FOR SALE

Vacant Land – White Lake

Insite COMMERCIAL
Established 2001
2019 Township Drive
Suite 104
Commerce, MI 48390

Ormond Rd., N. of M-59
White Lake, MI 48383

EXCLUSIVELY LISTED BY:

Randy Thomas
CEO/President
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O: (248) 359-9000 x9
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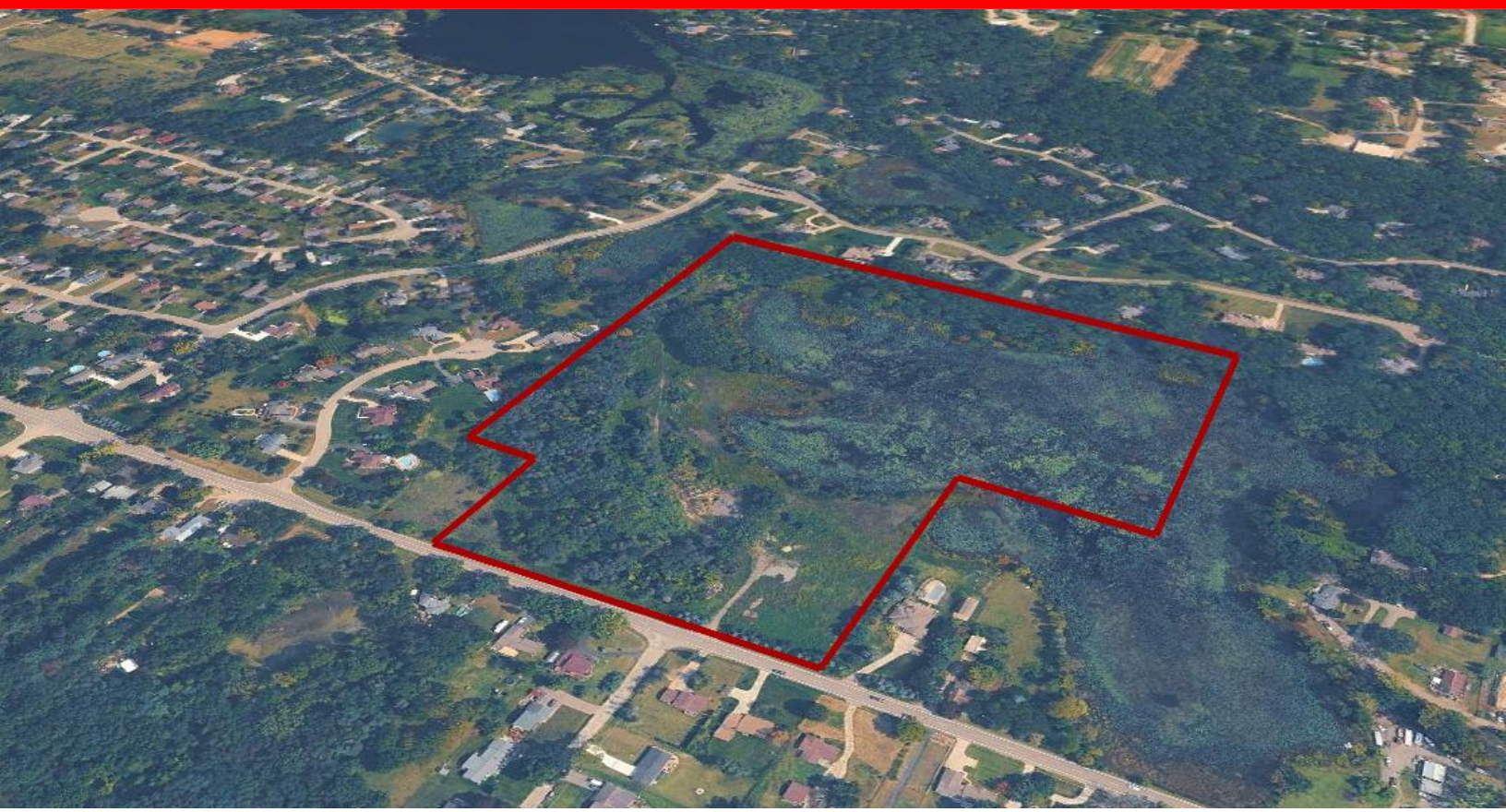
PROPERTY INFORMATION
Executive Summary



PROPERTY OVERVIEW

Residential development land available. Great investment opportunity. +/- 32 Acres of residential land on Stison Lake ready for development. Access and water rights to White Lake. 18 lot conceptual site plan available.

OFFERING SUMMARY	
Sale Price:	**$1,150,000**
Land Size:	**+/- 32.00 AC**
Parcel ID:	**12-18-251-023 (Parcel E)** **12-18-400-020 (Parcel D)** **12-18-400-021 (Parcel C)**
Utilities:	**Well and Septic**
Property Taxes:	**$4,397.43 (2024)**
School District:	**Huron Valley**
Zoning:	**R1-B**

DEMOGRAPHICS (5-Mile Radius)

- **Population:** 52,012 people
- **Households:** 20,235 homes
- **Avg. HH Income:** $137,608 USD
- **Traffic Counts:** 8,826 VPD

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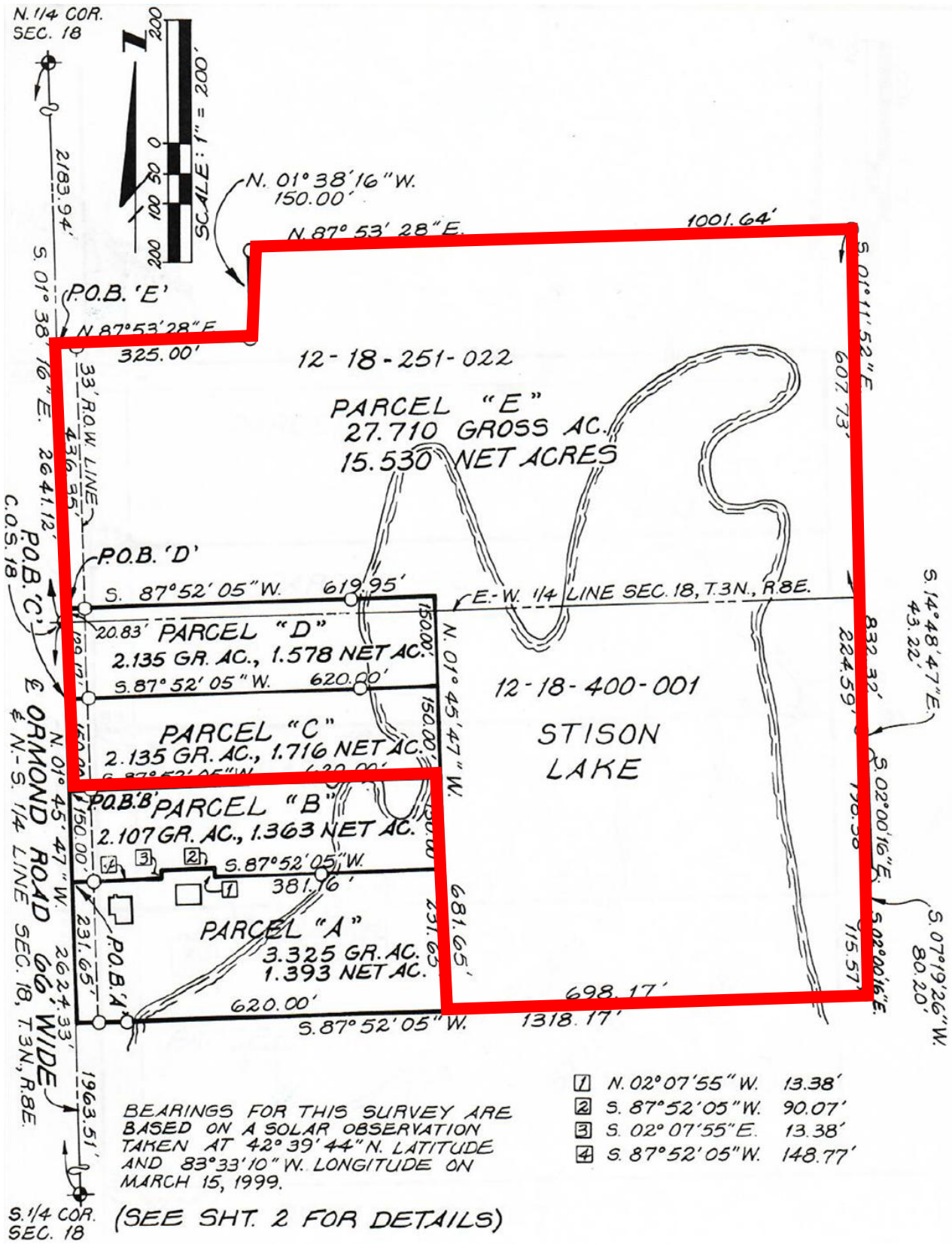

