

LAND PROPERTY // FOR SALE

5.578 ACRE DEVELOPMENT OPPORTUNITY IN ORION TOWNSHIP

LAPEER RD & WALDON RD

ORION TWP, MI 48359



- Parcel C: 4.67 Acres | Parcel D: .90 Acres
- Parcels can be sold separately or together
- 536' of total frontage on Waldon Rd
- Currently Zoned OP - Office Professional
- Located in the Lapeer Road Overlay District - many permitted uses possible
- Previously approved in 2020 for a 25,344 SF Building with 55 Parking Spaces
- Water and Sewer at Site
- 45,000 VPD and an average household income of \$134,000 within 3 miles



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Waldon Rd
26555 Evergreen Road, Suite 1500
Southfield, MI 48076
248.358.0100
Parcel D
09-26-151-039
pacommercial.com

LAPEER RD & WALDON RD, ORION TWP, MI 48359 // FOR SALE

EXECUTIVE SUMMARY



Total Price	\$1,285,000
Parcel C:	\$1,050,000
Parcel D:	\$235,000

OFFERING SUMMARY

Lot Size:	5.578 Acres
Price / Acre:	\$230,369
Zoning:	OP - Office Professional
Market:	Detroit
Submarket:	St Clair & Lapeer Counties
Traffic Count:	45,528

PROPERTY OVERVIEW

5.578 Acres development opportunity at Waldon Rd & Lapeer Rd. According to Orion Township, the property is currently zoned OP - Office Professional, but is also located within the "Lapeer Road Overlay District," which opens up many potential uses. The lots were previously approved in 2020 for a 25,344 SF Commercial Building with 55 Parking Spaces. Some permitted uses in the Lapeer Road Overlay District include retail showrooms, automotive retail & service, banks, equipment repair, restaurants (including drive-thru), mini storage, veterinary clinics, and animal boarding.

LOCATION OVERVIEW

This bustling area provides an ideal opportunity for land or office investment. Surrounding the location, you'll find a strong network of businesses, retail centers, and dining options, all contributing to a vibrant commercial ecosystem. Enjoy close proximity to top attractions such as the Great Lakes Crossing Outlets, Pine Knob Ski and Snowboard Resort, and the scenic Bald Mountain Recreation Area, ensuring a perfect blend of work and leisure for your investment in this dynamic locale.



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LAND LOTS

Parcel D
09-26-151-039



OF LOTS 2 | TOTAL LOT SIZE 0.906 - 5.578 ACRES | TOTAL LOT PRICE \$235,000 - \$1,285,000 | BEST USE OFFICE

LOT #	ADDRESS	APN	SIZE	PRICE	ZONING
Parcel C	Waldon Rd & Lapeer Rd	09.26.151.038	4.672 Acres	\$1,050,000	OP - Office Professional
Parcel D	Waldon Rd & Lapeer Rd	09.26.151.039	0.906 Acres	\$235,000	OP - Office Professional



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ADDITIONAL PHOTOS

Parcel D
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Parcel Outline | North View



