



# 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

9.95 acres Rural Estate

APPROVED USE: Multiple Family or Single Family Residential

NUMBER OF UNITS: 161 Product Determined

UTILITIES: Private Sewer and Water

Sewer permit issued

• Water permit in process

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

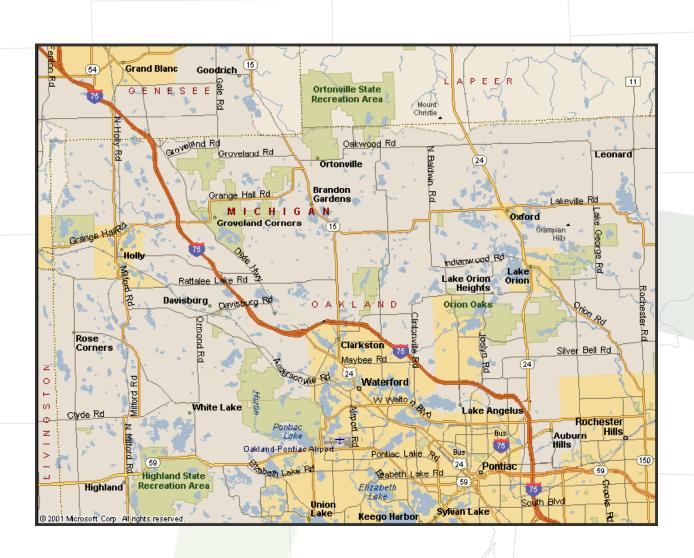
Located in the heart of Oakland County, this 48.4-acre site offers a one of a kind development opportunity near Clarkston, Michigan, one of the most prestigious and sought after locations in the Detroit Metropolitan Area. This is the last property zoned Multiple Family in the M-I5 corridor. This Clarkston Area opportunity can't be duplicated.

This unique rolling and wooded property provides a secluded, park-like setting yet is located on M-I5 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 Brandon Gardens M/Glass Ro Sherwood Rd Ramsey Rd Seymour Lake Re Seymour L Bald Eagle Lake Rd Oak Hill Rd Oak Hill Rd Dakhill Rd Austin Corners Kier Rd Oxe ya Shappie Rd Knox Rd Whipple Dake Rd 8 Rattalee Lake Rd Independence Oaks Park Rattalee Lake Rd Jossman Acres Greenview Dr Cheerylew Davisburg Rd T Clarkston Pine Knob Ski Resort Oakhurst Pine Knob B Exit 91 Golf and Golf and Country Club dindependence TWP Hall I-75 Exit 89 Waldon Rd I-75 Exit 89 Clarkston Big Laker Maybee Rd Andersonville dian Springs Metropark Carkston Creek Foster Rd 2001 Microsoft Corp. All rights reserved. Silverman

## AERIAL VIEW



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# SITE PLAN M-15 Oak Hill Road Silverman

## **SURVEY** AND THE REAL PROPERTY. **第1.20%** GENTER OF SECTION SECTION SE. TON-HEEL CANE OF HIGHWAY W. PRINT WILES NO. MARKE. Mary Hay 150 DRIONVILLE ROAD (HIGHWAY M-15) Mary Williams used PARCEL 1 MALWET . SECTION THE PERSON TREASON DOTA MUNICIPAL CHERN MACKET WITH LLE R. 4040 Service of the second PARCEL 2 SETTING. SLOTTING TO A OAK HILL ROAD 66' WIDE Silverman

# 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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