

LAND PROPERTY // FOR SALE

536'

Waldon Rd

0.90
Acres

Parcel D
09-26-151-039

Lapeer Rd

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

536'

Waldon Rd

26555 Evergreen Road, Suite 1500
Southfield, MI 48076

Parcel D
09-26-151-039
pacommercial.com

Lapeer Rd

 **P.A. COMMERCIAL**
Corporate & Investment Real Estate

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EXECUTIVE SUMMARY

Parcel D
09-26-151-039

Total Price

\$1,285,000

Parcel C:
Parcel D:\$1,050,000
\$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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Philip Myers SENIOR ASSOCIATE
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LAND LOTS

Parcel D
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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

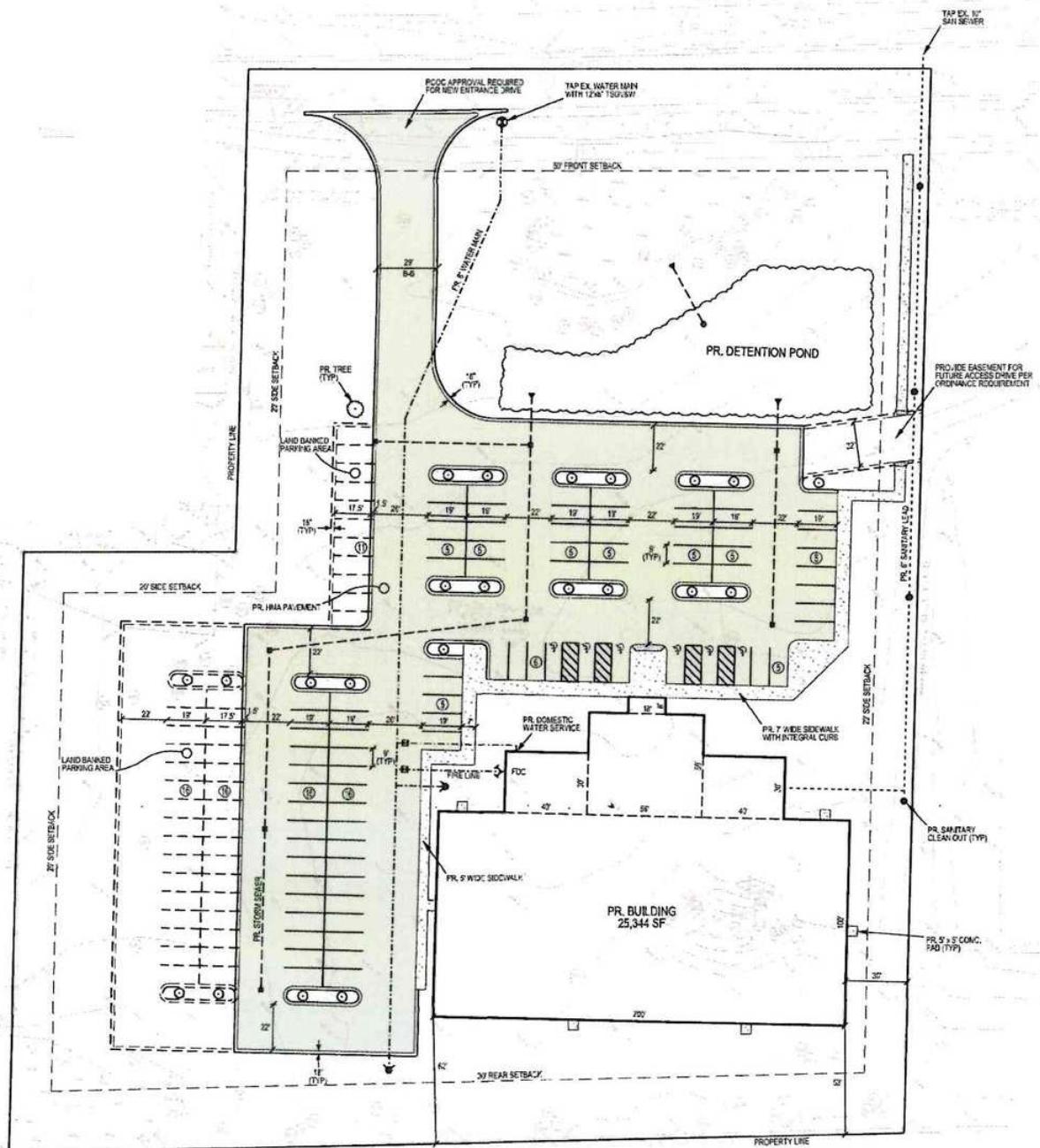
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ADDITIONAL PHOTOS