Parcel Outline | South View



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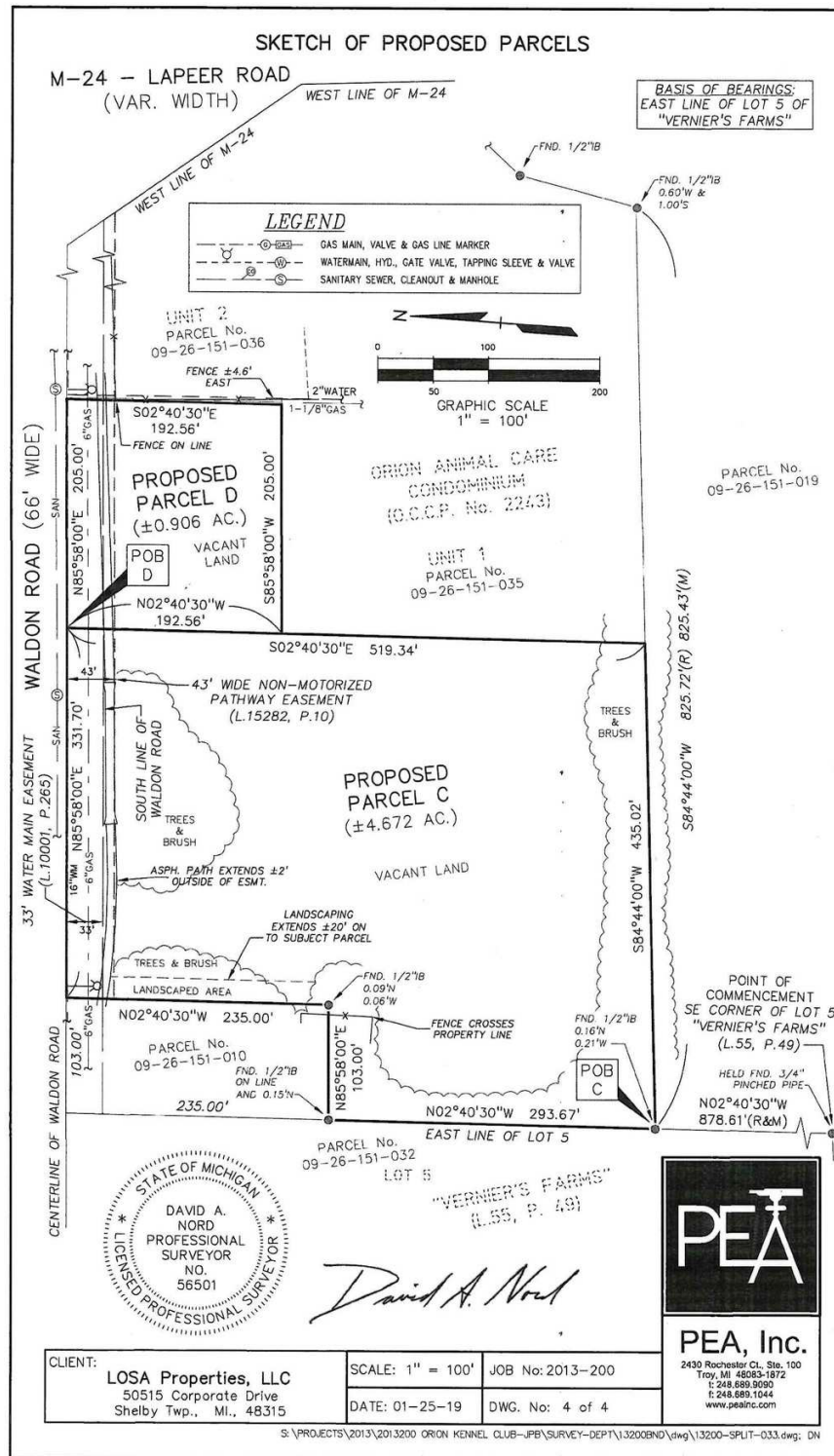
