

4501 Grange Hall Rd ,Holly Village 48442



Residential / Commercial / Multifamily

**FOR
SALE**
OFFERED AT
\$ 999,999

- 27.63 Beautiful Acres
- Residential/Commercial/
Multi Family
- On Lake Oahu
- 677 SF Road Frontage
Busy Grange Hall Rd.
- 5,000 SF Pole Barn
- Multi Uses
- Great Location
- Minutes from Shopping
Centers & Restaurants

For more information: **Wilhelm & Associates (248) 625-9500 | www.wilhelmrealtors.com**



VacantLand Full w/Photos

4501 GRANGE HALL Road, Holly Vlg, Michigan 48442-1109

MLS#: **20240014718**
 P Type: **Land**
 Status: **Active**

Area: **02012 - Holly Vlg**
 DOM: **N/122/122**

Short Sale: **No**
 Trans Type: **Sale**
ERTS/FS

LP: **\$999,999**
 OLP: **\$1,099,999**



Location Information

County: **Oakland**
 Village: **Holly Vlg**
 Mailing City: **Holly**
 Side of Str:
 School District: **Holly**
 Location: **Grange Hall/Moonlight/ Quick rd**

Lot Information

Acreage: **27.63**
 List \$/Acre: **\$36,192.50**
 Min Lots/Acre:
 Lot Dim: **677x726x777x798x561.9**
 Road Front Feet: **677**
 Zoning: **Commercial, Multi-Family, Residential**

Contact Information

Name: **THOMAS WILHELM**
 Phone: **(248) 625-9500**

Waterfront Information

Water Name: **Lake Oahu**
 Water Facilities:
 Water Features:
 WaterFront Feet:

Land Contract Information

Land DWP:
 Land Int Rate: **%**
 Land Payment:
 Land Terms:

Additional Information

Internet Avail:
 Mineral Rights:
 Sqft Min Lot:
 Survey:
 Irrigation:
 Perk:



Recent CH: **07/18/2024 : DOWN : \$1,099,999->\$999,999**

Listing Information

Listing Date: 03/18/24	Off Mkt Date:	Pending Date:	MLS Source: REALCOMP
Restrictions:	ABO Date:	Contingency Date:	BMK Date:
Directions: Take ramp onto I-75 N toward Flint. Take exit 101 toward Grange Hall Rd. Turn left onto Grange Hall Rd. Turn right onto Riviera Shores Dr. Turn right onto Moonlight Dr. 4501 Grange Hall Rd Holly, MI 48442-1109	Protect Period: 6 months	Exclusions:	Originating MLS# 20240014718
Terms Offered: Cash, Conventional		Short Sale: No	Possession: At Close

Features

Site Desc: Corner Lot	Road Frontage: Paved
Water Source: Public (Municipal), None	Sewer: Sewer at Street
Out Buildings: Pole Barn	Fencing:

Legal/Tax/Financial

Property ID: 0127201003	Restrictions:	Ownership: Standard (Private)
Tax Summr: \$5,696	Tax Winter: \$435	Oth/Spec Assmnt: 0.00
SEV: 126,130.00	Taxable Value: \$106,870.00	Existing Lease: No
Legal Desc: T5N, R7E, SEC 22 & 27 NI-DELL SUB LOTS 6 TO 12 INCL & OUTLOT A, ALSO PART OF SE 1/4 OF SEC 22 & PART OF NE 1/4 OF SEC 27 DESC AS BEG AT NE COR OF LOT 12 OF SD SUB, TH N 35-43-20 W 407.98 FT, TH N 29-24-20 E 138.61 FT TO CEN LINE OF QUICK RD, TH ALG SD CEN LINE N 60-55-40 W 58.86 FT, TH S 80-38-20 W 288.90 FT, TH N 01-34-10 W 158.50 FT TO CEN LINE OF QUICK RD, TH ALG SD CEN LIN S 84-05-50 W 650.94 FT & S 83-45-30 W 140 FT, TH S 00-03-10 W 781.86 FT, TH ALG NELY LINE OF 'NI-DELL SUB NO 2', S 68-02-43 E 247.08 FT & S 49-56-40 E 62.76 FT & S 64-05-00 E 417.34 FT, TH ALG NWLY LINE OF 'NI-DELL SUB', N 47-44-00 E 872.53 FT TO BEG 4/10/85 FR 003		