Parcel D
09-26-151-039



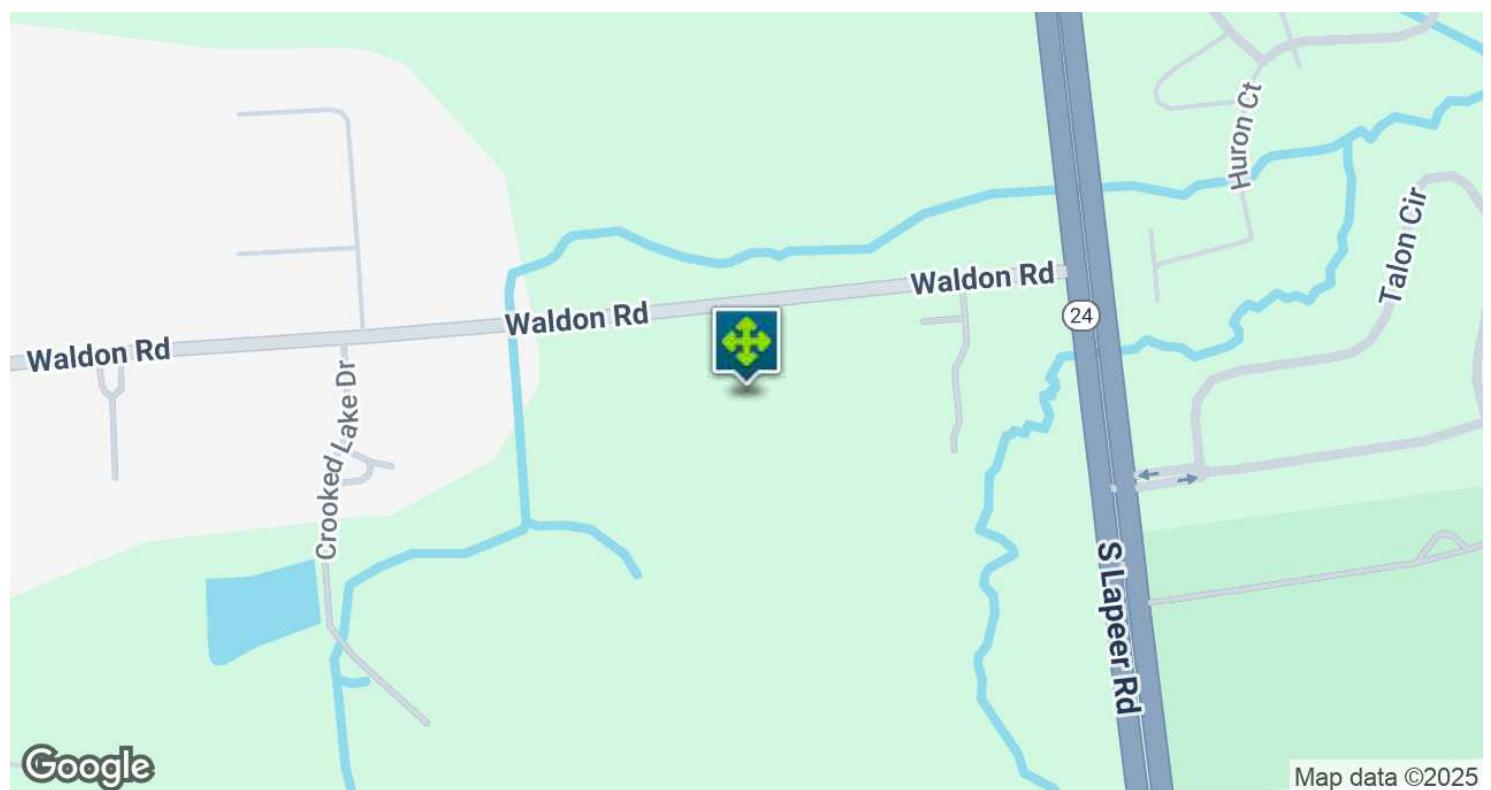