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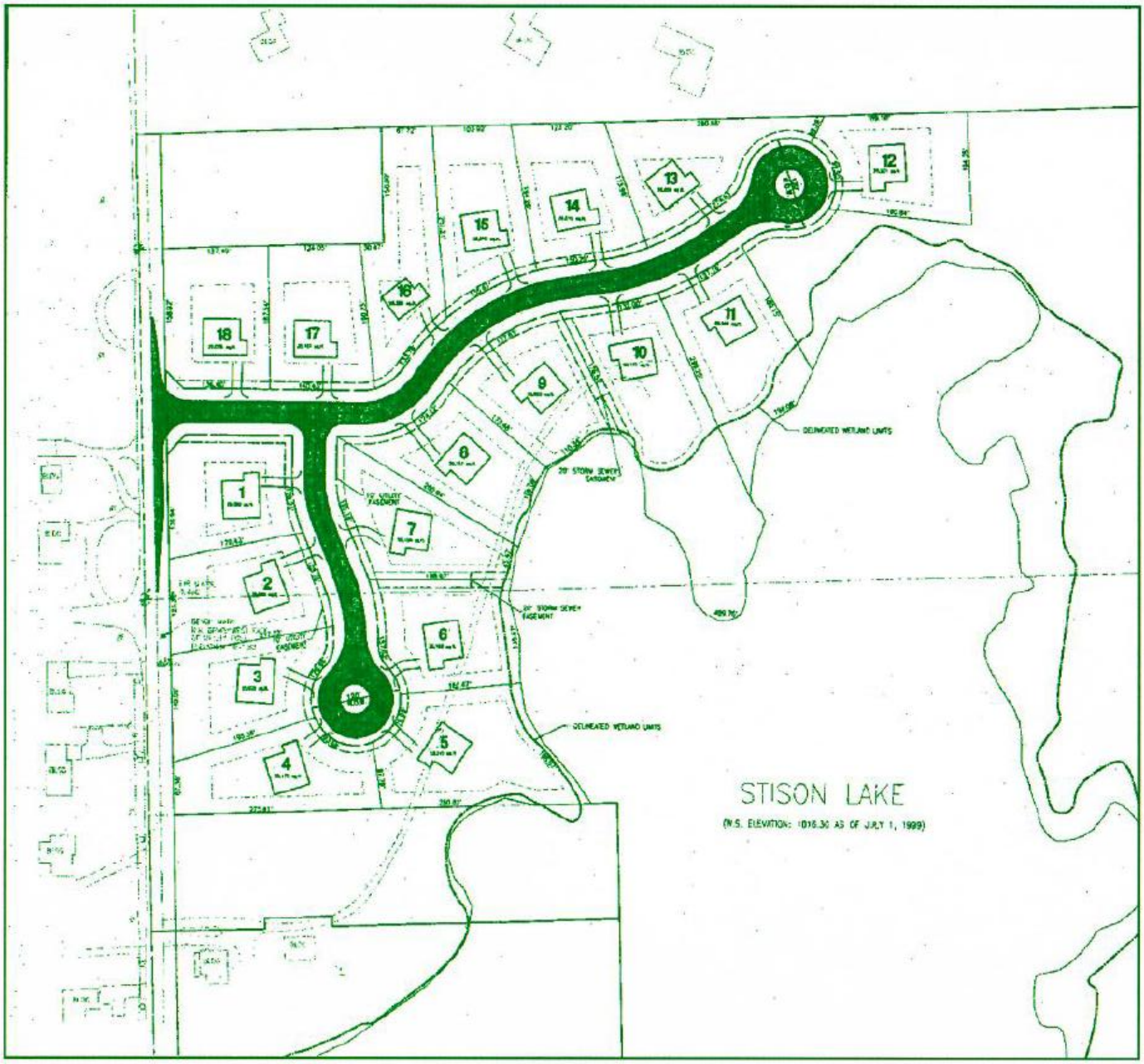

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PROPERTY INFORMATION
Site Plan

RUSTIC SHORES
SITE CONDOMINIUM
PRELIMINARY SITE PLAN

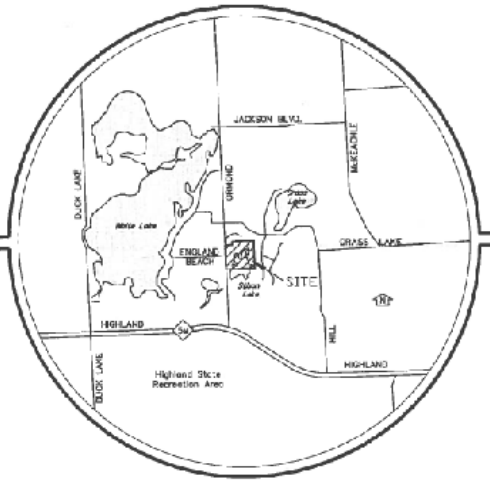
Part of the East 1/2 of Section 18, T. 3 North, R. 8 East,
White Lake Township, Oakland County, Michigan

LEGAL DESCRIPTION - PARCEL A:

LEGAL DESCRIPTION - PARCEL B:

LEGAL DESCRIPTION - PARCEL C:

LEGAL DESCRIPTION - OVERALL:



Location Map

Sheet Index

	Cover Sheet
1	Boundary & Topographic Survey
2	Overall Site Plan
3	Preliminary Site Plan
4	Parallel Site Plan

Owner
J & K Development
3600 Kingsway Drive
Highland, MI 48356
Contact: Mr. Keith Kapilla
Phone: (248)
Fax: (248)

Landscape Architect
Nowak & Fraus, P.L.L.C.
1310 N. Stephenson Highway
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Contact: Mr. George A. Ostrowski, RLA
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NF JOB # 1-0389