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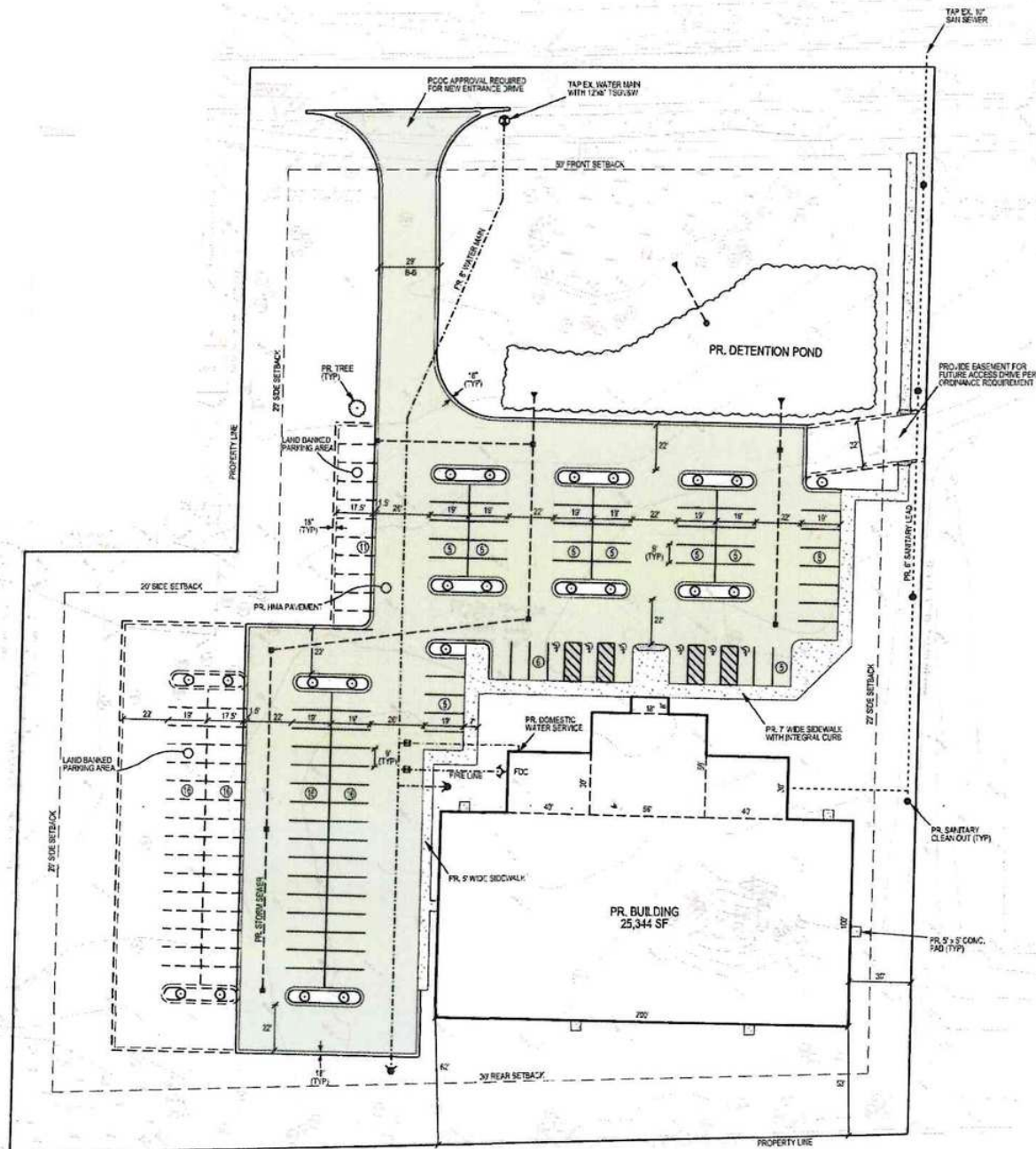
PARCEL SKETCH