Agent/Office Information

List Office: Wilhelm & Associates	List Office Ph:
List Agent:	List Agent Ph:
Co-list Agent:	Co-list Agent Ph:

Remarks

Public Remarks: **The Village of Holly is EXCITED for This Land!!! Multiple Uses!!! This Property is Over 27 Picturesque Acres with a Lake!! Zoned Residential/Multifamily/Commercial. Previously had a 9 Hole Golf Course with a Hotel! The Village of Holly is excited & happy to do a PUD here!! Serviced by Community Sewer! Work with a developer to do Multi Family/Single Family/Condos/Restaurants/ Commercial / Strip Mall all of them are available!!! Located on Lake Oahu. There is 677 FT of frontage on heavily Travelled Grange Hall Rd. Located on the Property is also a 5,000 SF Pole Barn to Store Any Extras you May Have. 1 Mile from I 75 Freeway!**

REALTOR@ Remarks: **Send Offers to wilhelmpro@hotmail.com and Ang.morales75@gmail.com . Please Schedule your Showings through Showing Time. BATAVI**

Notices and Disclaimers









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4501 Grange Hall Rd



 2 Foot Contours	 100 yr - FEMA Floodplain
 5 Foot Contours	 100 yr (detailed) - FEMA Floodplain
 FEMA Base Flood Elevations	 500 yr - FEMA Floodplain
 FEMA Cross Sections	 FLOODWAY - FEMA Floodplain

Disclaimer: The information provided herewith has been compiled from recorded deeds, plats, tax maps, surveys and other public records. It is not a legally recorded map or survey and is not intended to be used as one. Users should consult the information sources mentioned above when questions arise. FEMA Floodplain data may not always be present on the map.


OAKLAND COUNTY MICHIGAN
 Economic Development & Community Affairs
David Coulter
 Oakland County Executive

Date Created: 3/6/2024

NORTH
 1 inch = 200 feet

§ 157.071 R1A AND R1B SINGLE-FAMILY RESIDENTIAL DISTRICTS.

(A) *Intent.* The R1A and R1B Single-Family Residential Districts are intended to provide for low-density, detached one-family dwellings, and other facilities which serve the residents in the district.

(B) Permitted uses. In the R1A and R1B Single-Family Residential Districts, no building or land shall be used or erected, except for one or more of the following specified uses, unless otherwise provided in this chapter:

(1) Detached single-family dwellings meeting the standards of § [157.030](#). Single-family subdivisions and site condominium projects must also comply with the design standards of [Ch. 153](#);

(2) Publicly-owned libraries, parks, parkways, recreational facilities, court buildings, post offices, community centers, civic centers, and municipal buildings;

(3) Cemeteries which lawfully occupied land at the time of adoption of this chapter;

(4) Private swimming pools as an accessory use within the rear yard only;

(5) State-licensed residential child and adult care facilities in conformance with § [157.056](#);

(6) Essential public services not including storage yards, when operating requirements necessitate their location within the district to serve the immediate vicinity; and

(7) Accessory uses, buildings, and structures, customarily incident to any of the above-permitted uses defined in § [157.008](#) and regulated in §§ [157.035](#) through [157.039](#).

(C) *Accessory home occupations.*

(1) Permitted home occupations. The following are permitted home occupations provided they meet all of the standards listed in division (C)(2) below:

(a) Dressmaking, sewing, and tailoring;

(b) Painting, sculpturing, or writing;

(c) Telephone answering or telemarketing.

(d) Home crafts, such as model making, rug weaving, and lapidary work.

(e) Tutoring, limited to four students at a time.

(f) Computer program development.

(g) Salesperson's office or home office of a professional person that meets all conditions of (C)(2), below, no sales or director/customer are permitted on premise.

(h) Repair of clocks, instruments or other small appliances which do not create a nuisance due to noise, vibration, glare, fumes, odor or results in electrical interference.

(2) *Required conditions.* Home occupations shall comply with all of the following standards:

(a) Home occupation shall be based on an annual permit for such home occupation, and fees are to be set by resolution of the Village Council.

(b) There shall be no visible change to the outside appearance of the dwelling.

(c) Traffic, parking, sewage or water use shall not be noticeably different from impacts associated with a typical home in the neighborhood.

