

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 I 6485 Dixie Highway, Clarkston, MI 48346 I phone: (248)625-9500



MIS#: 20250012013 02142 - Pontiac P Type: Land DOM: N/148/148 Active Status:

Short Sale: No Trans Type: Sale ERTS/FS

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



Location Information Waterfront Information

Oakland County: Water Name: Water Facilities: City: **Pontiac** Mailing City: **Pontiac** Water Features: Side of Str: WaterFront Feet: School District: **Pontiac**

Location: n of n/e of west

Lot Information

Acreage: 0.11 Land DWP: List \$/Acre: \$172,727.27 Land Int Rate: Min Lots/Acre: Land Payment: Lot Dim: 40X 120X40X120 Land Terms:

Road Front Feet: Zoning: Residential

Contact Information
Name: WANDA DENISE COATS

Phone: (586) 222-2244 Additional Information

Land Contract Information

Internet Avail: Survev: Mineral Rights: Irrigation: Saft Min Lot:

07/22/2025 : DOWN : \$19,000->\$12,000 Recent CH:

Listing Information

Listing Date: 02/24/25 Off Mkt Date: Pending Date: REALCOMP MLS Source: ABO Date: Contingency Date: BMK Date:

Originating MLS# 20250012013 Restrictions: Protect Period: 180 Exclusions: South Blvd. & Hughes Directions:

Terms Offered: Short Sale: No Possession: At Close Cash, Conventional **Features**

Improvements: Gas

Site Desc: **Near Golf Course, Possible Basement** Road Frontage: Paved

Water Source: Public (Municipal), Water at Street Sewer: Public Sewer (Sewer-Sanitary), Sewer at Street

Out Buildings: Fence Allowed Fencina: Legal/Tax/Financial

Ownership: Property ID: 1432478037 Restrictions: Standard (Private)

Tax Summer: \$99 Tax Winter: \$3 Oth/Spec Assmnt:

SEV: Existing Lease:

2,760.00 Taxable Value: T3N, R10E, SEC 32 CRYSTAL LAKE SUB LOT 182 Legal Desc: Subdivision: CRYSTAL LAKE SUB

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.

REALTOR® Seller is Licensed Agent. A Land Contract is also available if needed. BATVAI, Seller is willing to partner with builder/developer, discuss Remarks: 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.

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MLS#: 20250012006 02142 - Pontiac P Type: Land DOM: N/148/148

Short Sale: No Trans Type: Sale ERTS/FS

Land Contract Information

Land DWP:

Land Int Rate:

Land Payment:

Land Terms:





Status:

Active

Location Information Waterfront Information Oakland Water Name: County: City: **Pontiac** Water Facilities:

Mailing City: Side of Str: **Pontiac** Water Features: WaterFront Feet: School District: **Pontiac**

Location: n of n/e of west

Lot Information Acreage: 0.11

List \$/Acre: \$172,727.27 Min Lots/Acre:

40X 120X40X120 Lot Dim:

Road Front Feet: 40 Zoning: Residential

Contact Information

WANDA DENISE COATS Name: Phone:

Additional Information Internet Avail:

Survey: (586) 222-2244 Mineral Rights: Irrigation: Saft Min Lot: Perk:

Recent CH: 07/22/2025 : DOWN : \$19,000->\$12,000

Listing Information

Listing Date: Off Mkt Date: Pending Date: MLS Source: REALCOMP 02/24/25 ABO Date: Contingency Date: BMK Date:

Restrictions: Protect Period: 180 Exclusions: Originating MLS# 20250012006

South Blvd. & Hughes Directions: Terms Offered: Cash, Conventional Short Sale: No Possession: At Close

Features

Improvements: Site Desc: Near Golf Course, Possible Basement

Road Frontage: Paved Public (Municipal), Water at Street Water Source: Public Sewer (Sewer-Sanitary), Sewer at Street Sewer:

Out Buildings: Fencina: Fence Allowed

Legal/Tax/Financial

Property ID: 1432479018 Restrictions: Ownership: Standard (Private)

Tax Summer: \$99 Tax Winter: Oth/Spec Assmnt:

SEV: 2,760.00 Taxable Value: \$1,830.00 Existing Lease:

T3N, R10E, SEC 32 CRYSTAL LAKE SUB LOT 177 Legal Desc: **CRYSTAL LAKE SUB** Subdivision:

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

Agent/Office Information

world-class 1.5 mile road course, and nearby large employers including United Shore, Amazon, Chrysler and Tier-One, Two and Three

automotive suppliers.

Seller is Licensed Agent. 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 **RFALTOR®** Remarks: 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.

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2. Broker commissions are not set by law and are fully negotiable.

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MLS#: 20250011996 02142 - Pontiac P Type: Land DOM: N/148/148

Short Sale: No Trans Type: Sale ERTS/FS

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





Location Information

Oakland County: City: **Pontiac** Mailing City: Side of Str: **Pontiac**

Water Facilities: Water Features: WaterFront Feet:

School District: **Pontiac** Location: n of n/e of west

Lot Information Acreage:

0.11

List \$/Acre: \$172,727.27 Min Lots/Acre: 40X 120X40X120 Lot Dim:

Road Front Feet: 40 Zoning: Residential

Contact Information

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

Land Contract Information Land DWP:

Waterfront Information

Land Int Rate:

Water Name:

Land Payment: Land Terms:

Paved

Additional Information

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

07/22/2025 : DOWN : \$19,000->\$12,000 Recent CH:

Listing Information

Listing Date: Off Mkt Date: Pending Date: MLS Source: REALCOMP 02/24/25 ABO Date: Contingency Date: BMK Date:

Restrictions: Protect Period: 180 Exclusions: Originating MLS# 20250011996

Road Frontage:

South Blvd. & Hughes Directions: Terms Offered: Cash, Conventional Short Sale: No Possession: At Close

Features

Improvements:

Remarks:

Status:

Active

Near Golf Course, Possible Basement Site Desc:

Water Source: Septic Tank (Existing) Public (Municipal) Sewer: Out Buildings: Fencina: Fence Allowed

Legal/Tax/Financial

Property ID: 1432479016 Ownership: Standard (Private) Restrictions:

Tax Summer: \$99 Tax Winter: \$3 Oth/Spec Assmnt: SEV: 2,760.00 Taxable Value: Existing Lease:

T3N, R10E, SEC 32 CRYSTAL LAKE SUB LOT 179 Legal Desc:

CRYSTAL LAKE SUB Subdivision: **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!!! 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).
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MLS#: **20250011984** Area: **02142 - Pontiac** P Type: **Land** DOM: **N/148/148**

Short Sale: No
Trans Type: Sale
ERTS/FS

LP: OLP:

REALCOMP

\$12,000 \$28,000





Location Information

County: Oakland
City: Pontiac
Mailing City: Pontiac
Side of Str:

Pontiac n of n/e of west

Location: n of n/e o

Lot Information Acreage: **0.11**

School District:

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

Additional Information Internet Avail:

Waterfront Information

Water Name:

Land DWP:

Land Int Rate: Land Payment:

Land Terms:

Water Facilities:

Water Features: WaterFront Feet:

Mineral Rights:
Saft Min Lot:

Land Contract Information

Survey: Irrigation: Perk:

MLS Source:

Recent CH:

Restrictions:

Status:

Active

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

Listing Information

Listing Date: 02/24/25 Off Mkt Date: Pending Date: ABO Date: Contingency Date:

ABO Date: Contingency Date: BMK Date:
Protect Period: 180 Exclusions: Originating MLS# 20250011984

Paved

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 Sewer: Public Sewer (Sewer-Sanitary), Sewer at Street

Out Buildings: Fencing: Fence Allowed

Legal/Tax/Financial

Property ID: 1432478039 Restrictions: Ownership: Standard (Private)
Tax Summer: \$99 Tax Winter: \$3 Oth/Spec Assmnt:

SEV: 2,760.00 Taxable Value: Existing Lease:

Legal Desc: T3N, R10E, SEC 32 CRYSTAL LAKE SUB LOT 180

Subdivision: CRYSTAL LAKE SUB

List Office:
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).

Agent/Office Information

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Road Frontage:

Two and Three automotive suppliers.

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MLS#: 20250011961 02142 - Pontiac P Type: Land DOM:

Short Sale: No N/148/148 Trans Type: Sale ERTS/FS

LP: OLP:

REALCOMP

At Close

20250011961

\$12,000 \$28,000





Location Information

Oakland County: City: **Pontiac** Mailing City: Side of Str: **Pontiac**

School District: **Pontiac** n of n/e of west

Location:

Lot Information Acreage: 0.11

List \$/Acre: \$172,727.27 Min Lots/Acre:

40X 120X40X120 Lot Dim: Road Front Feet: 40 Residential

Zoning: Contact Information

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

Listing Information

Features

Sewer:

Legal/Tax/Financial

Fencina:

Ownership:

Oth/Spec Assmnt:

Existing Lease:

Pending Date:

Exclusions:

Short Sale:

Road Frontage:

Contingency Date:

Land Contract Information Land DWP:

Waterfront Information

Water Name:

Water Facilities:

Water Features: WaterFront Feet:

Land Int Rate: Land Payment: Land Terms:

No

Paved

Fence Allowed

Standard (Private)

Additional Information

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

MLS Source:

Originating MLS#

BMK Date:

Possession:

Public Sewer (Sewer-Sanitary), Sewer at Street

List Office Ph:

List Agent Ph:

Co-list Agent Ph:

07/22/2025 : DOWN : \$19,000->\$12,000 Recent CH:

> Off Mkt Date: 02/24/25

ABO Date:

Restrictions: Protect Period: 180 South Blvd. & Hughes Directions:

Terms Offered: Cash, Conventional

Improvements:

Site Desc:

Near Golf Course, Possible Basement Public (Municipal), Water at Street Water Source: Out Buildings:

List Office:

Listing Date:

Status:

Active

Property ID: 1432480006 Tax Summer: \$99

SEV: 2,760.00 Legal Desc:

Subdivision:

CRYSTAL LAKE SUB

Restrictions: Tax Winter: Taxable Value:

T3N, R10E, SEC 32 CRYSTAL LAKE SUB LOT 206

\$3

Agent/Office Information

List Agent: Co-list Agent:

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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312 308 304 298 296 Crystal Lake	288 278 Dr	272 268 264 260	256 252	239	9 235	227, 21	72132092	05 197	193	187 1	83	338 344 348 352
312 308 304 298 296 Crystal Lake	288 278 Dr 293 283	272 268 264 260	256 252 253 249	Motor St 31	9 235	227, 211 300 29	72132092	05 197	193	187 1	83	338 344 348 352 356
312 308 304 298 296 Crystal Lake	288 278 Dr 293 283	272 268 264 260	256 252 253 249	Motor St 31	9 235	227, 211	72132092	05 197	193	187 1	83	338 344 348 352 356
312 308 304 298 296 Crystal Lake	288 278 Dr 293 283	272 268 264 260	256 252 253 249	Motor St 31	9 235 8 308	227, 211 300 29	72132092	05 197	193	187 1	83	338 344 348 352 356

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.



NORTH









