

## 5 Lots on Hughes Ave | Pontiac, MI 48341



### Residential — Vacant

**FOR  
SALE**

OFFERED AT  
**\$ 12,000 each**

- 5 Lots Available (185, 215, 232, 240 & 248)
- Buy individually or all
- Each lot is 40 x 120
- All lots previously had homes
- Land Contract Available
- Curb Cuts on Each Lot
- Water & Sewer at Street
- Borders Bloomfield Hills & Crystal Lake Golf Course
- Minutes from Shopping, Restaurants & Freeways
- Great Opportunity for Investor, Builders & Entrepreneurs!

Wilhelm & Associates | 6485 Dixie Highway, Clarkston, MI 48346 | phone: (248)625-9500

**215 Hughes Avenue, Pontiac, Michigan 48341**

MLS#: **20250012013**  
P Type: **Land**  
Status: **Active**

Area: **02142 - Pontiac**  
DOM: **N/148/148**

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

LP: **\$12,000**  
OLP: **\$28,000**

Location Information

County: **Oakland**  
City: **Pontiac**  
Mailing City: **Pontiac**  
Side of Str:  
School District: **Pontiac**  
Location: **n of n/e of west**

Lot Information

Acreage: **0.11**  
List \$/Acre: **\$172,727.27**  
Min Lots/Acre:  
Lot Dim: **40X 120X40X120**  
Road Front Feet: **40**  
Zoning: **Residential**

Contact Information

Name: **WANDA DENISE COATS**  
Phone: **(586) 222-2244**

Waterfront Information

Water Name:  
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: **07/22/2025 : DOWN : \$19,000->\$12,000**

Listing Information

Listing Date: **02/24/25** Off Mkt Date:  
ABO Date:  
Protect Period: **180** Pending Date:  
Contingency Date:  
Exclusions:  
MLS Source: **REALCOMP**  
BMK Date:  
Originating MLS#: **20250012013**  
Restrictions:  
Directions: **South Blvd. & Hughes**  
Terms Offered: **Cash, Conventional**  
Short Sale: **No** Possession: **At Close**

Features

Improvements: **Gas**  
Site Desc: **Near Golf Course, Possible Basement**  
Water Source: **Public (Municipal), Water at Street**  
Out Buildings:  
Road Frontage: **Paved**  
Sewer: **Public Sewer (Sewer-Sanitary), Sewer at Street**  
Fencing: **Fence Allowed**

Legal/Tax/Financial

Property ID: **1432478037** Restrictions:  
Tax Summer: **\$99** Tax Winter: **\$3** Ownership: **Standard (Private)**  
SEV: **2,760.00** Taxable Value:  
Legal Desc: **T3N, R10E, SEC 32 CRYSTAL LAKE SUB LOT 182**  
Subdivision: **CRYSTAL LAKE SUB** Existing Lease: **No**

Agent/Office Information

List Office:  
List Agent:  
Co-list Agent:  
List Office Ph:  
List Agent Ph:  
Co-list Agent Ph:

Remarks

Public Remarks: **Build 5 Affordable Homes on the Same Street!!! City Water & Sewer, Curb Cuts are already there!! We have 5 Lots ALL on Hughes (185, 248, 240, 232 & 215 Hughes) For Sale, Buy One or Buy ALL!! Land Contract is also available if needed (make offer). ATTENTION INVESTORS, BUILDERS, ENTREPRENEURS AND VISIONARIES! Ready to be developed in Pontiac's SOUTH SIDE. Bordering BLOOMFIELD HILLS and CRYSTAL LAKE GOLF Course with close proximity to I-75, Shopping, Eateries, Telegraph Rd and M-59. Adjacent to the M1 Concourse, a world-class 1.5 mile road course, and nearby large employers including United Shore, Amazon, Chrysler and Tier-One, Two and Three automotive suppliers.**

REALTOR® Remarks: **Seller is Licensed Agent. A Land Contract is also available if needed. BATVAI, Seller is willing to partner with builder/developer, discuss payment options, and entertain mutually beneficial opportunities. Bring your investors, and/your aggressive and creative builders! Per the seller. Local residents are supportive and excited about this innovative project. The newly built Henry Ford Medical Center, Menards & Aldi's are all in the back yard of the development. Additionally, 750 brand new townhome condo apartments are also being completed in the same complex. This area is certainly the wave of the future for rebuilding, restoring and renewing a community!!! Vacant Land, Go and Show.**

Notices and Disclaimers

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2. Broker commissions are not set by law and are fully negotiable.  
3. The accuracy of all information transmitted herewith, regardless of source, though deemed reliable, is not guaranteed or warranted. All information should be independently verified.  
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**232 Hughes Avenue, Pontiac, Michigan 48341**

MLS#: **20250012006**  
 P Type: **Land**  
 Status: **Active**

Area: **02142 - Pontiac**  
 DOM: **N/148/148**

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

LP: **\$12,000**  
 OLP: **\$28,000**

Location Information

County: **Oakland**  
 City: **Pontiac**  
 Mailing City: **Pontiac**  
 Side of Str: **Pontiac**  
 School District: **n of n/e of west**  
 Location: **n of n/e of west**