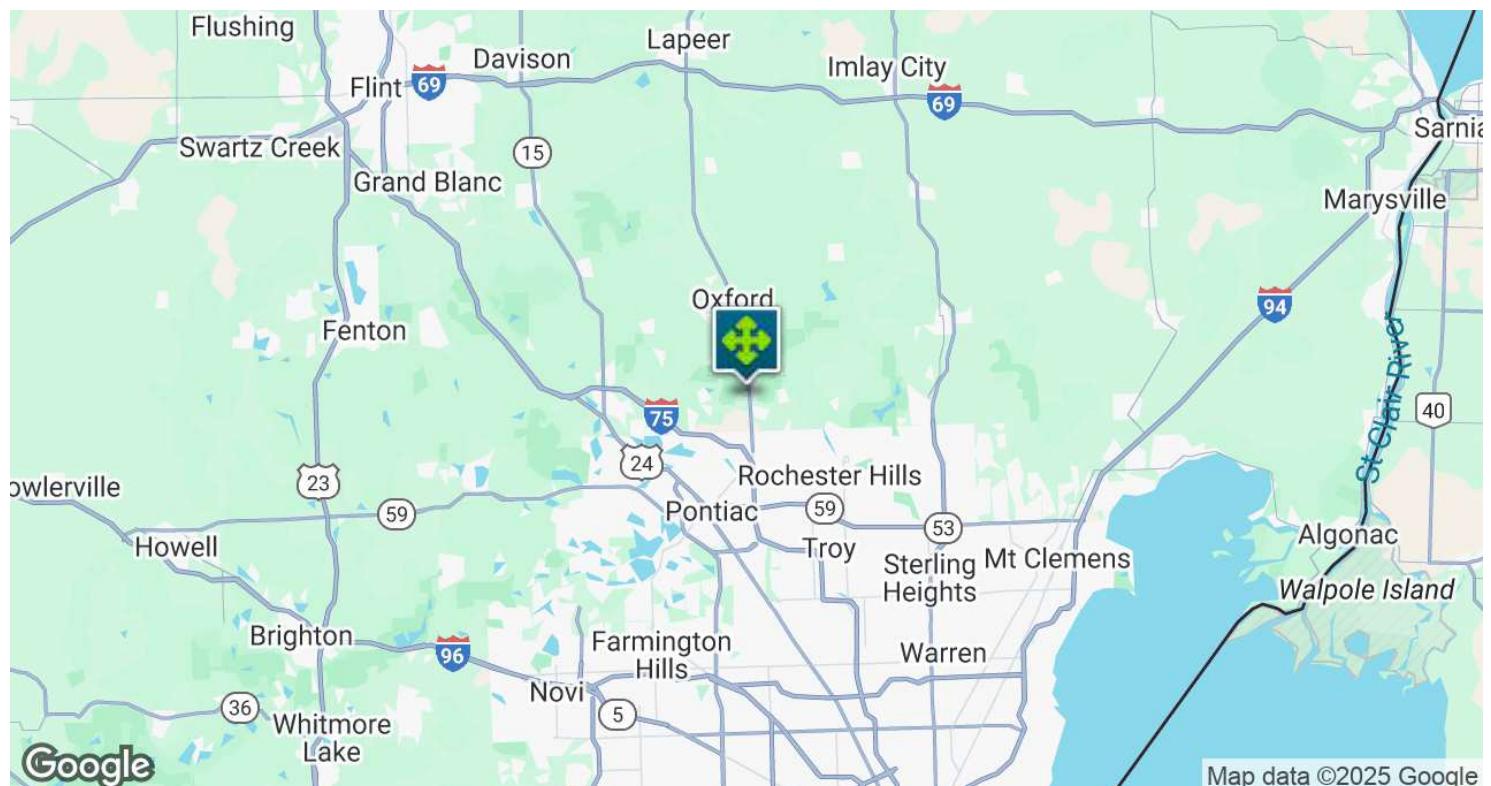
WALDON ROAD