Issue Date: June 23, 2004

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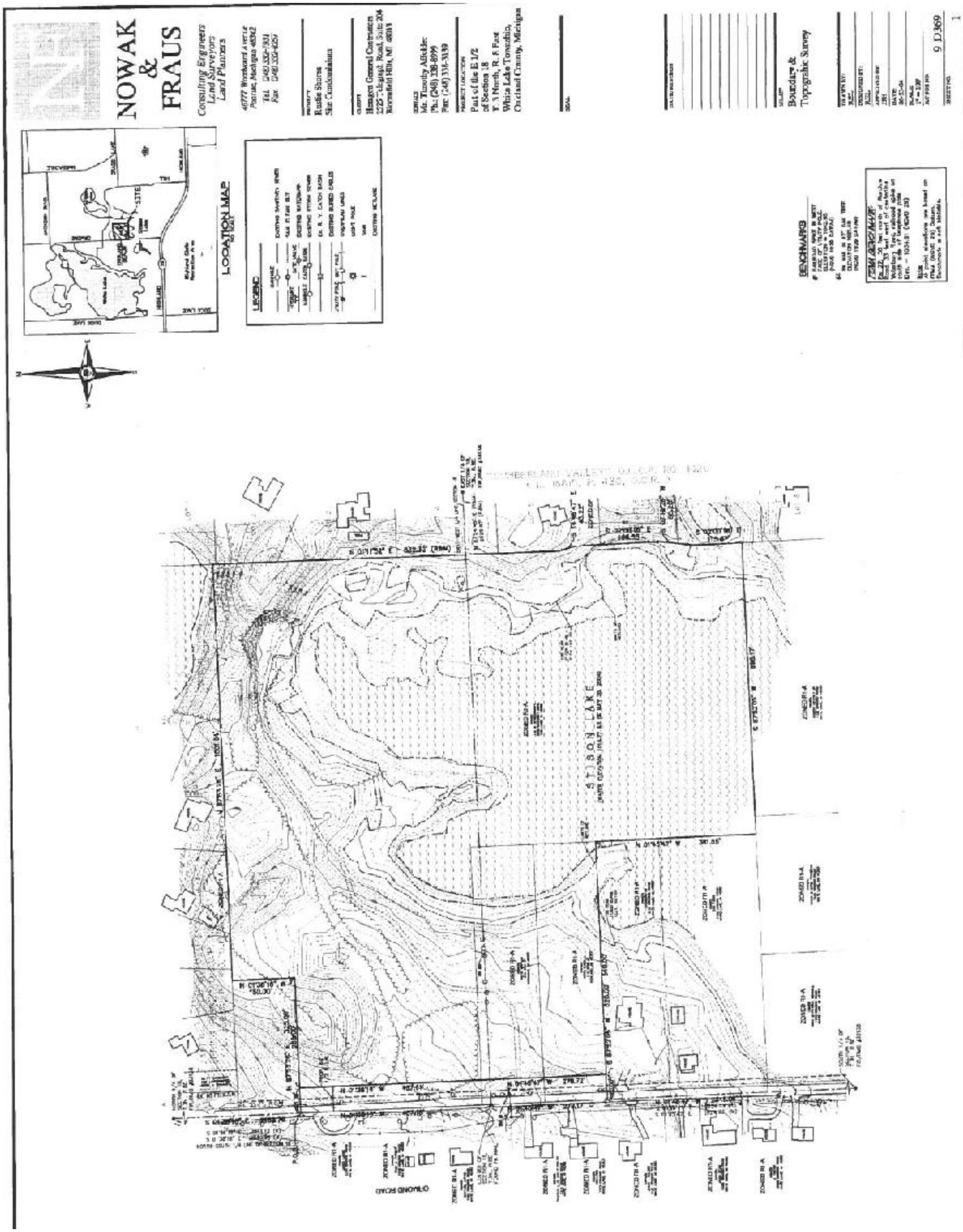

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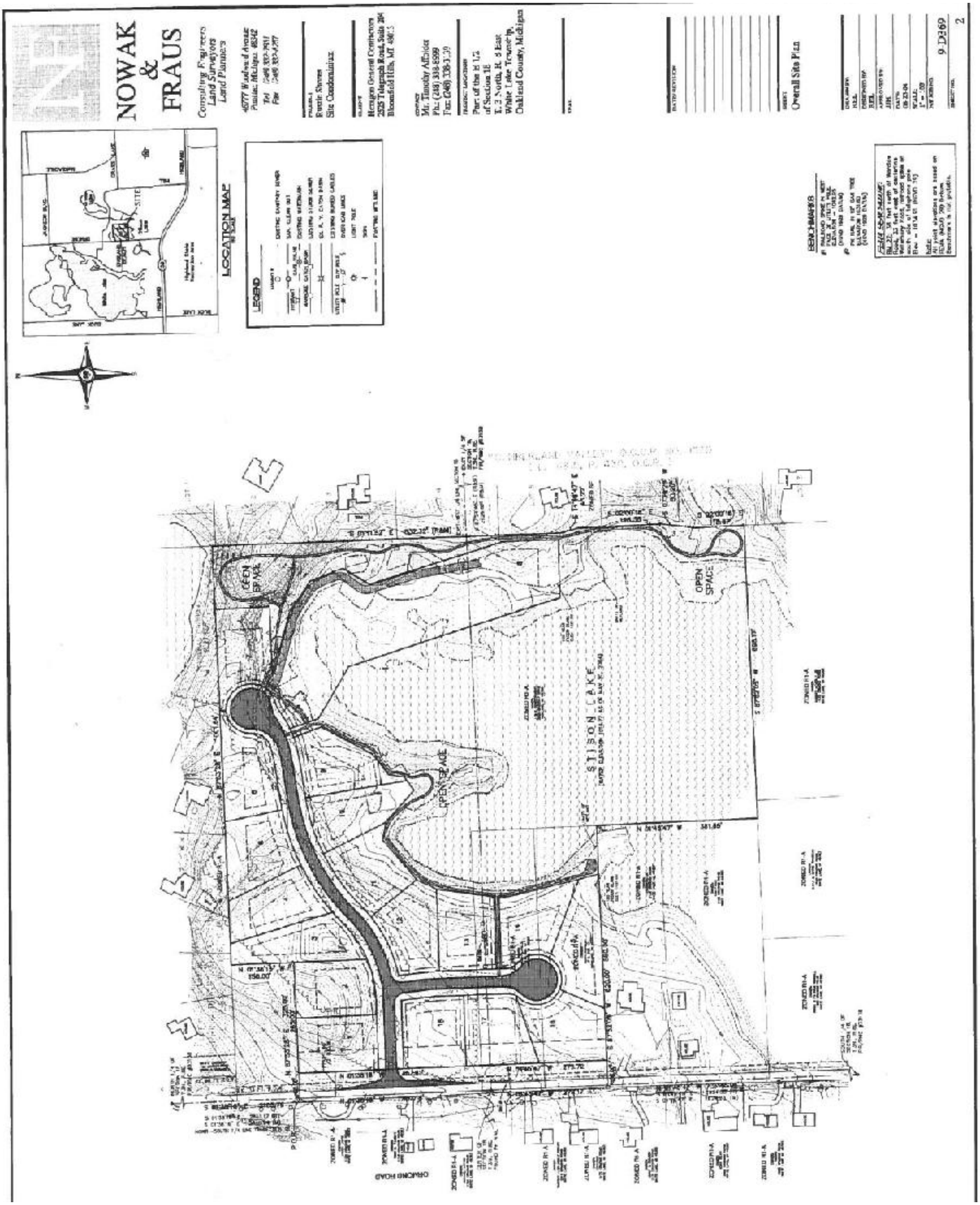