Lot Information

Acreage: **0.11**  
 List \$/Acre: **\$172,727.27**  
 Min Lots/Acre: **40X 120X40X120**  
 Lot Dim: **40**  
 Road Front Feet: **Residential**  
 Zoning: **Residential**

Contact Information

Name: **WANDA DENISE COATS**  
 Phone: **(586) 222-2244**

Waterfront Information

Water Name:  
 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: **07/22/2025 : DOWN : \$19,000->\$12,000**

Listing Information

Listing Date: <b>02/24/25</b>	Off Mkt Date:	Pending Date:	MLS Source: <b>REALCOMP</b>
Restrictions:	ABO Date:	Contingency Date:	BMK Date:
Directions: <b>South Blvd. &amp; Hughes</b>	Protect Period: <b>180</b>	Exclusions:	Originating MLS# <b>20250012006</b>
Terms Offered: <b>Cash, Conventional</b>		Short Sale: <b>No</b>	Possession: <b>At Close</b>

Features

Improvements: <b>Gas</b>	Road Frontage: <b>Paved</b>
Site Desc: <b>Near Golf Course, Possible Basement</b>	Sewer: <b>Public Sewer (Sewer-Sanitary), Sewer at Street</b>
Water Source: <b>Public (Municipal), Water at Street</b>	Fencing: <b>Fence Allowed</b>
Out Buildings:	

Legal/Tax/Financial

Property ID: <b>1432479018</b>	Restrictions:	Ownership: <b>Standard (Private)</b>
Tax Summer: <b>\$99</b>	Tax Winter: <b>\$3</b>	Oth/Spec Assmnt:
SEV: <b>2,760.00</b>	Taxable Value: <b>\$1,830.00</b>	Existing Lease: <b>No</b>
Legal Desc: <b>T3N, R10E, SEC 32 CRYSTAL LAKE SUB LOT 177</b>		
Subdivision: <b>CRYSTAL LAKE SUB</b>		

Agent/Office Information

List Office:	List Office Ph:
List Agent:	List Agent Ph:
Co-list Agent:	Co-list Agent Ph:

Remarks

Public Remarks: **Build 5 Affordable Homes on the Same Street!!! City Water & Sewer, Curb Cuts are already there!! We have 5 Lots ALL on Hughes (185, 248, 240, 232 & 215 Hughes) For Sale, Buy One or Buy ALL!! Land Contract is also available if needed (make offer). ATTENTION INVESTORS, BUILDERS, ENTREPRENEURS AND VISIONARIES! Ready to be developed in Pontiac's SOUTH SIDE. Bordering BLOOMFIELD HILLS and CRYSTAL LAKE GOLF Course with close proximity to I-75, Shopping, Eateries, Telegraph Rd and M-59. Adjacent to the M1 Concourse, a world-class 1.5 mile road course, and nearby large employers including United Shore, Amazon, Chrysler and Tier-One, Two and Three automotive suppliers.**

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**240 Hughes Avenue, Pontiac, Michigan 48341**MLS#: **20250011996**  
P Type: **Land**  
Status: **Active**Area: **02142 - Pontiac**  
DOM: **N/148/148**Short Sale: **No**  
Trans Type: **Sale**  
**ERTS/FS**LP: **\$12,000**  
OLP: **\$28,000**Location InformationCounty: **Oakland**  
City: **Pontiac**  
Mailing City: **Pontiac**  
Side of Str: **Pontiac**  
School District: **n of n/e of west**  
Location: **n of n/e of west**Lot InformationAcreage: **0.11**  
List \$/Acre: **\$172,727.27**  
Min Lots/Acre: **40X 120X40X120**  
Lot Dim: **40**  
Road Front Feet: **Residential**  
Zoning: **Residential**Contact InformationName: **WANDA DENISE COATS**  
Phone: **(586) 222-2244**Waterfront InformationWater Name:  
Water Facilities:  
Water Features:  
WaterFront Feet:Land Contract InformationLand DWP:  
Land Int Rate: **%**  
Land Payment:  
Land Terms:Additional InformationInternet Avail:  
Mineral Rights:  
Sqft Min Lot:  
Survey:  
Irrigation:  
Perk:Recent CH: **07/22/2025 : DOWN : \$19,000->\$12,000**Listing InformationListing Date: **02/24/25** Off Mkt Date:  
ABO Date:  
Protect Period: **180** Pending Date:  
Contingency Date:  
Exclusions:  
MLS Source: **REALCOMP**  
BMK Date:  
Originating MLS#: **20250011996**  
Directions: **South Blvd. & Hughes**  
Terms Offered: **Cash, Conventional**  
Short Sale: **No** Possession: **At Close**FeaturesImprovements: **Gas**  
Site Desc: **Near Golf Course, Possible Basement**  
Water Source: **Public (Municipal)**  
Out Buildings:  
Road Frontage: **Paved**  
Sewer: **Septic Tank (Existing)**  
Fencing: **Fence Allowed**Legal/Tax/FinancialProperty ID: **1432479016** Restrictions:  
Tax Summer: **\$99** Tax Winter: **\$3** Ownership: **Standard (Private)**  
SEV: **2,760.00** Taxable Value:  
Legal Desc: **T3N, R10E, SEC 32 CRYSTAL LAKE SUB LOT 179** Oth/Spec Assmnt:  
Subdivision: **CRYSTAL LAKE SUB** Existing Lease: **No**Agent/Office InformationList Office:  
List Agent:  
Co-list Agent:  
List Office Ph:  
List Agent Ph:  
Co-list Agent Ph:RemarksPublic Remarks: **Build 5 Affordable Homes on the Same Street!!! Corner Lot, City Water & Sewer, Curb Cuts are already there!! We have 5 Lots ALL on Hughes (185, 248, 240, 232 & 215 Hughes) For Sale, Buy One or Buy ALL!! Land Contract is also available if needed (make offer). ATTENTION INVESTORS, BUILDERS, ENTREPRENEURS AND VISIONARIES! Ready to be developed in Pontiac's SOUTH SIDE. Bordering BLOOMFIELD HILLS and CRYSTAL LAKE GOLF Course with close proximity to I-75, Shopping, Eateries, Telegraph Rd and M-59. Adjacent to the M1 Concourse, a world-class 1.5 mile road course, and nearby large employers including United Shore, Amazon, Chrysler and Tier-One, Two and Three automotive suppliers.**  
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**248 Hughes Avenue, Pontiac, Michigan 48341**