(d) The use shall not generate noise, vibration, glare, fumes, toxic substance, odors or electrical interference, at levels greater than normally associated with a single-family home.

(e) Outside storage or display is prohibited.

(f) The home occupation shall not become a nuisance.

(g) Only an occupant of the dwelling may be employed or involved in the home occupation.

(h) The home occupation shall occupy a maximum of 10% of the usable floor area of the dwelling. Garages, whether attached or detached, shall not be used for any home occupation.

(i) All delivery of goods and visits by patrons and activity shall occur between 6:00 a.m. and 8:00 p.m.

(3) *Prohibited home occupations.* The following are prohibited as home occupations:

(a) Private clubs;

(b) Repair shops which may create a nuisance due to noise, vibration, glare, fumes, odors, or electrical interference;

(c) Restaurants;

(d) Stables or kennels;

(e) Tourist homes;

(f) Repair, maintenance, painting and storage of automobiles, machinery, trucks, boats, recreational vehicles, and similar items.

(4) Any proposed home occupation that is neither specifically permitted above, nor specifically prohibited above, shall be considered a special land use and be granted or denied upon consideration of the required conditions contained in division (C)(2) above.

(5) Home occupation permits shall be limited to the applicant who legally resides in the residence.

(D) *Special land uses.* The following uses may be permitted upon review and approval in accordance with the general standards for all special land uses in § [157.122](#) and the standards for the specific use in § [157.130](#).

(1) Churches and other facilities normally incidental thereto;

(2) Public, parochial, and private elementary schools;

(3) Bed and breakfast inns with not more than four transient sleeping units;

(4) Cemeteries;

(5) Essential public service buildings and uses (without storage yards) when operating requirements necessitate their location within the district to serve the immediate vicinity;

(6) Private noncommercial recreational areas, institutional or community recreation centers, nonprofit swimming pool clubs;

(7) Public or private golf courses, excluding driving ranges which are open to the public;

(8) Uses of the same nature or class as the majority of the uses listed in this District as either a permitted use or a special land use, but not listed elsewhere in this chapter, as determined by the Planning Commission and/or Zoning Commission, as required, following a public hearing. The determination shall be based on the standards of § [157.032](#). Any use not listed and not found to be "similar" is prohibited in this district.

(9) Accessory uses, buildings and structures customarily incidental to an approved special land use permit; however, a separate special land use permit shall be required for any use or storage of hazardous materials and any fuel storage tanks.

(10) Short-term rentals.

(E) *Site development standard; orientation of principal structures.* The front facade of all principal residential structures shall be oriented to face a common front yard and may not be composed of primarily metal facade. The common front yard orientation shall be determined by the zoning official based on a survey of the orientation of buildings within the same zoning district and located within 500 feet of the subject site. In the case of a platted subdivision or site condominium in which there are an insufficient number of buildings to establish a predominating orientation, the common front yard shall be determined by the zoning official.

(F) *Additional site development standards.* No plat or site plan shall be approved creating lots or parcels in accordance with the requirements given for the Single-Family Residential District unless served by water and sanitary sewer facilities as approved by the village. All permitted and special land uses shall comply with all applicable provisions of the zoning ordinance including those listed below as a reference guide.

(1) Definitions.

(2) General provisions for standards on a variety of items such as: calculation of buildable lot, regulations for single-family dwellings; illegal dwellings; accessory uses, temporary buildings and structures; parking and repair of vehicles; swimming pools; fences; reception antennae; limitations on dealing and grading site, etc.

(3) Schedule of regulations (minimum lot area, lot width, setbacks, max. height, etc.).

(4) Parking and loading standards.

(5) Landscaping standards.