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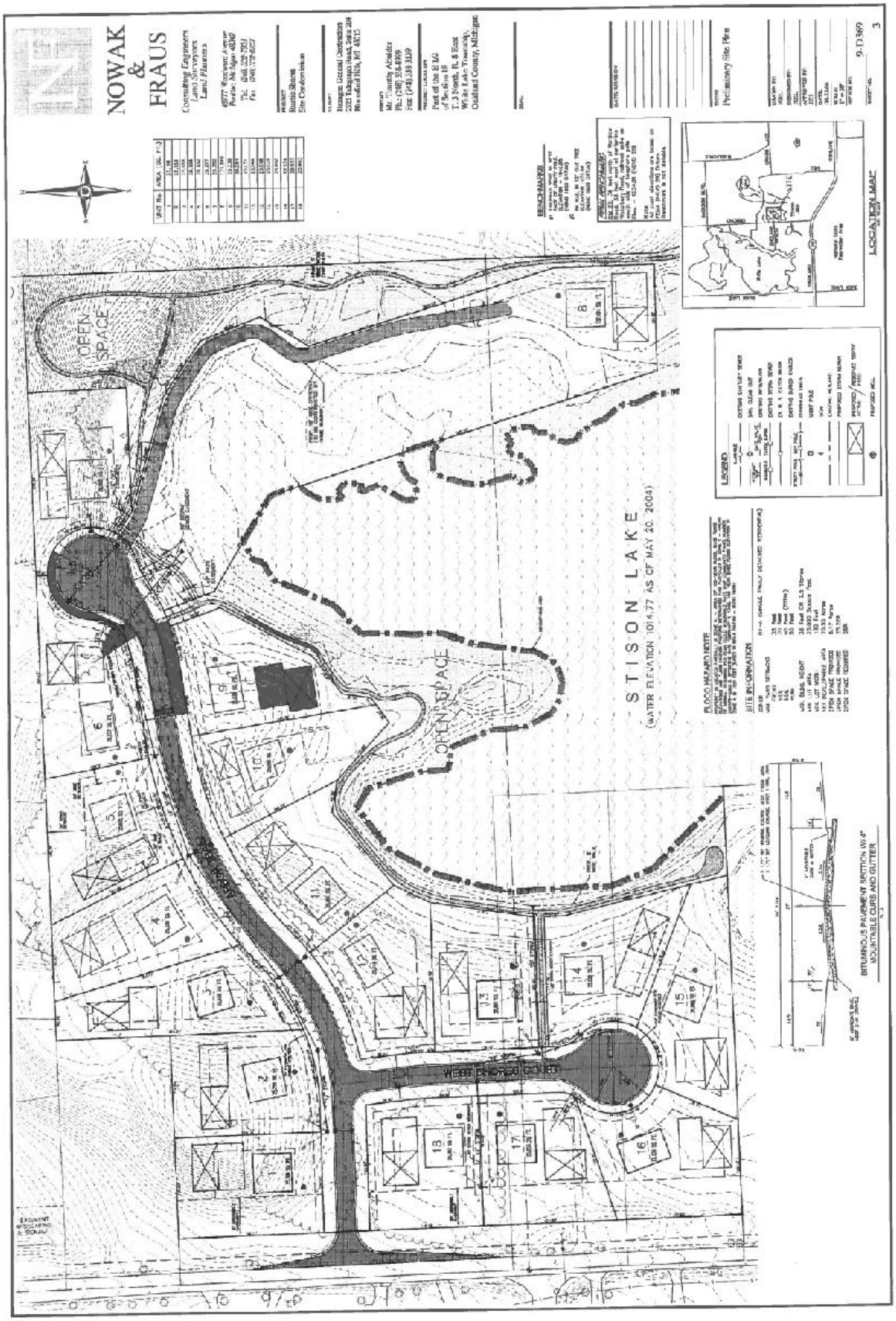

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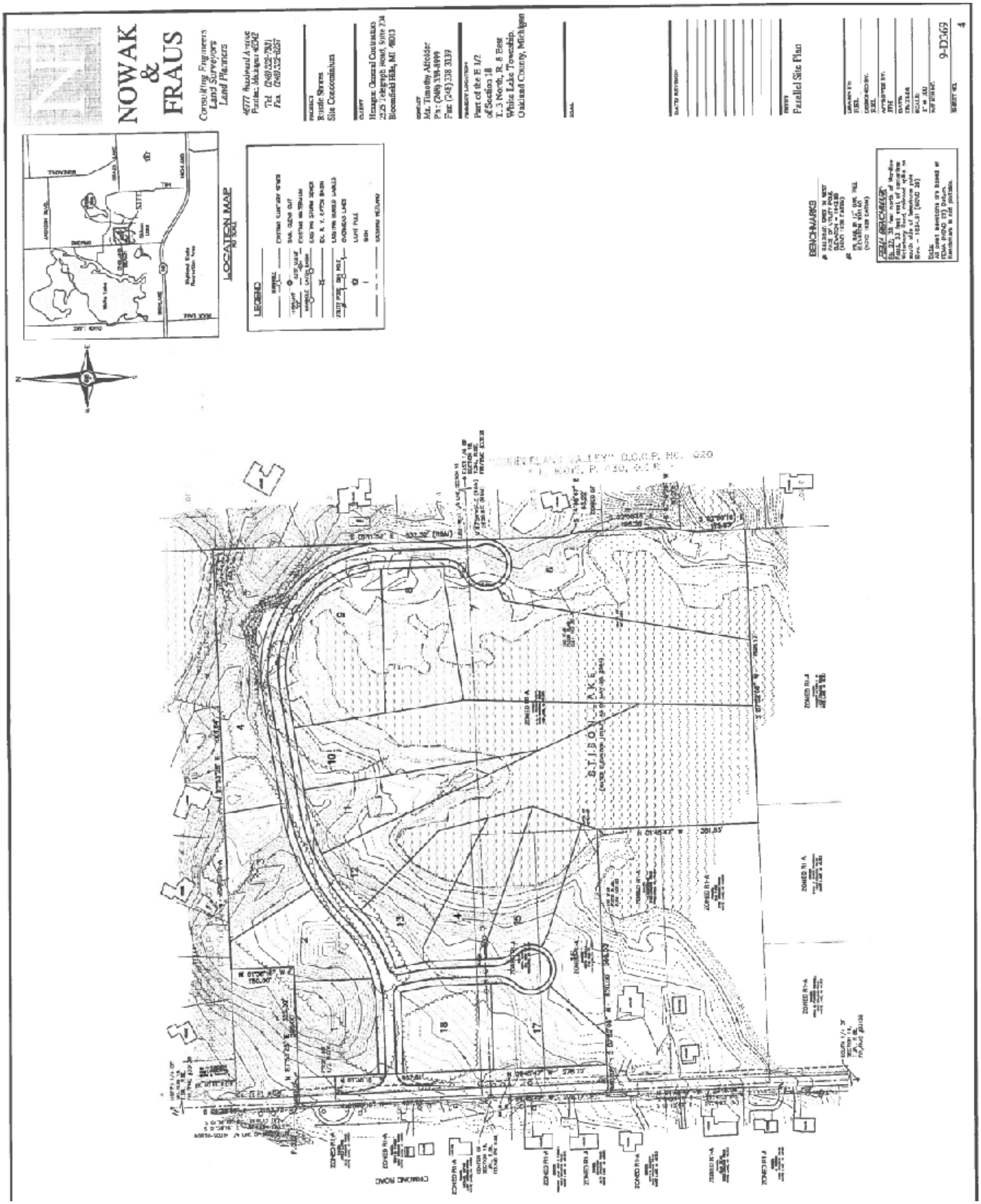

