

# SILVERMAN

DEVELOPMENT COMPANY



## FOR SALE

### M-15 & OAK HILL ROAD

48.4 ACRES  
MULTIPLE FAMILY LAND  
\$1,950,000

#### CONTACT:

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# SALIENT FACTS

|                  |  |
|------------------|--|
| PROPERTY NAME:   | M-15 & Oak Hill Road Multiple Family   |
| COUNTY:          | Oakland  |
| COMMUNITY:       | Brandon Township   |
| CROSSROADS:      | M-15 (Ortonville Rd.) just north of Clarkston, MI and I-75   |
| SCHOOL DISTRICT: | Brandon Public Schools   |
| MEAP SCORE:      | 15% above state average  |
| ACREAGE:         | 48.4 acres   |
| ZONING:          | 38.45 acres Multiple Family Residential<br>9.95 acres Rural Estate   |
| APPROVED USE:    | Multiple Family or Single Family Residential   |
| NUMBER OF UNITS: | 161 Product Determined   |
| UTILITIES:       | Private Sewer and Water <ul style="list-style-type: none"><li>• Sewer permit issued</li><li>• Water permit in process</li></ul>          |
| FEATURES:        | Secluded natural setting close to I-75, Oakland County's Automation Alley employment center and Auburn Hills shopping and entertainment. |
| PRICE:           | \$1,950,000  |

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# EXECUTIVE SUMMARY

Located in the heart of Oakland County, this 48.4-acre site offers a one of a kind development opportunity near Clarkston, Michigan, one of the most prestigious and sought after locations in the Detroit Metropolitan Area. This is the last property zoned Multiple Family in the M-15 corridor. This Clarkston Area opportunity can't be duplicated.

This unique rolling and wooded property provides a secluded, park-like setting yet is located on M-15 and has easy access to the I-75 transportation corridor providing short and comfortable commutes to automation alley employment centers and Auburn Hills shopping and entertainment.

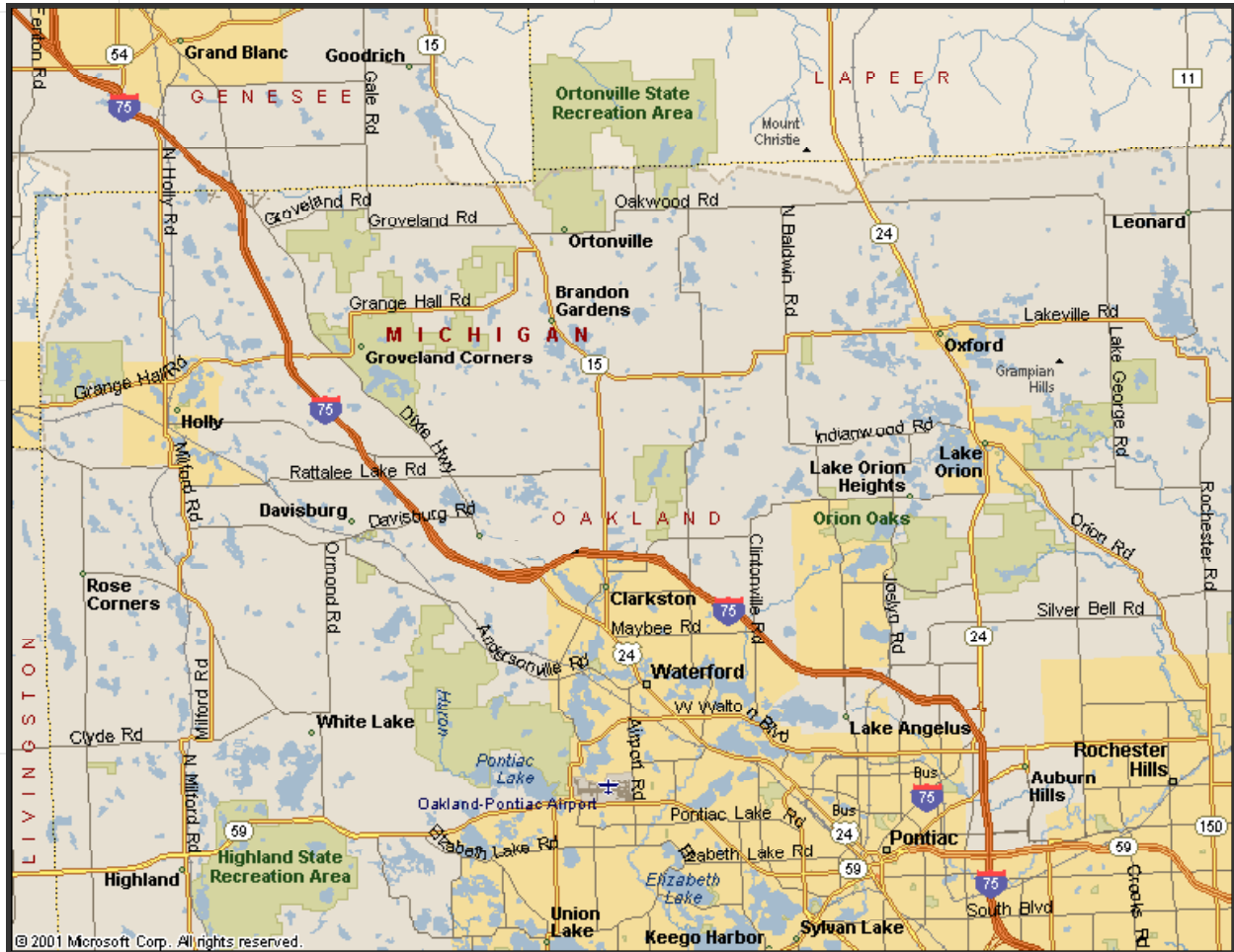
This site provides a rare Multiple Family development opportunity in a desirable market with depleting land inventory.