MLS#: **20250011984**  
 P Type: **Land**  
 Status: **Active**

Area: **02142 - Pontiac**  
 DOM: **N/148/148**

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

LP: **\$12,000**  
 OLP: **\$28,000**

Location Information

County: **Oakland**  
 City: **Pontiac**  
 Mailing City: **Pontiac**  
 Side of Str: **Pontiac**  
 School District: **n of n/e of west**  
 Location: **n of n/e of west**

Lot Information

Acreage: **0.11**  
 List \$/Acre: **\$172,727.27**  
 Min Lots/Acre: **40X 120X40X120**  
 Lot Dim: **40**  
 Road Front Feet: **Residential**  
 Zoning: **Residential**

Contact Information

Name: **WANDA DENISE COATS**  
 Phone: **(586) 222-2244**

Waterfront Information

Water Name:  
 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: **07/22/2025 : DOWN : \$19,000->\$12,000**

Listing Information

Listing Date: <b>02/24/25</b>	Off Mkt Date:	Pending Date:	MLS Source: <b>REALCOMP</b>
Restrictions:	ABO Date:	Contingency Date:	BMK Date:
Directions: <b>South Blvd. &amp; Hughes</b>	Protect Period: <b>180</b>	Exclusions:	Originating MLS# <b>20250011984</b>
Terms Offered: <b>Cash, Conventional</b>		Short Sale: <b>No</b>	Possession: <b>At Close</b>

Features

Improvements: <b>Gas</b>	Road Frontage: <b>Paved</b>
Site Desc: <b>Near Golf Course, Possible Basement</b>	Sewer: <b>Public Sewer (Sewer-Sanitary), Sewer at Street</b>
Water Source: <b>Public (Municipal), Water at Street</b>	Fencing: <b>Fence Allowed</b>
Out Buildings:	

Legal/Tax/Financial

Property ID: <b>1432478039</b>	Restrictions:	Ownership: <b>Standard (Private)</b>
Tax Summer: <b>\$99</b>	Tax Winter: <b>\$3</b>	Oth/Spec Assmnt:
SEV: <b>2,760.00</b>	Taxable Value:	Existing Lease: <b>No</b>
Legal Desc: <b>T3N, R10E, SEC 32 CRYSTAL LAKE SUB LOT 180</b>		
Subdivision: <b>CRYSTAL LAKE SUB</b>		

Agent/Office Information

List Office:	List Office Ph:
List Agent:	List Agent Ph:

Remarks

Public Remarks: **Build 5 Affordable Homes on the Same Street!!! Corner Lot, City Water & Sewer, Curb Cuts are already there!! We have 5 Lots ALL on Hughes (185, 248, 240, 232 & 215 Hughes) For Sale, Buy One or Buy ALL!! Land Contract is also available if needed (make offer). ATTENTION INVESTORS, BUILDERS, ENTREPRENEURS AND VISIONARIES! Ready to be developed in Pontiac's SOUTH SIDE. Bordering BLOOMFIELD HILLS and CRYSTAL LAKE GOLF Course with close proximity to I-75, Shopping, Eateries, Telegraph Rd and M-59. Adjacent to the M1 Concourse, a world-class 1.5 mile road course, and nearby large employers including United Shore, Amazon, Chrysler and Tier-One, Two and Three automotive suppliers.**