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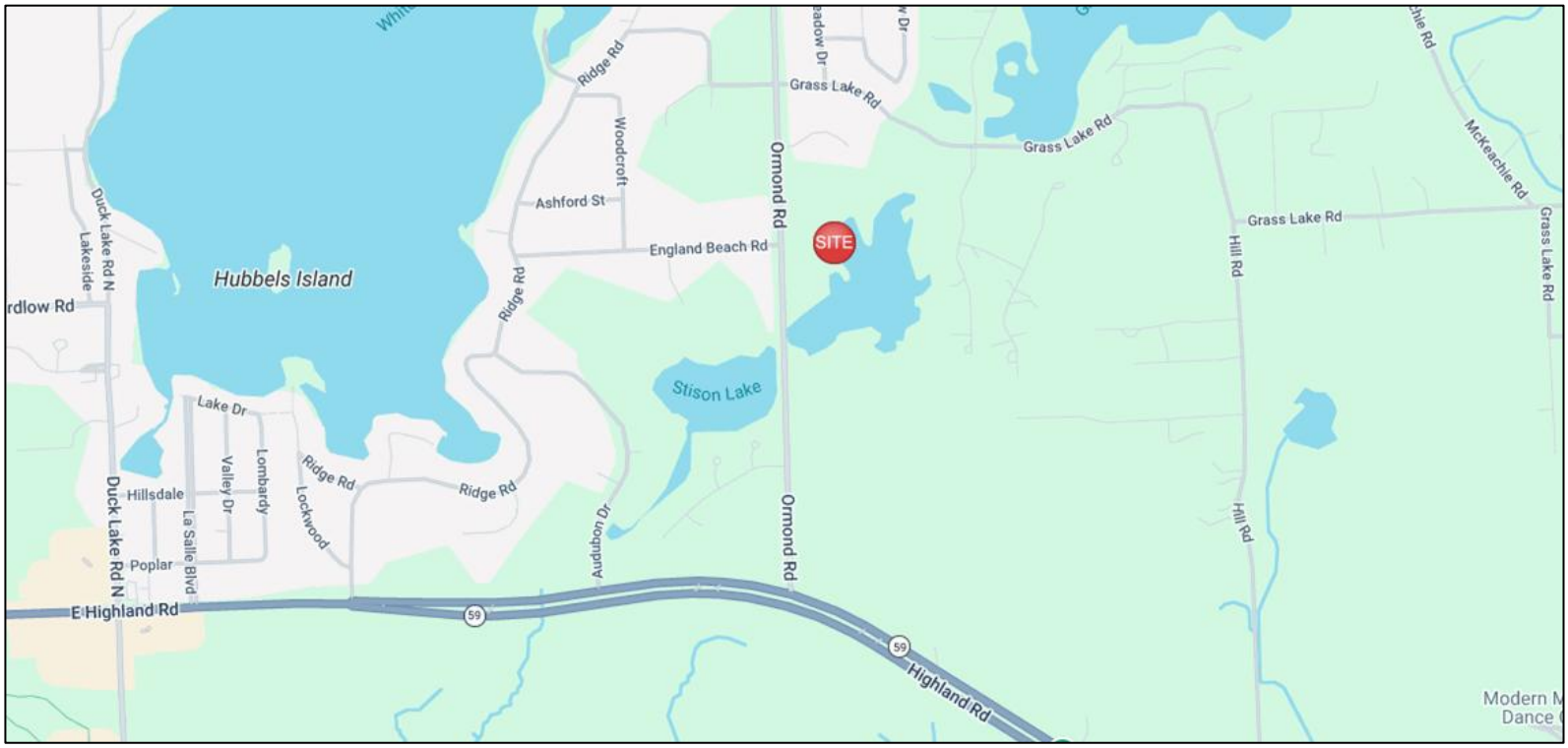
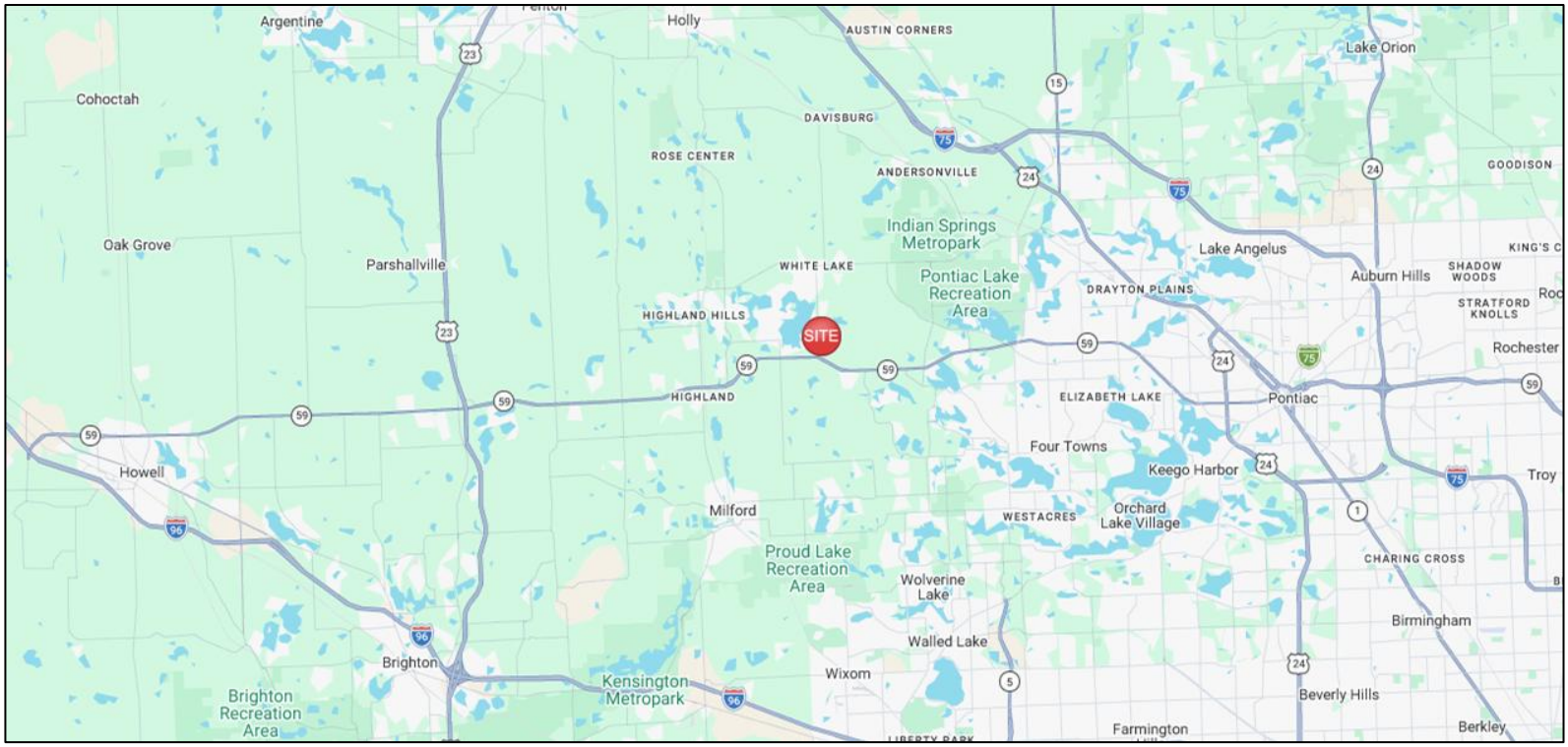
LOCATION INFORMATION
Location Maps