(6) Site plan review standards

(7) Condominium development standards

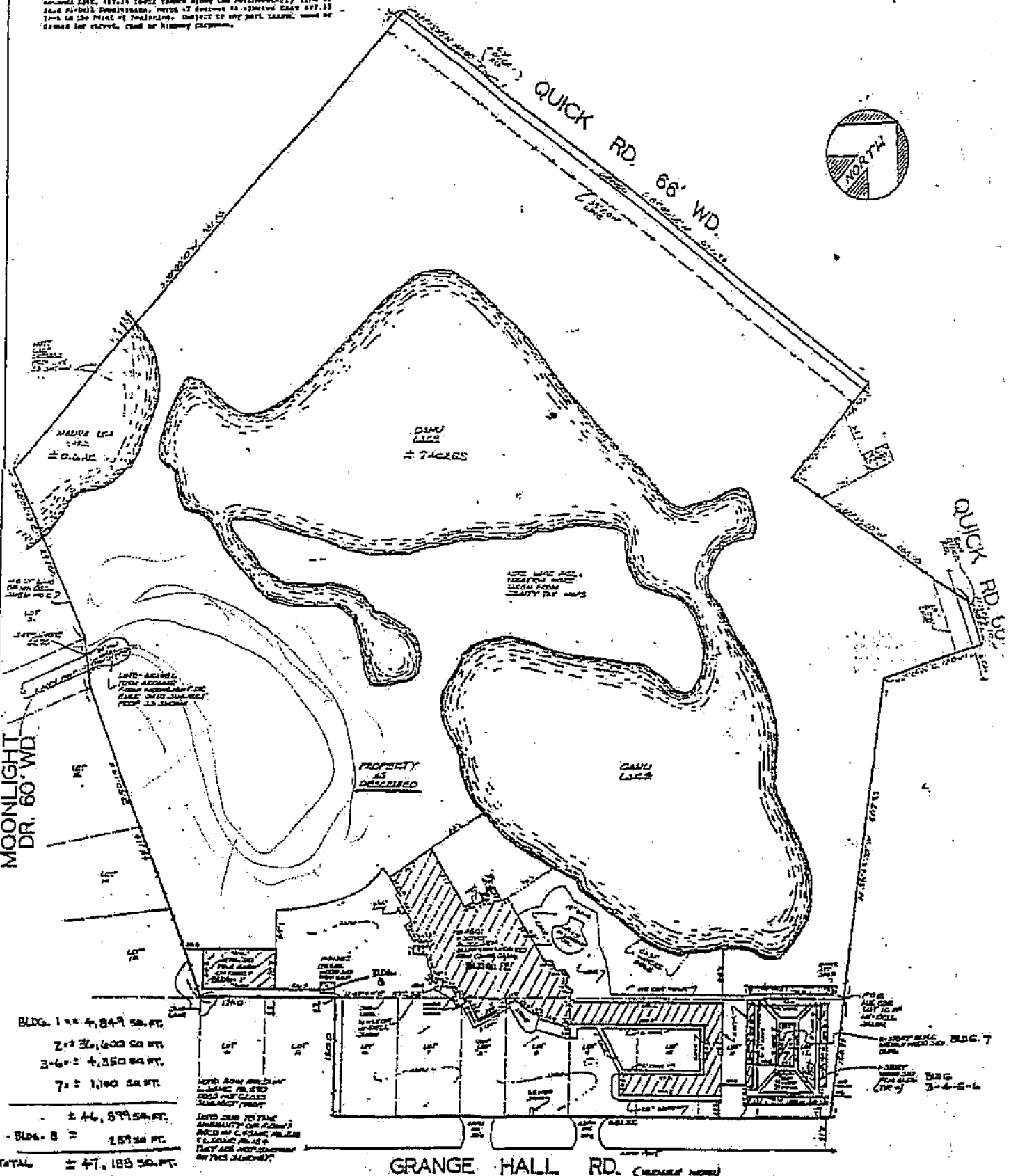
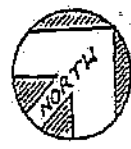
(8) Subdivision control, see [Ch. 153](#); and

(9) Signs, see [Ch. 154](#).

(Ord. 259, passed 10-24-1995; Ord. passed 2-1-2012; Ord. 457, passed 6-11-2019; Ord. 459, passed 3-10-2020) Penalty, see § [157.999](#)