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185 Hughes Avenue, Pontiac, Michigan 48341  
MLS#: 20250011961  
P Type: Land  
Status: Active

Area: 02142 - Pontiac  
DOM: N/148/148

Short Sale: No  
Trans Type: Sale  
ERTS/FS

LP: \$12,000  
OLP: \$28,000



#### Location Information

County: Oakland  
City: Pontiac  
Mailing City: Pontiac  
Side of Str:  
School District: Pontiac  
Location: n of n/e of west

#### Lot Information

Acreage: 0.11  
List \$/Acre: \$172,727.27  
Min Lots/Acre:  
Lot Dim: 40X 120X40X120  
Road Front Feet: 40  
Zoning: Residential

#### Contact Information

Name: WANDA DENISE COATS  
Phone: (586) 222-2244

#### Waterfront Information

Water Name:  
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: 07/22/2025 : DOWN : \$19,000->\$12,000

#### Listing Information

Listing Date: 02/24/25  
Off Mkt Date:  
ABO Date:  
Protect Period: 180  
Pending Date:  
Contingency Date:  
Exclusions:  
MLS Source: REALCOMP  
BMK Date:  
Originating MLS#: 20250011961  
Restrictions:  
Directions: South Blvd. & Hughes  
Terms Offered: Cash, Conventional  
Short Sale: No  
Possession: At Close

#### Features

Improvements: Gas  
Site Desc: Near Golf Course, Possible Basement  
Water Source: Public (Municipal), Water at Street  
Out Buildings:  
Road Frontage: Paved  
Sewer: Public Sewer (Sewer-Sanitary), Sewer at Street  
Fencing: Fence Allowed

#### Legal/Tax/Financial

Property ID: 1432480006  
Tax Summer: \$99  
SEV: 2,760.00  
Legal Desc: T3N, R10E, SEC 32 CRYSTAL LAKE SUB LOT 206  
Subdivision: CRYSTAL LAKE SUB  
Restrictions:  
Tax Winter: \$3  
Taxable Value:  
Ownership: Standard (Private)  
Oth/Spec Assmnt:  
Existing Lease: No

#### Agent/Office Information

List Office:  
List Agent:  
Co-list Agent:  
List Office Ph:  
List Agent Ph:  
Co-list Agent Ph:

#### Remarks

Public Remarks: Build 5 Affordable Homes on the Same Street!!! City Water & Sewer, Curb Cuts are already there!! We have 5 Lots ALL on Hughes (185, 248, 240, 232 & 215 Hughes) For Sale, Buy One or Buy ALL!! Land Contract is also available if needed (make offer). ATTENTION INVESTORS, BUILDERS, ENTREPRENEURS AND VISIONARIES! Ready to be developed in Pontiac's SOUTH SIDE. Bordering BLOOMFIELD HILLS and CRYSTAL LAKE GOLF Course with close proximity to I-75, Shopping, Eateries, Telegraph Rd and M-59. Adjacent to the M1 Concourse, a world-class 1.5 mile road course, and nearby large employers including United Shore, Amazon, Chrysler and Tier-One, Two and Three automotive suppliers.