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WALDON ROAD



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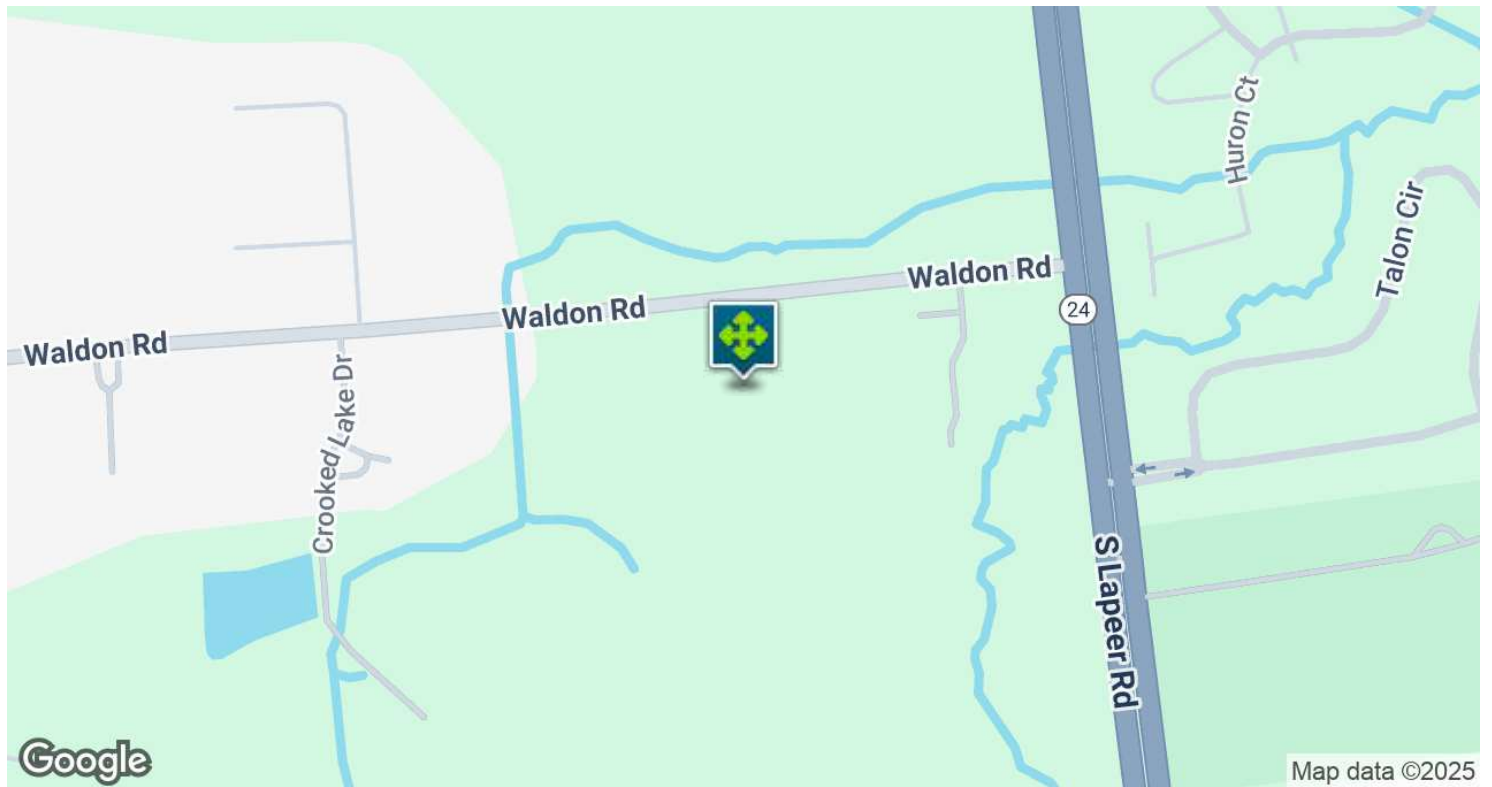
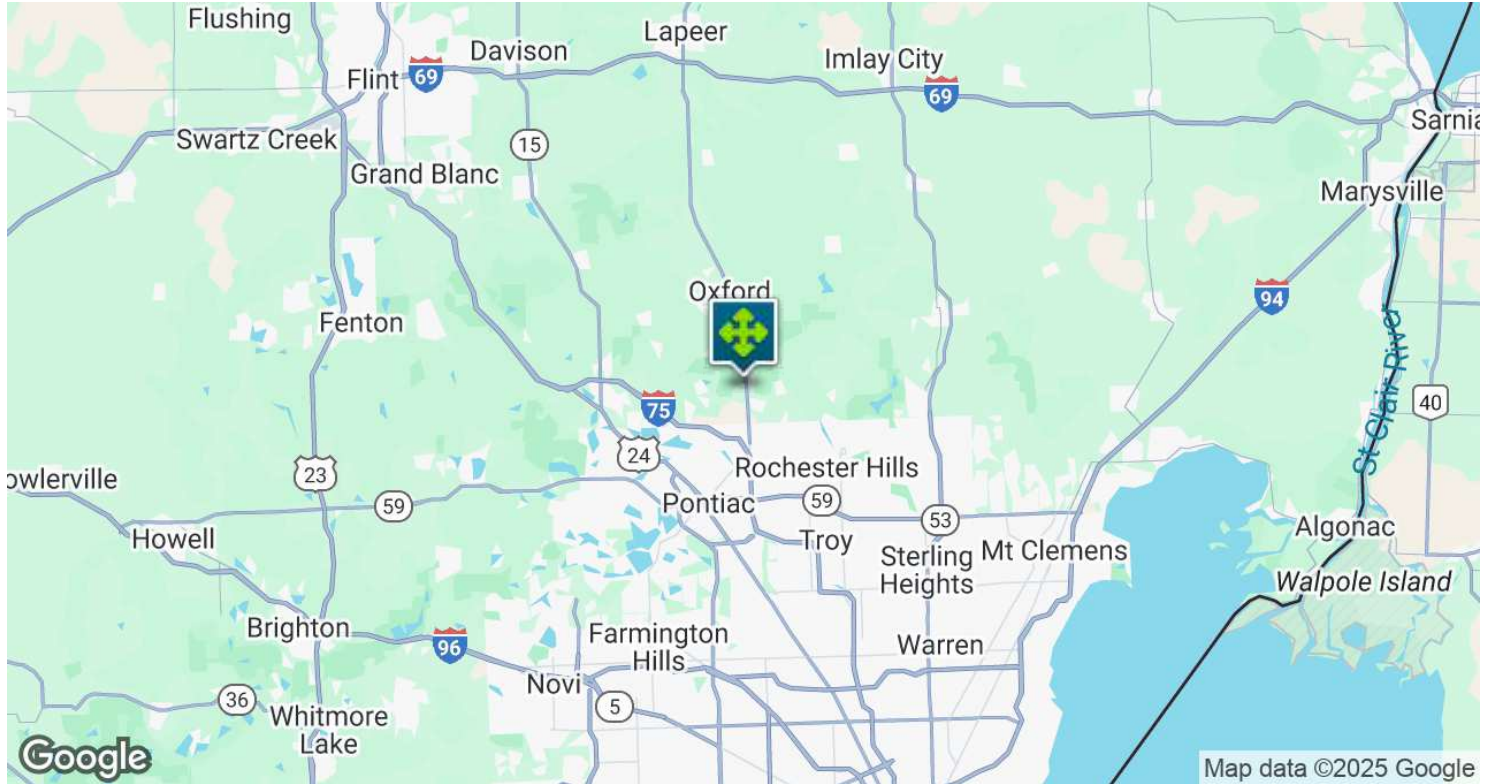
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LOCATION MAP