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LOCATION MAP

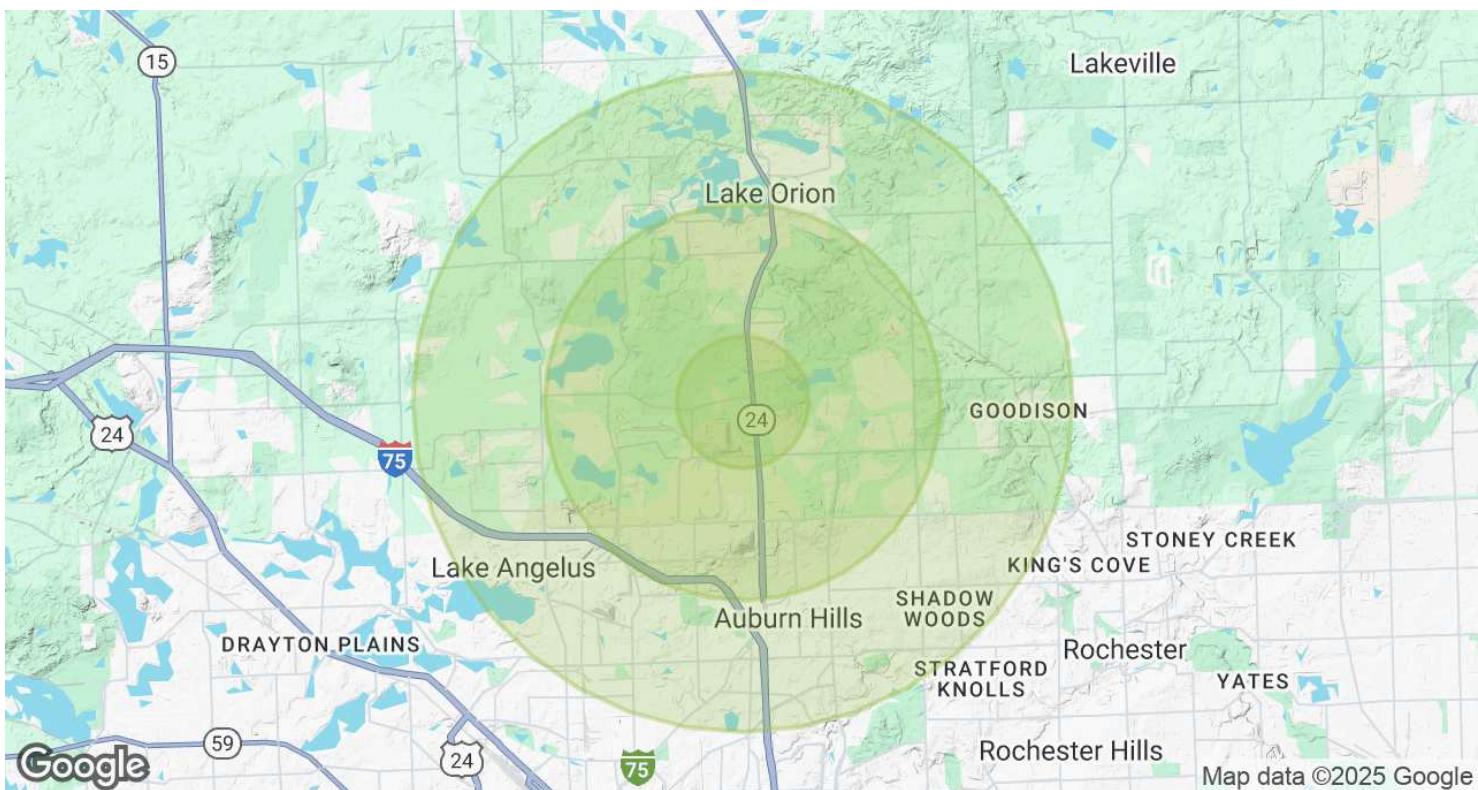
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,385	29,324	99,708
Average Age	38	40	40
Average Age (Male)	37	40	39
Average Age (Female)	39	41	41

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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