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# Hughes

Franklin Rd

Fisher Ave

W Wilson Ave

Harrison Ave

Pontiac

Hughes Ave

Crystal Lake Dr

Motor St

South Blvd W



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

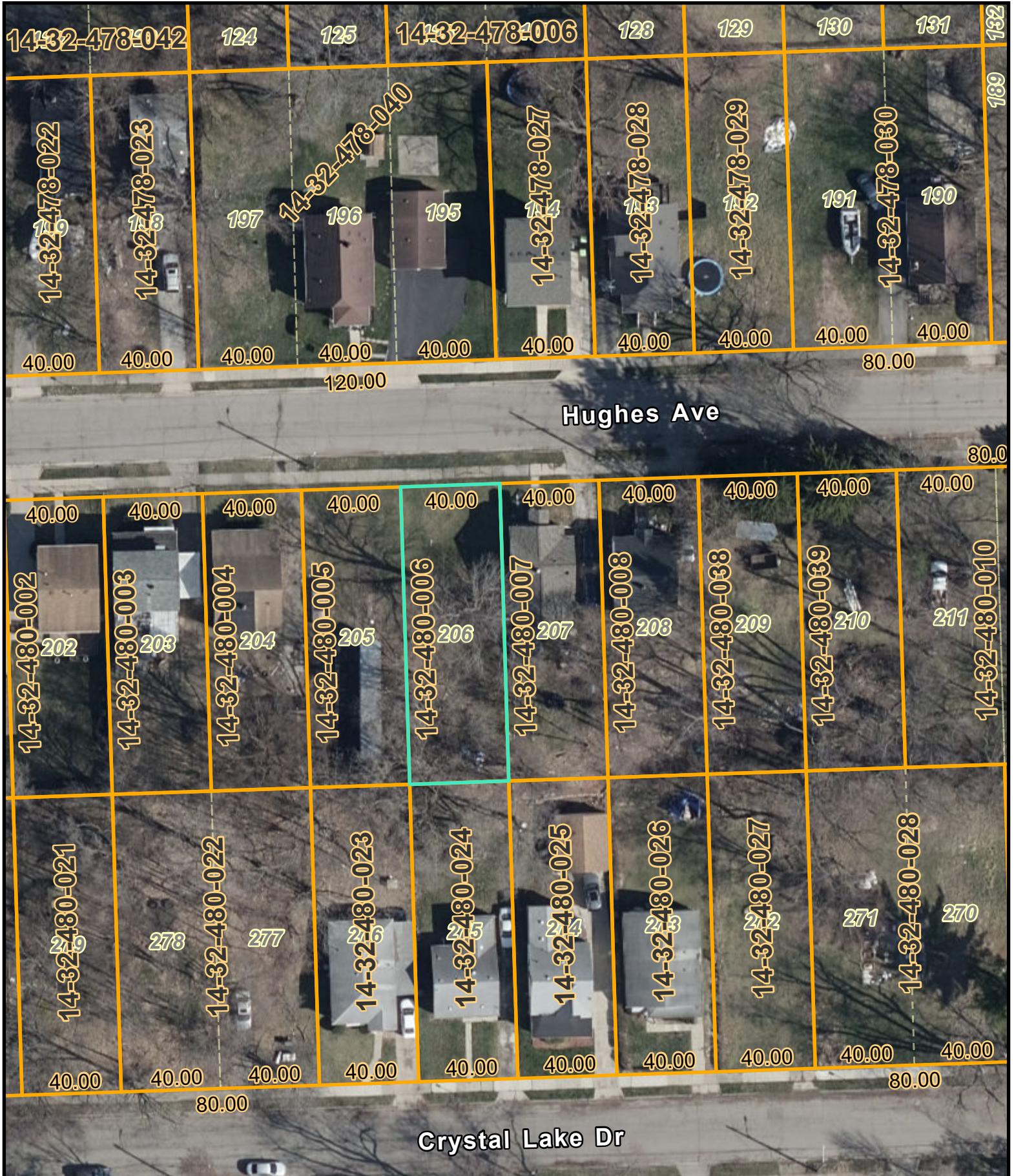
Disclaimer: The information provided herewith has been compiled from recorded deeds, plats, tax maps, surveys and other public records. It is not a legally recorded map or survey and is not intended to be used as one. Users should consult the information sources mentioned above when questions arise.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