Insite COMMERCIAL
Established 2001

LOCAL



REGIONAL



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LOCATION INFORMATION
Aerial Maps

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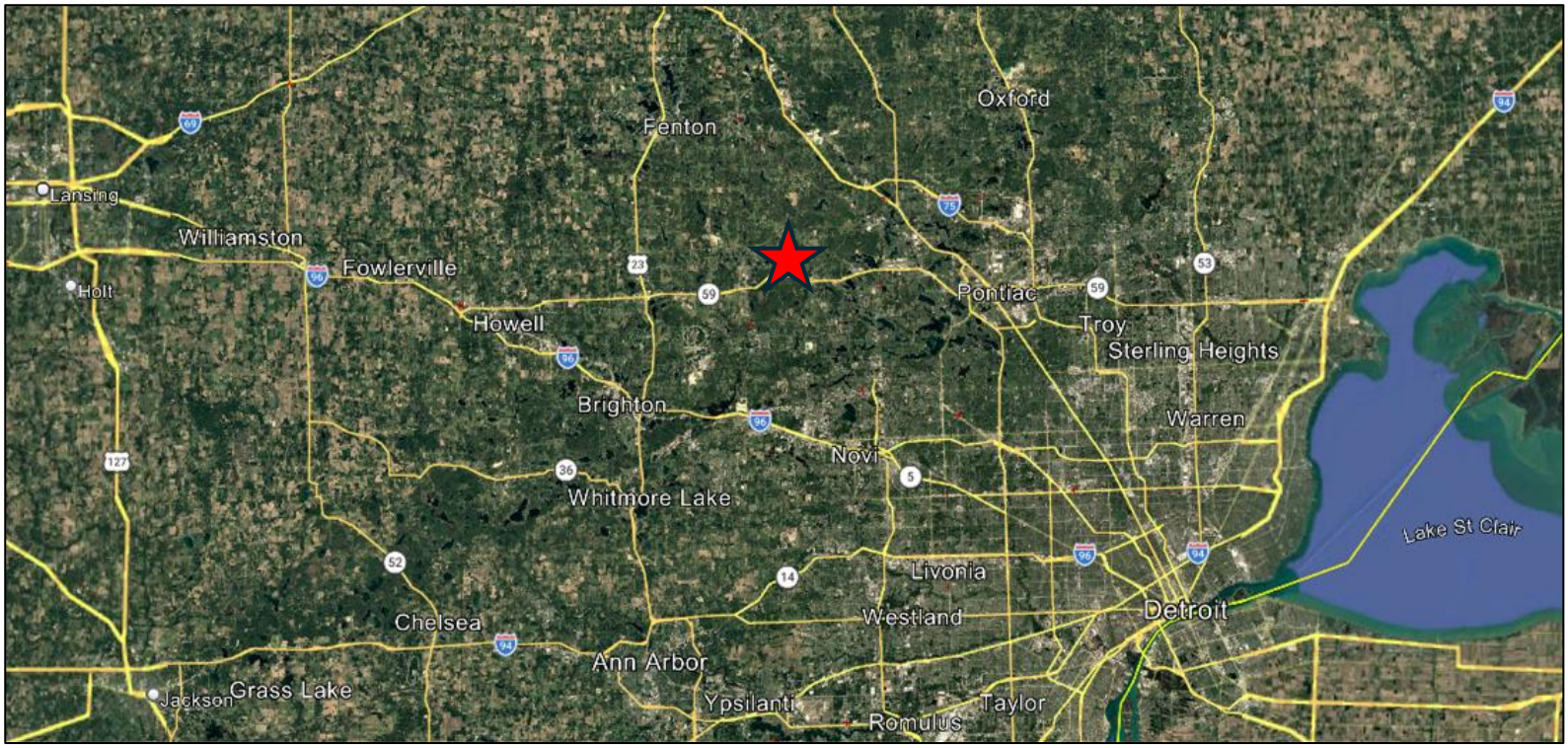
Established 2001

LOCAL

REGIONAL



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Ormond Rd., N. of M-59 White Lake, MI 48383	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	2,162	19,060	52,012
2030 Projected Population	2,121	18,904	51,551
2020 Census Population	2,217	19,464	52,639
2010 Census Population	2,131	18,384	50,502
Projected Annual Growth 2025 to 2030	-0.4%	-0.2%	-0.2%
Historical Annual Growth 2010 to 2025	-	0.2%	0.2%
Households			
2025 Estimated Households	849	7,441	20,235
2030 Projected Households	847	7,519	20,426
2020 Census Households	843	7,205	19,673
2010 Census Households	787	6,661	18,496
Projected Annual Growth 2025 to 2030	-	0.2%	0.2%
Historical Annual Growth 2010 to 2025	0.5%	0.8%	0.6%
Age			
2025 Est. Population Under 10 Years	10.2%	10.4%	9.9%
2025 Est. Population 10 to 19 Years	11.1%	12.3%	12.5%
2025 Est. Population 20 to 29 Years	10.9%	10.5%	9.9%
2025 Est. Population 30 to 44 Years	17.8%	17.5%	16.8%
2025 Est. Population 45 to 59 Years	22.9%	21.4%	21.8%
2025 Est. Population 60 to 74 Years	21.8%	21.1%	21.5%
2025 Est. Population 75 Years or Over	5.4%	6.7%	7.5%
2025 Est. Median Age	44.2	43.3	44.8
Marital Status & Gender			
2025 Est. Male Population	50.6%	50.3%	50.2%
2025 Est. Female Population	49.4%	49.7%	49.8%
2025 Est. Never Married	27.0%	28.5%	26.8%
2025 Est. Now Married	58.3%	54.7%	57.2%
2025 Est. Separated or Divorced	13.8%	12.9%	11.7%
2025 Est. Widowed	0.9%	3.9%	4.3%
Income			
2025 Est. HH Income $200,000 or More	18.4%	13.1%	19.1%
2025 Est. HH Income $150,000 to $199,999	5.2%	13.0%	12.7%
2025 Est. HH Income $100,000 to $149,999	30.1%	23.5%	20.3%
2025 Est. HH Income $75,000 to $99,999	15.9%	15.4%	14.6%
2025 Est. HH Income $50,000 to $74,999	15.6%	13.0%	11.6%
2025 Est. HH Income $35,000 to $49,999	10.7%	9.3%	8.1%
2025 Est. HH Income $25,000 to $34,999	0.3%	4.6%	4.2%
2025 Est. HH Income $15,000 to $24,999	2.5%	4.5%	4.2%
2025 Est. HH Income Under $15,000	1.3%	3.6%	5.1%
2025 Est. Average Household Income	$139,045	$122,218	$137,608
2025 Est. Median Household Income	$105,288	$101,737	$111,504
2025 Est. Per Capita Income	$54,631	$47,740	$53,578
2025 Est. Total Businesses	47	451	1,289
2025 Est. Total Employees	171	2,721	9,448