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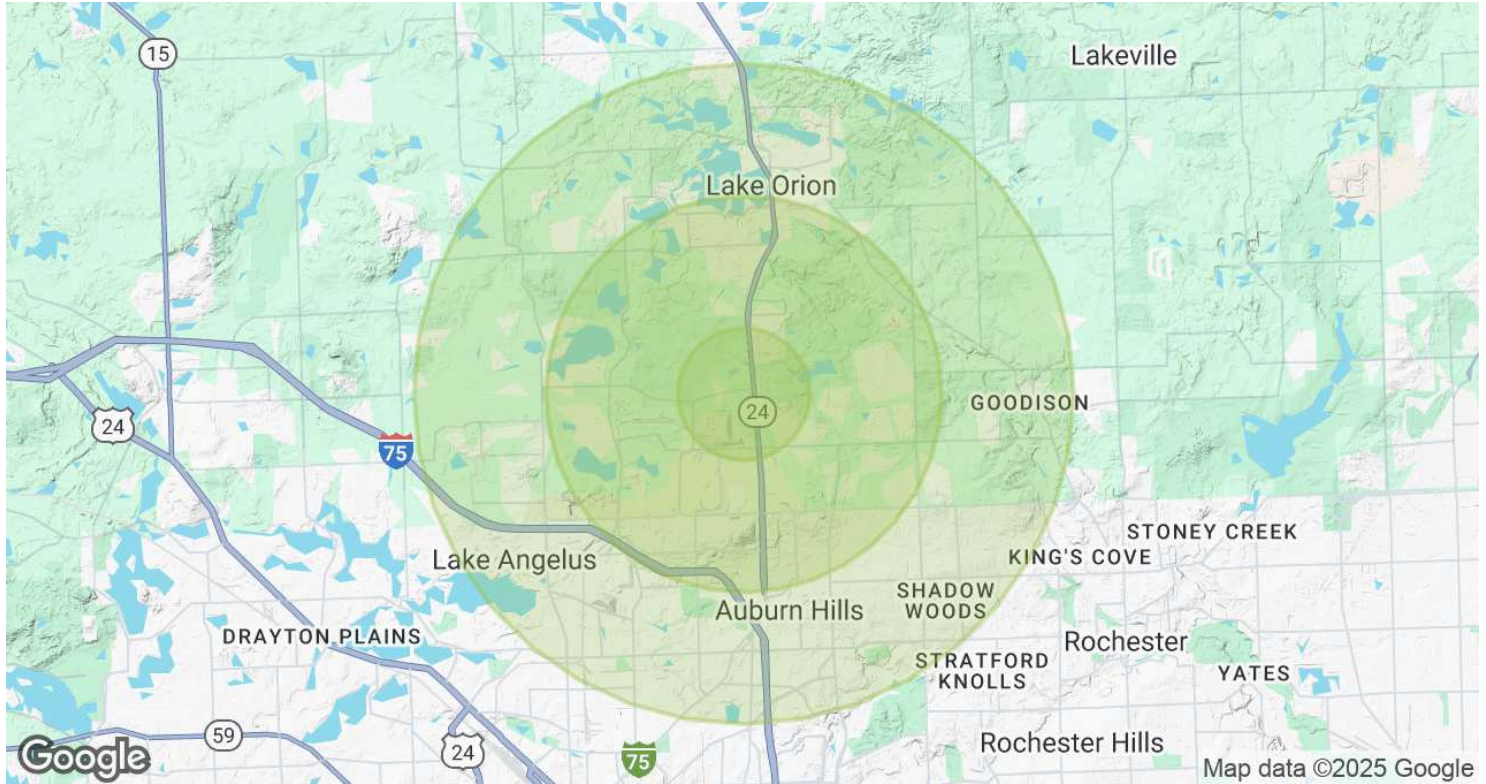
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DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,385	29,324	99,708
Average Age	38	40	40
Average Age (Male)	37	40	39
Average Age (Female)	39	41	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,263	10,941	37,820
# of Persons per HH	2.7	2.7	2.6
Average HH Income	\$138,685	\$158,792	\$149,150
Average House Value	\$449,159	\$460,763	\$424,793

Demographics data derived from AlphaMap



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CONTACT US

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FOR MORE INFORMATION, PLEASE CONTACT:



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