Section 37, Township 5 North, Range 3 East, Wisconsin
 Partisan survey of Lot 12 of 1812 subdivision and subdivision
 shown upon 25 August 21, 1882, 26 August 21, 1882, 27, 28, 29, 30
 shown upon 21 August 21, 1882, 26 August 21, 1882, 27, 28, 29, 30
 the center line of DAVIS ROAD shown along said center line north
 to section 38 distance 48 sections West, 18.14 feet; thence north 88
 degrees 23 minutes 18 seconds West, 125.28 feet; thence north 41
 degrees 23 minutes 18 seconds West, 125.28 feet to the centerline
 of QUICK ROAD shown along said centerline south 18 degrees 12
 minutes 18 seconds West, 125.28 feet, and south 18 degrees 12
 minutes 18 seconds West, 125.28 feet; thence north 88 degrees 23
 minutes 18 seconds West, 782.26 feet; thence along the northwesterly
 line of the 1812 subdivision to, 2, south 18 degrees 12 minutes 18
 seconds West, 125.28 feet, and south 18 degrees 12 minutes 18
 seconds West, 62.75 feet, and south 68 degrees 02 minutes 18
 seconds East, 127.26 feet; thence along the northwesterly line of
 said 1812 subdivision, north 18 degrees 12 minutes 18 seconds
 East, 127.26 feet to the point of beginning, thence to any part taken, more or
 less for street, road or highway purposes.

26.9 ACRES
 - .5 ACRE (QUICK RD)
 ± 26.4 ACRES (NET AREA)



MOONLIGHT DR. 60' WD.
 BLDG. 1 ± 4,849 SQ. FT.
 2 ± 36,600 SQ. FT.
 3 ± 4,350 SQ. FT.
 7 ± 1,100 SQ. FT.
 ± 46,899 SQ. FT.
 BLDG. 8 = 257 SQ. FT.
 TOTAL ± 47,156 SQ. FT.

PROPERTY BLDG. 7 ± 1,100 SQ. FT.
 BLDG. 3-4-5-6 ± 4,350 SQ. FT.

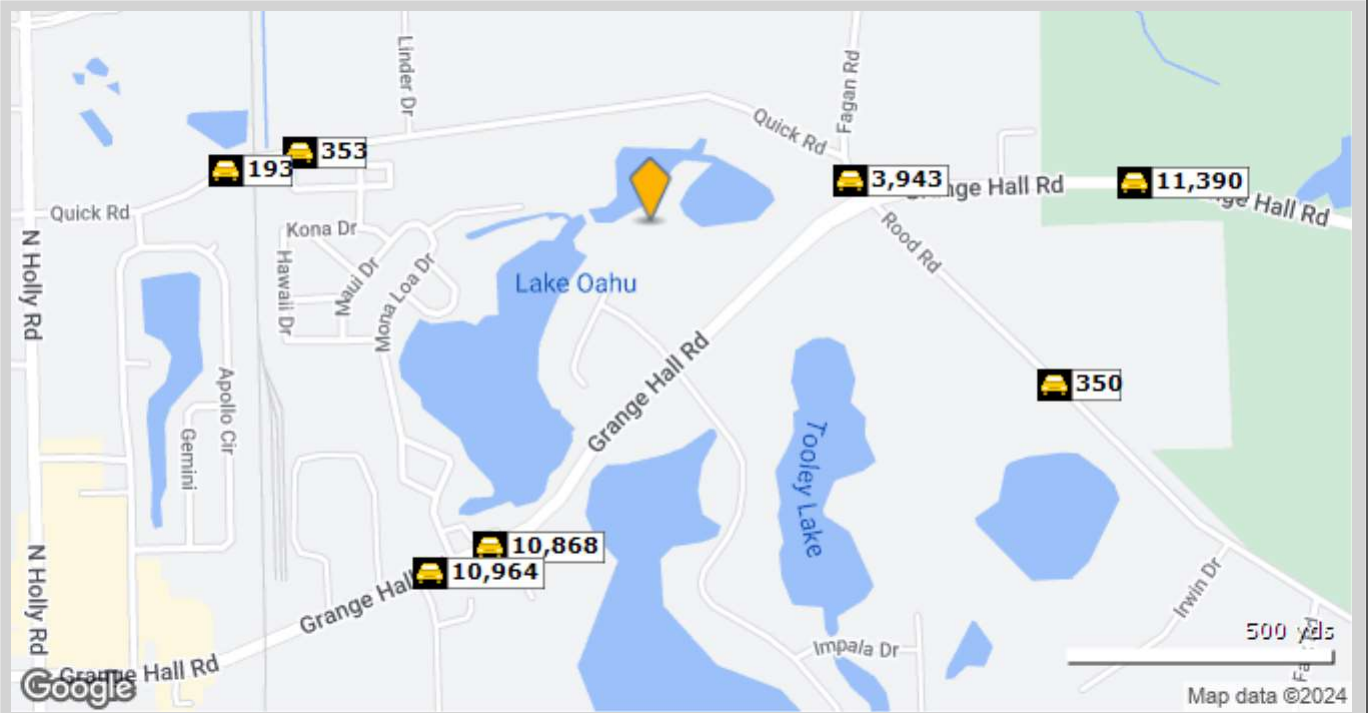
GRANGE HALL RD. (CRUISE ROAD)