**OAKLAND**  
Economic Development & Construction  
**David Coulter**  
Oakland County Executive

Date Created: 2/24/2025  
**NORTH**  
1 inch = 200 feet



# 185 Hughes



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



David Coulter  
Oakland County Executive

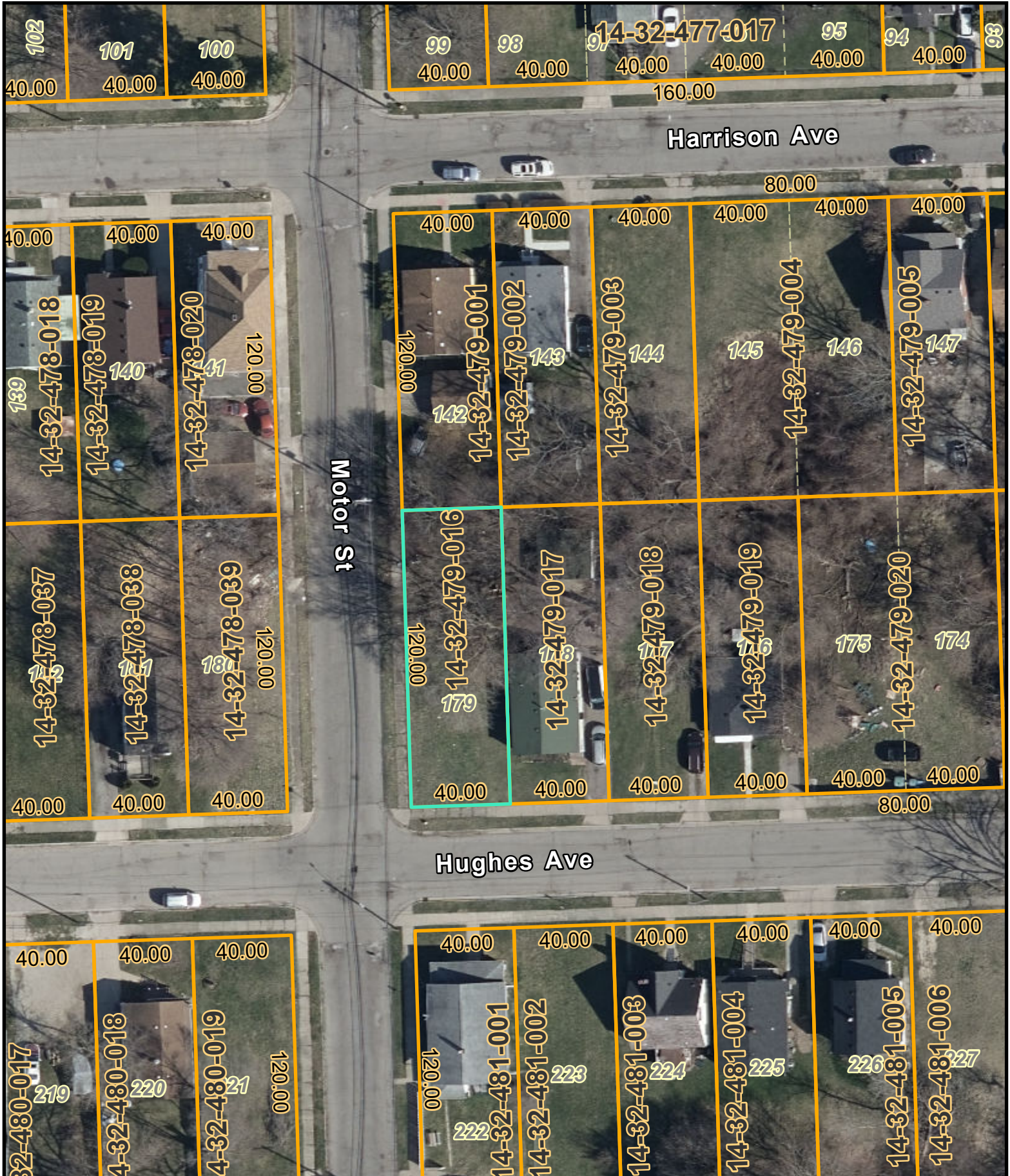
Date Created: 2/24/2025



1 inch = 50 feet



# 240 Hughes



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

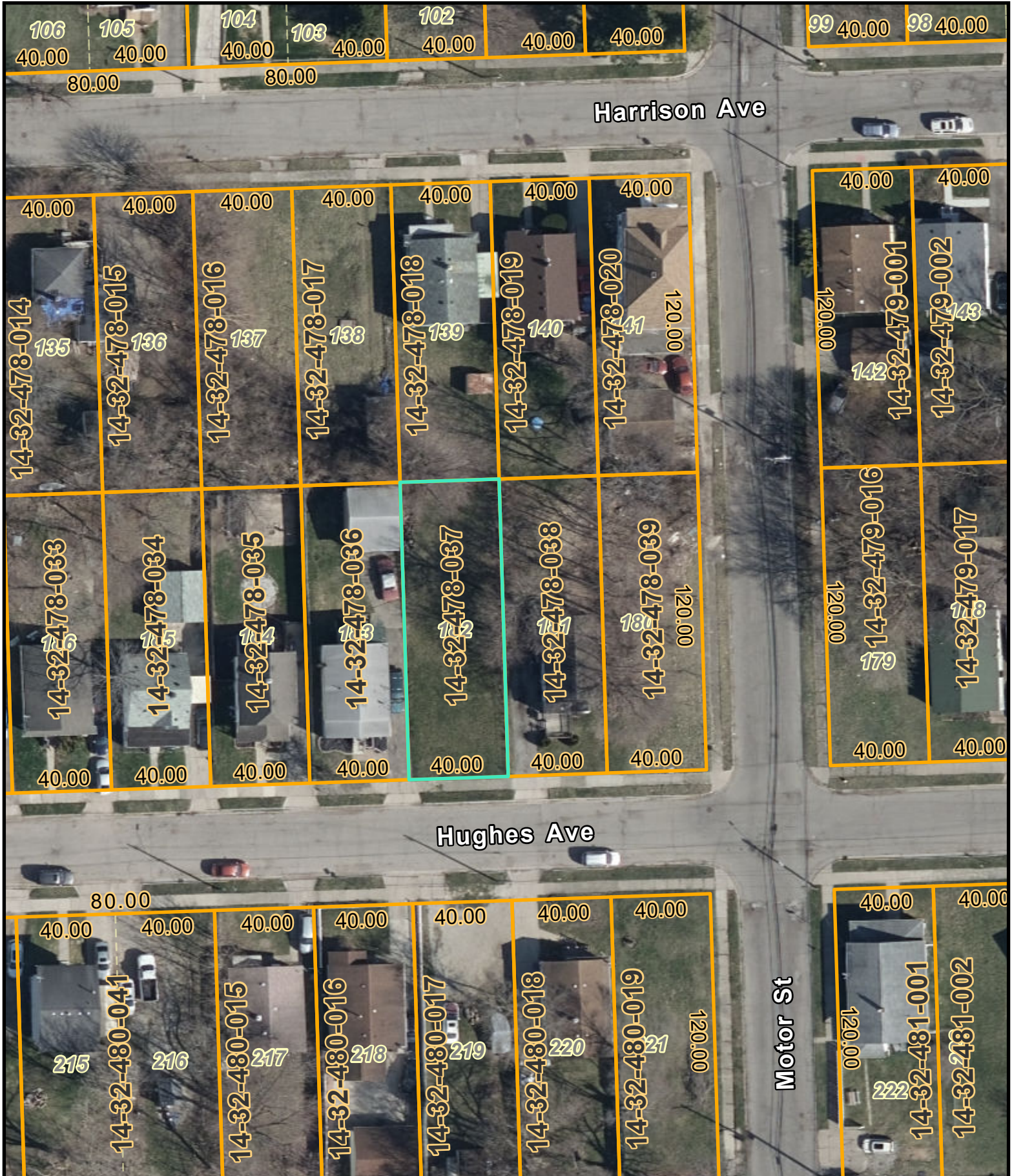
Disclaimer: The information provided herewith has been compiled from recorded deeds, plats, tax maps, surveys and other public records. It is not a legally recorded map or survey and is not intended to be used as one. Users should consult the information sources mentioned above when questions arise. 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: 2/25/2025  
**NORTH**  
1 inch = 50 feet