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# LOCATION MAPS

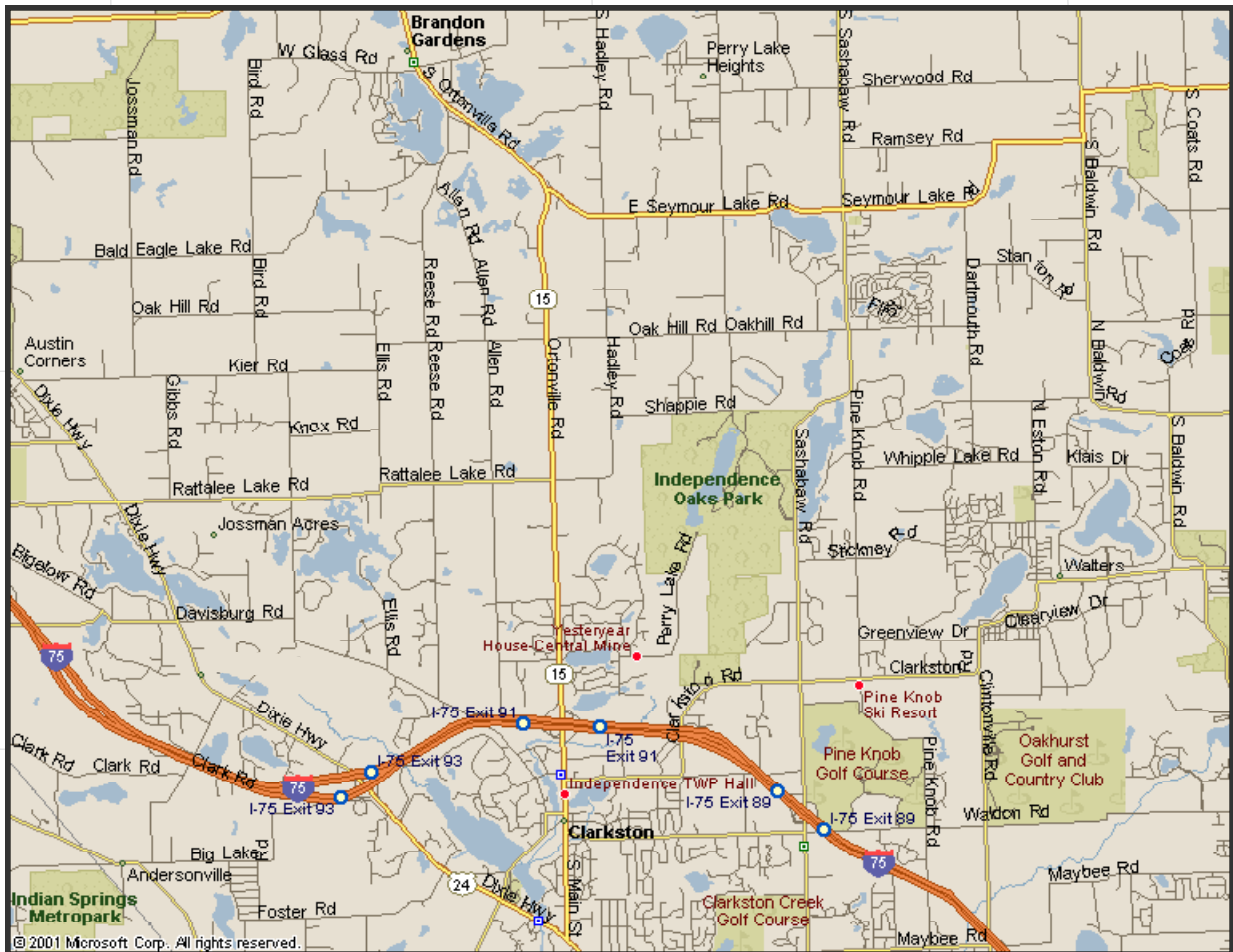
## REGIONAL VIEW



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# LOCATION MAPS