Traffic Count Report

Lake Oahu - Mixed Use

4501 Grange Hall Rd, Holly, MI 48442

Building Type: **Land**
 Class: -
 RBA: -
 Typical Floor: -
 Total Available: **0 SF**
 % Leased: **0%**
 Rent/SF/Yr: -



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Fagan Rd	Quick Rd	0.02 NW	2022	3,943	MPSI	.23
2	Quick Rd	Maunaloa Dr	0.01 W	2022	353	MPSI	.39
3	Grange Hall Road		0.00	2022	10,868	MPSI	.39
4	Grange Hall Rd	Old Leake	0.02 SW	2022	10,964	MPSI	.44
5	Quick Road	Maunaloa Dr	0.07 E	2022	201	MPSI	.47
6	QUICK RD	Maunaloa Dr	0.00	2020	193	AADT	.47
7	Rood Rd	Irwin Dr	0.13 SE	2022	343	MPSI	.47
8	Rood Road	Irwin Dr	0.13 SE	2019	350	AADT	.47
9	Grange Hall Rd	Rood Rd	0.29 W	2022	11,085	MPSI	.53
10	Grange Hall Road	Rood Rd	0.29 W	2019	11,390	AADT	.53

Demographic Summary Report

Lake Oahu - Mixed Use 4501 Grange Hall Rd, Holly, MI 48442

Building Type: **Land**
 Class: -
 RBA: -
 Typical Floor: -

Total Available: **0 SF**
 % Leased: **0%**
 Rent/SF/Yr: -



Radius	1 Mile	2 Mile	5 Mile
Population			
2028 Projection	2,741	8,890	27,892
2023 Estimate	2,708	8,834	27,503
2010 Census	2,508	8,456	25,654
Growth 2023 - 2028	1.22%	0.63%	1.41%
Growth 2010 - 2023	7.97%	4.47%	7.21%
2023 Population by Hispanic Origin	139	402	1,056
2023 Population	2,708	8,834	27,503
White	2,535 93.61%	8,246 93.34%	25,620 93.15%
Black	53 1.96%	182 2.06%	640 2.33%
Am. Indian & Alaskan	14 0.52%	51 0.58%	129 0.47%
Asian	39 1.44%	151 1.71%	532 1.93%
Hawaiian & Pacific Island	1 0.04%	6 0.07%	16 0.06%
Other	66 2.44%	197 2.23%	567 2.06%
U.S. Armed Forces	0	0	0
Households			
2028 Projection	1,141	3,508	10,890
2023 Estimate	1,127	3,487	10,732
2010 Census	1,045	3,345	9,985
Growth 2023 - 2028	1.24%	0.60%	1.47%
Growth 2010 - 2023	7.85%	4.25%	7.48%
Owner Occupied	859 76.22%	2,755 79.01%	8,567 79.83%
Renter Occupied	269 23.87%	732 20.99%	2,165 20.17%
2023 Households by HH Income	1,128	3,486	10,732
Income: <\$25,000	233 20.66%	630 18.07%	1,518 14.14%
Income: \$25,000 - \$50,000	175 15.51%	689 19.76%	1,828 17.03%
Income: \$50,000 - \$75,000	224 19.86%	636 18.24%	1,831 17.06%
Income: \$75,000 - \$100,000	128 11.35%	513 14.72%	1,645 15.33%
Income: \$100,000 - \$125,000	77 6.83%	292 8.38%	1,115 10.39%
Income: \$125,000 - \$150,000	57 5.05%	181 5.19%	862 8.03%
Income: \$150,000 - \$200,000	15 1.33%	147 4.22%	833 7.76%
Income: \$200,000+	219 19.41%	398 11.42%	1,100 10.25%
2023 Avg Household Income	\$107,308	\$92,988	\$100,521
2023 Med Household Income	\$69,137	\$68,639	\$77,872