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Ormond Rd., N. of M-59 White Lake, MI 48383	1 mi radius	3 mi radius	5 mi radius
Race			
2025 Est. White	92.9%	89.8%	89.0%
2025 Est. Black	1.5%	2.8%	3.2%
2025 Est. Asian or Pacific Islander	1.5%	2.3%	2.6%
2025 Est. American Indian or Alaska Native	0.2%	0.2%	0.2%
2025 Est. Other Races	3.9%	4.9%	5.0%
Hispanic			
2025 Est. Hispanic Population	63	746	2,237
2025 Est. Hispanic Population	2.9%	3.9%	4.3%
2030 Proj. Hispanic Population	3.7%	4.7%	5.1%
2020 Hispanic Population	2.0%	3.7%	3.6%
Education (Adults 25 & Older)			
2025 Est. Adult Population (25 Years or Over)	1,592	13,686	37,595
2025 Est. Elementary (Grade Level 0 to 8)	0.1%	0.6%	1.3%
2025 Est. Some High School (Grade Level 9 to 11)	3.3%	3.8%	3.3%
2025 Est. High School Graduate	18.6%	25.8%	24.7%
2025 Est. Some College	25.4%	22.8%	21.4%
2025 Est. Associate Degree Only	14.1%	10.6%	11.8%
2025 Est. Bachelor Degree Only	27.3%	25.2%	24.4%
2025 Est. Graduate Degree	11.2%	11.3%	13.0%
Housing			
2025 Est. Total Housing Units	905	7,835	21,253
2025 Est. Owner-Occupied	84.2%	82.6%	84.1%
2025 Est. Renter-Occupied	9.7%	12.3%	11.1%
2025 Est. Vacant Housing	6.1%	5.0%	4.8%
Homes Built by Year			
2025 Homes Built 2010 or later	7.7%	7.1%	8.2%
2025 Homes Built 2000 to 2009	5.4%	9.1%	12.4%
2025 Homes Built 1990 to 1999	9.9%	17.6%	18.7%
2025 Homes Built 1980 to 1989	14.0%	11.0%	12.3%
2025 Homes Built 1970 to 1979	24.5%	20.5%	17.6%
2025 Homes Built 1960 to 1969	10.3%	9.1%	8.4%
2025 Homes Built 1950 to 1959	12.2%	10.8%	8.3%
2025 Homes Built Before 1949	9.9%	9.7%	9.2%
Home Values			
2025 Home Value $1,000,000 or More	1.4%	1.8%	1.8%
2025 Home Value $500,000 to $999,999	13.7%	12.5%	18.1%
2025 Home Value $400,000 to $499,999	8.6%	14.9%	18.2%
2025 Home Value $300,000 to $399,999	19.0%	25.2%	22.4%
2025 Home Value $200,000 to $299,999	44.9%	25.7%	21.4%
2025 Home Value $150,000 to $199,999	3.5%	4.8%	4.9%
2025 Home Value $100,000 to $149,999	6.1%	3.2%	2.8%
2025 Home Value $50,000 to $99,999	2.0%	3.3%	3.2%
2025 Home Value $25,000 to $49,999	-	2.0%	2.3%
2025 Home Value Under $25,000	0.8%	6.7%	4.8%
2025 Median Home Value	$276,996	$295,447	$328,751
2025 Median Rent	$1,240	$1,203	$1,145

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Ormond Rd., N. of M-59 White Lake, MI 48383	1 mi radius	3 mi radius	5 mi radius
Labor Force			
2025 Est. Labor Population Age 16 Years or Over	1,798	15,712	43,001
2025 Est. Civilian Employed	66.7%	66.0%	64.8%
2025 Est. Civilian Unemployed	7.5%	3.8%	2.6%
2025 Est. in Armed Forces	0.3%	0.3%	0.1%
2025 Est. not in Labor Force	25.6%	30.0%	32.5%
2025 Labor Force Males	50.1%	50.1%	50.1%
2025 Labor Force Females	49.9%	49.9%	49.9%
Occupation			
2025 Occupation: Population Age 16 Years or Over	1,198	10,363	27,854
2025 Mgmt, Business, & Financial Operations	19.2%	20.4%	22.5%
2025 Professional, Related	29.9%	25.5%	25.1%
2025 Service	12.6%	14.7%	14.0%
2025 Sales, Office	23.6%	19.8%	20.2%
2025 Farming, Fishing, Forestry	-	-	0.1%
2025 Construction, Extraction, Maintenance	4.5%	8.6%	7.7%
2025 Production, Transport, Material Moving	10.2%	11.0%	10.4%
2025 White Collar Workers	72.6%	65.6%	67.8%
2025 Blue Collar Workers	27.4%	34.4%	32.2%
Transportation to Work			
2025 Drive to Work Alone	75.4%	74.9%	75.2%
2025 Drive to Work in Carpool	5.8%	7.5%	7.7%
2025 Travel to Work by Public Transportation	0.2%	0.3%	0.3%
2025 Drive to Work on Motorcycle	-	-	-
2025 Walk or Bicycle to Work	1.1%	1.5%	1.4%
2025 Other Means	0.4%	0.6%	0.5%
2025 Work at Home	17.1%	15.2%	14.9%
Travel Time			
2025 Travel to Work in 14 Minutes or Less	5.1%	15.3%	15.4%
2025 Travel to Work in 15 to 29 Minutes	27.3%	27.7%	28.1%
2025 Travel to Work in 30 to 59 Minutes	58.9%	47.7%	46.6%
2025 Travel to Work in 60 Minutes or More	8.6%	9.2%	9.9%
2025 Average Travel Time to Work	32.3	30.2	30.6
Consumer Expenditure			
2025 Est. Total Household Expenditure	$103.38 M	$850.69 M	$2.46 B
2025 Est. Apparel	$1.89 M	$15.7 M	$44.99 M
2025 Est. Contributions, Tax and Retirement	$31.37 M	$248.68 M	$755.86 M
2025 Est. Education	$2.43 M	$19.81 M	$57.5 M
2025 Est. Entertainment	$5.84 M	$48.52 M	$138.86 M
2025 Est. Food, Beverages, Tobacco	$11.7 M	$99.1 M	$278.9 M
2025 Est. Health Care	$5.86 M	$51.37 M	$141.56 M
2025 Est. Household Furnishings and Equipment	$2.75 M	$22.74 M	$65.37 M
2025 Est. Household Operations, Shelter, Utilities	$21.15 M	$178.69 M	$504.63 M
2025 Est. Miscellaneous Expenses	$1.77 M	$14.61 M	$41.82 M
2025 Est. Personal Care	$1.23 M	$10.51 M	$29.47 M
2025 Est. Transportation	$17.38 M	$140.96 M	$396.18 M