## LOCAL VIEW



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# AERIAL VIEW



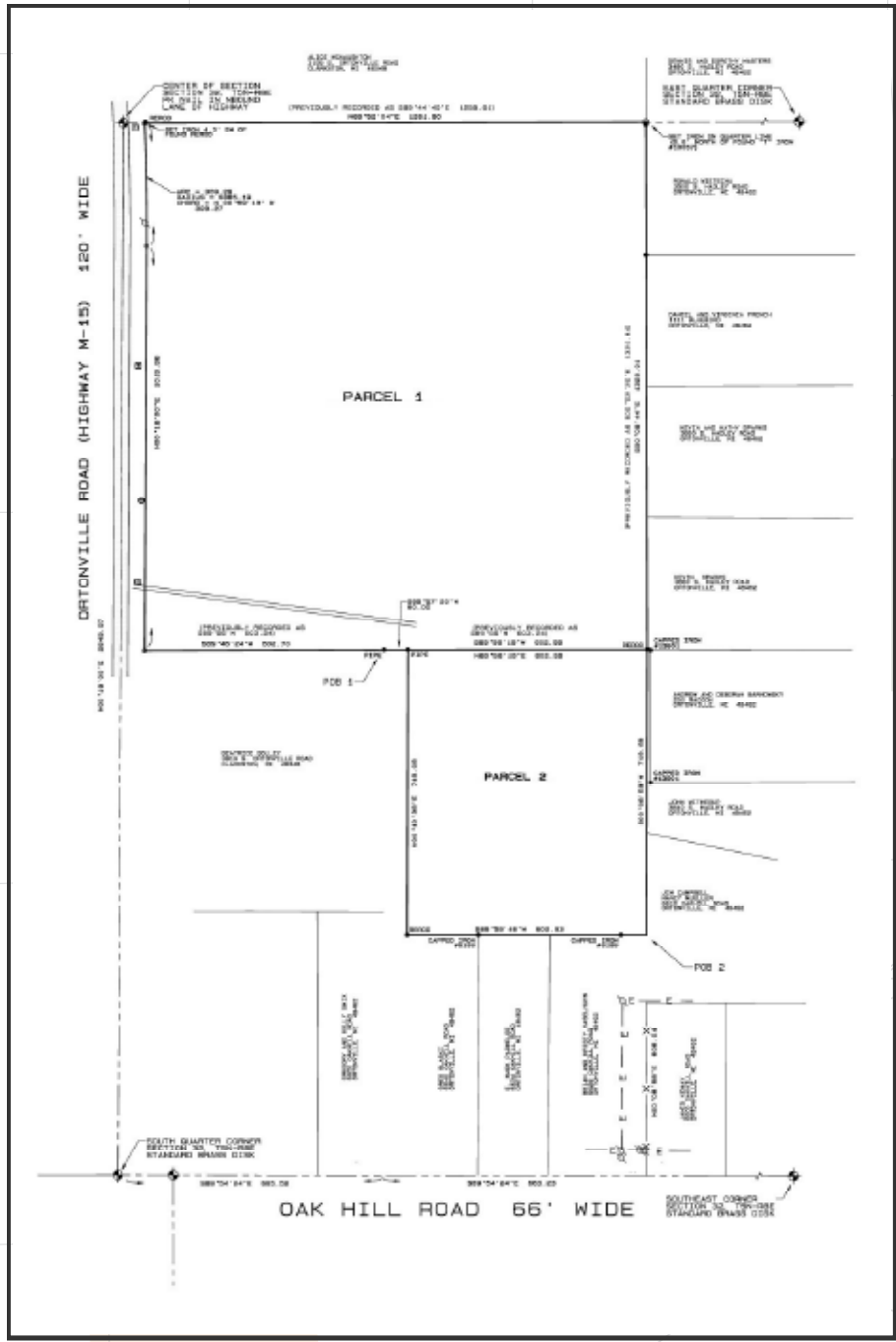
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# SITE PLAN