# 215 Hughes



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

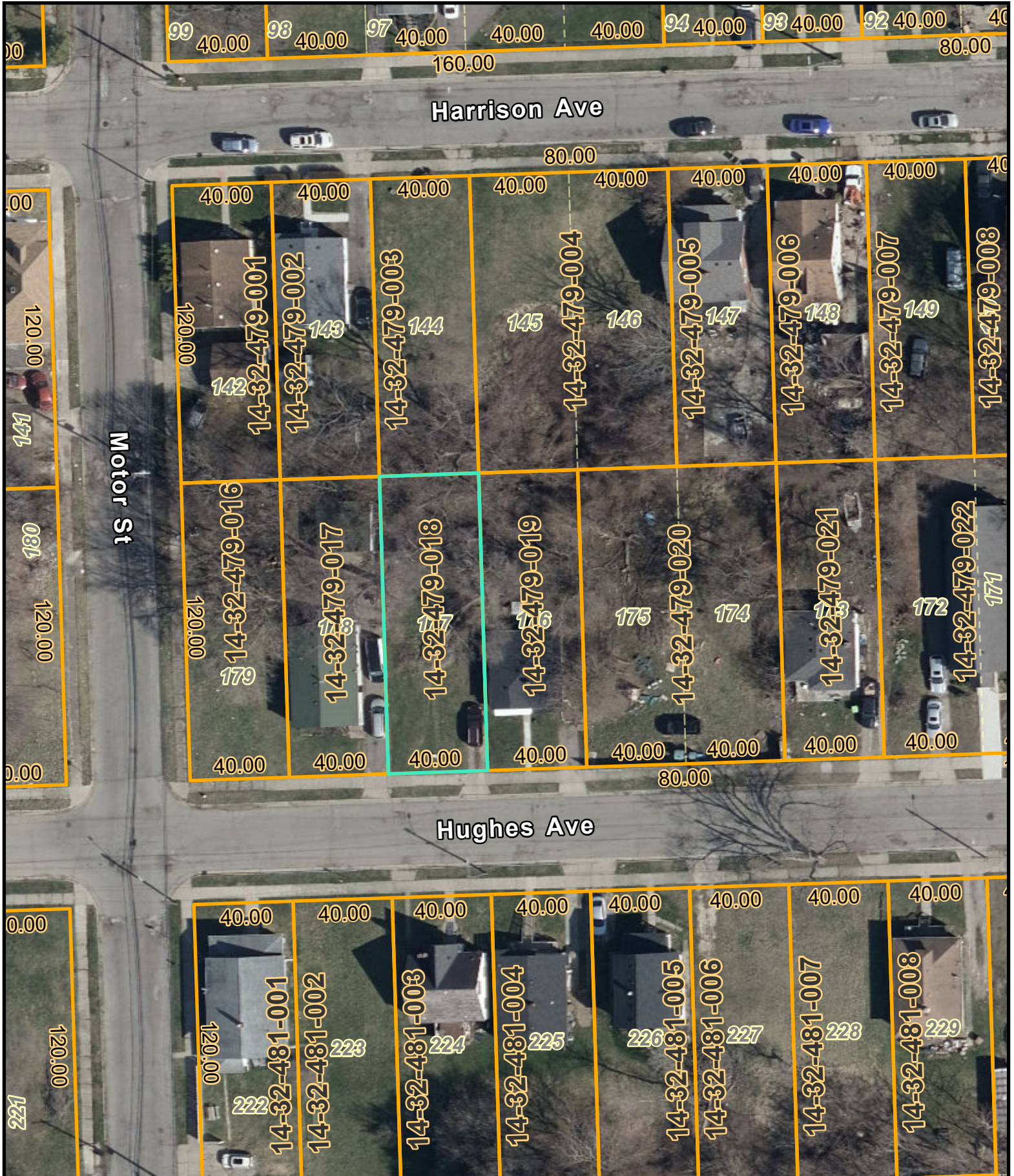
Disclaimer: The information provided herewith has been compiled from recorded deeds, plats, tax maps, surveys and other public records. It is not a legally recorded map or survey and is not intended to be used as one. Users should consult the information sources mentioned above when questions arise. 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: 2/24/2025  
**NORTH**  
1 inch = 50 feet