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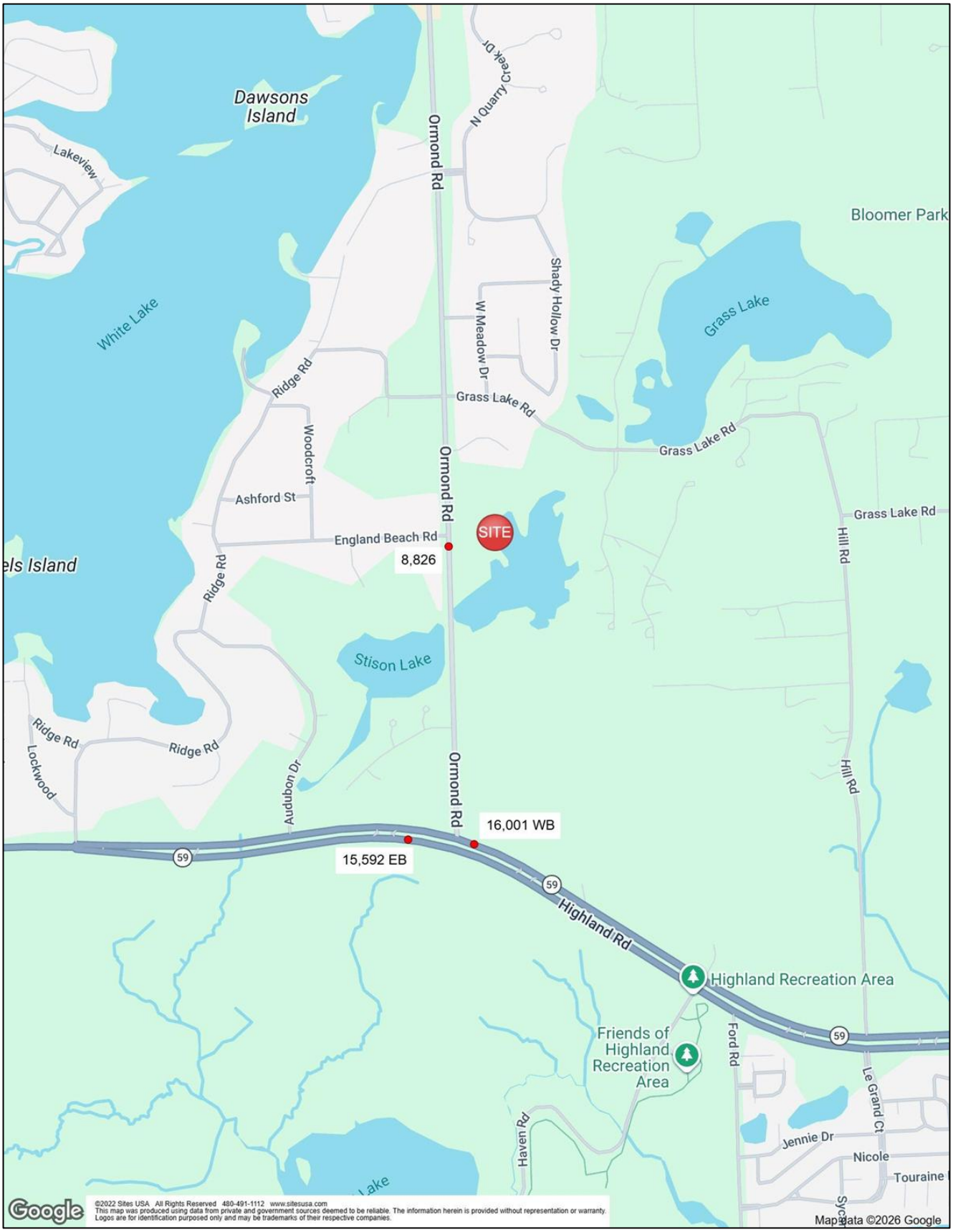
Traffic Counts



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3.1.4 R1-B Single Family Residential District

A. INTENT

The Single-Family Residential Districts are established as districts in which the principal use of land is for single family dwellings, located in neighborhoods that include open space and that preserve sensitive natural environmental features.

User Note: For uses listed in **bold blue**, refer to Article 4, or click on use, for use-specific standards

B. PERMITTED PRINCIPAL USES

i. Single-family detached dwellings
ii. Public and private parks and similar outdoor recreation facilities
iii. Home occupation
iv. Family day care homes

C. SPECIAL LAND USES

i. **Cluster housing option** §4.13
ii. **Government offices and township buildings and uses without service or storage yards** §4.21
iii. **Local utility structures, stations and substations** §4.29
iv. **Outdoor recreation uses** §4.38
v. **Places of worship** §4.15
vi. **Public and private schools** §4.43
vii. **Utility transmission systems** §4.47
viii. **Wireless communication antennas** §4.51

D. ACCESSORY USES

i. **Accessory buildings, structures and uses, customarily incidental to any of the above principal uses** §5.7
ii. **Off-street parking** §5.11
iii. **Private swimming pools** §5.10
iv. **Signs** §5.9
v. **Temporary buildings** §7.20

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Insite COMMERCIAL Established 2001

R1-B Single Family Residential District

3.1.4

E. DEVELOPMENT STANDARDS

Lot Size

Minimum lot area:	20,000 square feet
Minimum lot width:	120 feet

Maximum Lot Coverage 20%

Setbacks

Minimum front yard setback:	35 feet
Minimum rear yard setback:	40 feet
Minimum side yard setback:	10 feet one side 30 feet total of two sides

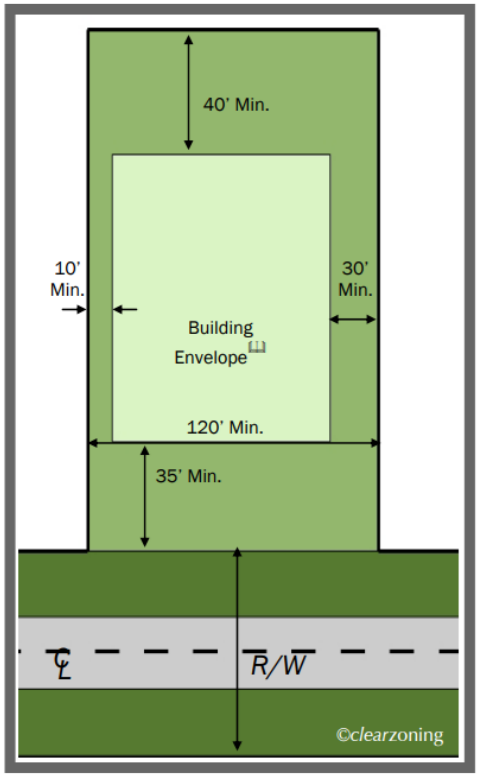
Building Height

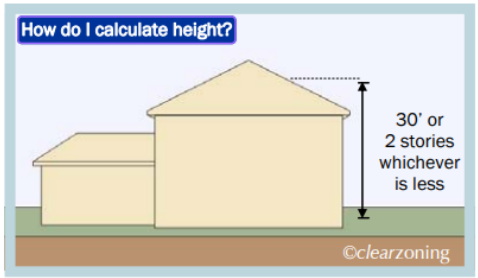
Maximum building height:	30 feet or 2 stories, whichever is less

Floor Area

Minimum floor area per one-family dwelling:

1 story	1,600 square feet
1 1/2 and 2 stories	1,000 square feet





The above drawings are not to scale.

NOTES

- For additions to the above requirements, please refer to §3.11 Notes to District Standards: **A, D, F, J, K, L, P, Q, R, S, T, V, W**

SELECTED REFERENCES

3. Zoning Districts
- Open Space Option §3.9

4. Use Standards

5. Site Standards
- Landscape and Screening §5.19
- Off-Street Parking §5.11
- Performance Standards §5.18
- Visibility §5.6
- Fences §5.12
- Private Access Drive §5.16
- Pathway Standards §5.20
- Sidewalk Standards §5.21
- Pathway and Sidewalk Maintenance §5.22

6. Development Procedures
- Condominium §6.1
- Special Land Uses §6.10 §6.11
- Access Management §6.4
- Site Plan Review §6.8
- Sewer/Water §6.9
- Community Impact §6.6

Other Ordinances

Subdivision Regulations
Land Division Ordinance
Engineering Design Stnds. Ordinance

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