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# SURVEY



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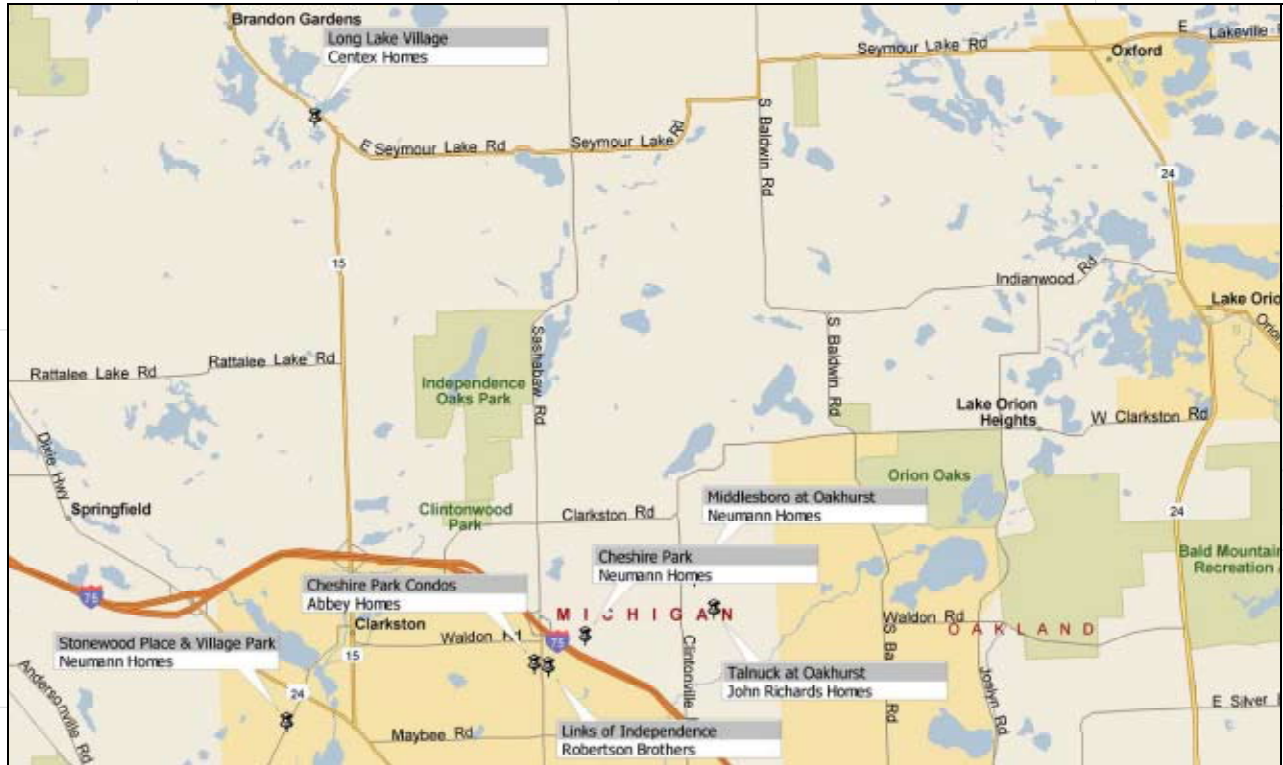
# COMPARABLE COMMUNITIES

## COMPARABLE COMMUNITIES

| BUILDER             | DEVELOPMENT                  | LOCATION          | DISTANCE         | PRICING (\$) |
|---------------------|------------------------------|-------------------|------------------|--------------|
| Abbey Homes         | Cheshire Park Condos         | Clarkston         | 6.47 miles       | from 170's   |
| Neumann Homes       | Village Park at Stonewood    | Clarkston         | Apprx. 6 miles   | 330-353      |
| Neumann Homes       | Stonewood Place at Stonewood | Clarkston         | Apprx. 6 miles   | from 263-282 |
| Neumann Homes       | Middlesboro at Oakhurst      | Clarkston         | 9.52 miles       | 322-373      |
| Neumann Homes       | Cheshire Park                | Clarkston         | 4.96 miles       | 251-282      |
| Robertson Brothers  | Links of Independence        | Clarkston         | Apprx. 6.5 miles | 223-268      |
| John Richards Homes | Talnuck at Oakhurst          | Independence Twp. | 7.97 miles       | 254-364      |
| Centex Homes        | Long Lake Village            | Brandon Twp.      | 4.5 miles        | 199-283      |

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# COMPARABLE COMMUNITY LOCATIONS



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