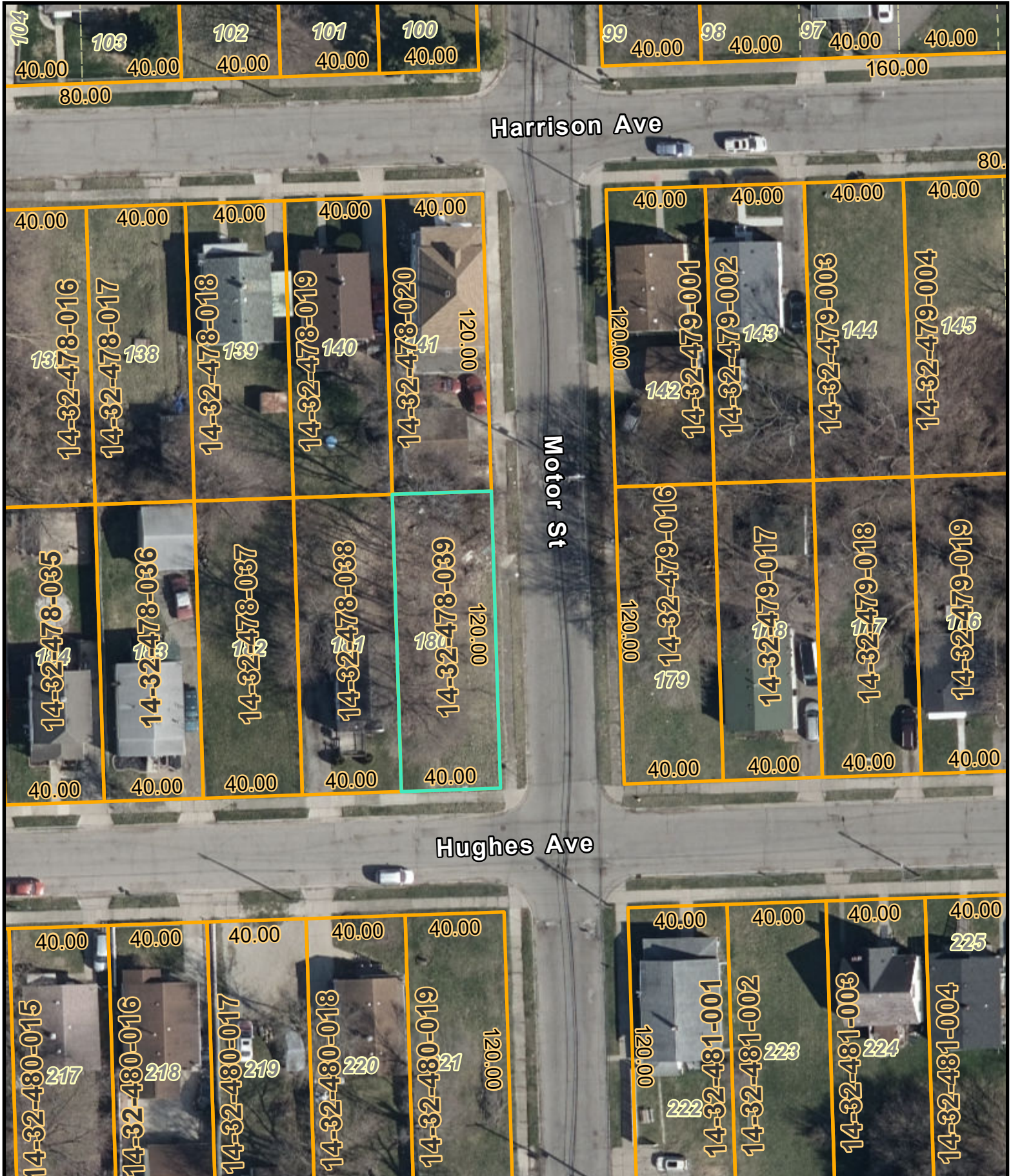
# 232 Hughes



<ul style="list-style-type: none"> <li>2 Foot Contours</li> <li>5 Foot Contours</li> <li>FEMA Base Flood Elevations</li> <li>FEMA Cross Sections</li> </ul>	<ul style="list-style-type: none"> <li>100 yr - FEMA Floodplain</li> <li>100 yr (detailed) - FEMA Floodplain</li> <li>500 yr - FEMA Floodplain</li> <li>FLOODWAY - FEMA Floodplain</li> </ul>	<p><b>Disclaimer:</b> 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.</p>	<p><b>OAKLAND COUNTY MICHIGAN</b> Economic Development &amp; Community Affairs</p> <p><b>David Coulter</b> Oakland County Executive</p>	<p>Date Created: 2/24/2025</p> <p><b>NORTH</b> 1 inch = 50 feet</p>
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# 248 Hughes



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

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David Coulter  
Oakland County Executive

Date Created: 2/24/2025  
NORTH  
1 inch = 50 feet