garage condos. This will be more than selling real estate, we will be selling a lifestyle experience to car enthusiasts, not just to admire the beauty of their cars but also to enjoy their performance on the private driving circuit."

Brad & Raffaele Proper Real Estate Group

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Motorsports Gateway Howell has been a passion project in the making for the past 7 years. After thorough development and planning, we are excited to break ground on this dynamic automotive district. Michigan is the historic heart of the automotive industry and we are proud to unveil this project in the new motorsport capital of Metro Detroit - Howell, Michigan.

Co-founders, Jordan & Mark Dick





WHERE AUTOMOTIVE HISTORY BEGAN

As the historic heart of the automotive industry, it only seems fitting to break-ground on one of the largest motorsport complexes of its kind in the Motor City. Each garage condo on this property features a track-fronting view, second-level balcony, and numerous amenities to make it a thrilling destination experience for our Garage Condo Owners and their guests.





Motorsports Gateway Howell is Michigan's leading motorsports destination for automotive enthusiasts. This automotive district spans an impressive 273-acres. Centrally located off I-96, just 1 mile from downtown Howell and 6 miles from Livingston County Airport, this complex offers private track-fronting garage condos, traditional country club amenities, and access to an exclusive internationally developed driving circuit. The Motorsports Gateway Howell is tailored specifically for automotive enthusiasts who want to experience automotive luxury where automotive history began.

5



7' - 4"

Our garage condo units come prepped and ready for interior customization. Every garage condo is fitted with standard amenities, including:

- 6" concrete slab floor
- Noise-insulated walls
- Electric 16' x 18' garage door
- Drive side and track side windows
- Energy efficient HVAC unit
- Fire suppression system
- Stubbed water line & sanitary drain
- Staircase and second level landing
- Energy-efficient lighting fixtures
- 100 amp service panel & receptacles
- Track-fronting balcony
- Track-fronting concrete patio

4' - 0" (9) 9 (A-502) A-501 `**'-**|-|-2 4 A-504 A-504 2'-0" 3'-4" 2'-0" **B**-5 5 A-501 A-502 4 4 A-502 A-501 **D**— 1 A-502 (E)-3' - 4" 4' - 0"







We offer 2 different options for our luxury garage condos; interior units and exterior units. Both units total approximately 1,200 sqft on the ground level.

Owners can increase the interior area of their garage condo to approximately 2,400 sqft by installing a second floor mezzanine in their unit. Owners can also combine multiple units to create one large unit.

Each unit can be uniquely customized with facilities for cooking, entertaining, and overnight stays through one of our preferred construction partners.

EXCLUSIVE ACCESS

Motorsports Gateway Owners and Members gain exclusive access to private events and track-side spaces.

Enjoy the company of other automotive enthusiasts. Whether you're a niche aftermarket producer or a hobbist collector, our motorsport community is the perfect place to network and collaborate.









Each of our luxury garage condos feature a stunning track-fronting view.

To ensure our Owners get the most out of their track-fronting view, all units comes with a +220 sqft secondlevel balcony and 200 sqft ground-level patio that expand the full width of the unit.

Owners can enjoy their view in rain or shine from their covered outdoor track side space.















DRIVESIDE

Our luxury garage condos never have more than two neighboring units. This provides natural lighting from the front and back of each unit. This feature also reduces noise and increases privacy for our Owners.

TRACKSIDE

Every garage condo is track-fronting with a ground level patio and balcony that extends the full width of each unit. From your second level balcony or ground level patio, you won't miss any of the action.

\$408,990 | 1,231 ground level sqft*

+ 226 sqft exterior balcony

+ 200 sqft exterior patio

*Install a second floor mezzanine for a potential total interior area of approximately 2,400 sqft

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TRACK-FRONTING

Every garage condo is track-fronting with a full width second level balcony and a ground level patio to ensure you always have an unbeatable view of the action.

NATURAL LIGHTING

There's no replacement for natural light. That's why we've engineered each garage condo with natural lighting through the front and back of each unit.

SECURED PRIVACY

Our gated garage condo community is secured to owners and their guests. Each unit has no more than two neighbors for added privacy and reduced noise.

EQUIPPEDSPACES

Every garage condo is equipped with energy-efficient utilities at no additional cost so you can focus on the design and details of your custom space.

EXCLUSIVE ACCESS

When you become an Owner at Motorsports Gateway Howell, you'll also gain access to exclusive amenities like our track-side event spaces.

MODERN DESIGN

We're working with experienced industry leaders to create sleek spaces that blend with the curves of the track, to provide a seamless track-side experience.



13

\$418,990 | 1,262 ground level sqft*

+ 228 sqft exterior balcony

+ 200 sqft exterior patio

*Install a second floor mezzanine for a potential total interior area of approximately 2,400 sqft





ASHMARK CONSTRUCTION

We've partnered with Ashmark Construction to provide our Owners with industry experts to help customize the interior of their garage condo.

Ashmark Construction is well-versed in custom garage condos in Metro Detroit. They specialize in sophisticated motorsport garages, with an expertise in luxury design.

For more information about Ashmark's services, you can visit their website or contact them directly.

martin@ashmark.com \searrow

ashmark.com







Thank you for your interest in becoming an Owner at Motorsports Gateway Howell. For more information:



owners@motorsportsgateway.com



motorsportsgateway.com

The Motorsports Gateway Howell site plan, phasing, building footprints, elevations, unit specifications, locations, and unit pricing are subject to change without notice. The Motorsports Gateway Drivers Club Membership fees, benefits, and discounts are subject to the rules and regulations of the Membership Agreement, Membership Plan, and Rules & Regulations, all of which are subject to change.