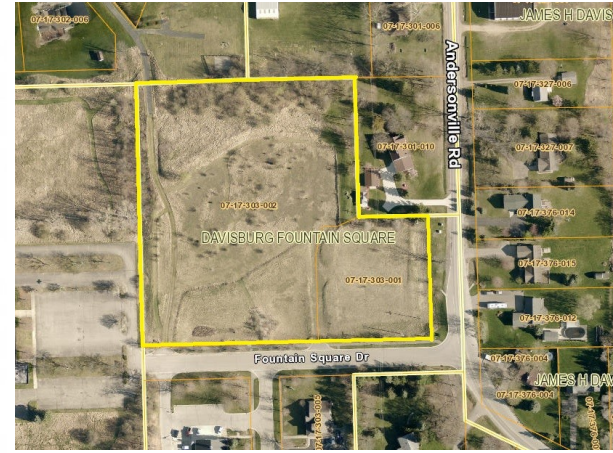
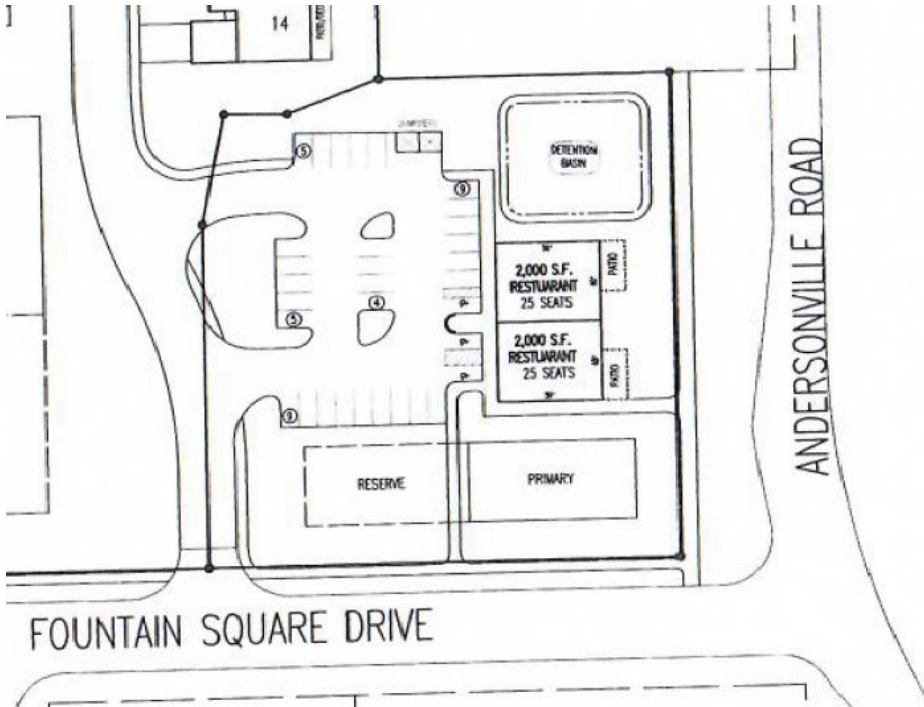


12750 Fountain Square | Davisburg, MI 48350



FOR SALE: 6.25 AC Downtown Davisburg

Offered at: \$399,900

- Zoned Commercial
- Site plan approval for 15,200 SF strip mall with 3-10 units & 3,300 SF Restaurant
- High traffic/exposure area of Andersonville Road & Fountain Square
- Located across from the post office
- Sale includes:
 - 07-17-303-001
 - 07-17-303-002

DEMOGRAPHIC:	48350
Total Population	27,528
Average Household Income	\$118,414
Daily Traffic Count	4,436

For More Information:
Wilhelm & Associates
(248) 625-9500



VacantLand Full w/Photos

12750 FOUNTAIN SQUARE, Springfield Twp, Michigan 48350

MLS#: **20240093003**
P Type: **Land**
Status: **Partial Save**

Area: **02071 - Springfield Twp**
DOM: **N/O/O**

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

LP: **\$399,900**



Location Information

County: **Oakland**
Township: **Springfield Twp**
Mailing City: **Davisburg**
Side of Str: **Holly**
School District: **Holly**
Location: **S of DAVISBURG RD/W of ANDERSONVILLE RD**

Lot Information

Acreage: **6.25**
List \$/Acre: **\$63,984.00**
Min Lots/Acre: **347 X 691 X 431 X 691**
Lot Dim: **347**
Road Front Feet: **347**
Zoning: **Commercial**

Contact Information

Waterfront Information

Water Name:
Water Facilities:
Water Features:
WaterFront Feet:

Land Contract Information

Land DWP: **\$50,000**
Land Int Rate: **7%**
Land Payment: **\$1,400**
Land Terms: **60**

Additional Information

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

Listing Information

Listing Date: **12/18/24** Off Mkt Date:
Restrictions: **SOUTH OF DAVISBURG RD, WEST OF ANDERSONVILLE RD**
Directions: **Cash, Contract, Conventional**
Terms Offered: **180**
Pending Date:
Contingency Date:
Exclusions:
MLS Source: **REALCOMP**
BMK Date:
Originating MLS#: **20240093003**
Short Sale: **No**
Possession: **At Close**

Water Source: **Other**

Features

Legal/Tax/Financial

Property ID: **0717303001** Restrictions:
Tax Summer: **\$194** Tax Winter: **\$44** Ownership: **Standard (Private)**
SEV: **59,690.00** Taxable Value: **\$4,720.00** Oth/Spec Assmnt: **0.00**
Legal Desc: **T4N, R8E, SEC 17 OAKLAND COUNTY CONDOMINIUM PLAN NO 1130 DAVISBURG FOUNTAIN SQUARE UNIT 1 L 18833 P 341 8-18-98 FR 301** Existing Lease: **No**
Subdivision: **DAVISBURG FOUNTAIN SQUARE OCCPN 1130**

Agent/Office Information

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

Remarks

Public Remarks: **GREAT OPPORTUNITY IN DOWNTOWN DAVISBURG. 6.25 ACRE PARCEL ZONED COMMERCIAL. SITE PLAN APPROVAL FOR 15,200 SF STRIPMALL WITH 3-10 UNITS & 3,300 SQ FT RESTAURANT. HIGH TRAFFIC AREA OF ANDERSONVILLE ROAD & FOUNTAIN SQUARE. PROPERTY IS ACROSS THE STREET FROM POST OFFICE. TWO PARCELS ARE INCLUDED IN SALE: 07-17-303-001 & 07-17-303-002. LAND CONTRACT TERMS AVAILABLE.**

REALTOR® Remarks: **GREAT OPPORTUNITY IN DOWNTOWN DAVISBURG. 6.25 ACRE PARCEL ZONED COMMERCIAL. SITE PLAN APPROVAL FOR 15,200 SF STRIPMALL WITH 3-10 UNITS & 3,300 SQ FT RESTAURANT. HIGH TRAFFIC AREA OF ANDERSONVILLE ROAD & FOUNTAIN SQUARE. PROPERTY IS ACROSS THE STREET FROM POST OFFICE. TWO PARCELS ARE INCLUDED IN SALE: 07-17-303-001 & 07-17-303-002. LAND CONTRACT TERMS AVAILABLE.**

Sold Information

Sold Date:
Sell Office:
Sell Agent:
CoSell Agent:
Sold Price:
Sold \$/Acre:
3rd Party Appr:
Finance Code:
Sell Office Ph:
Sale Agent Ph:
CoSell Agent Ph:

Notices and Disclaimers

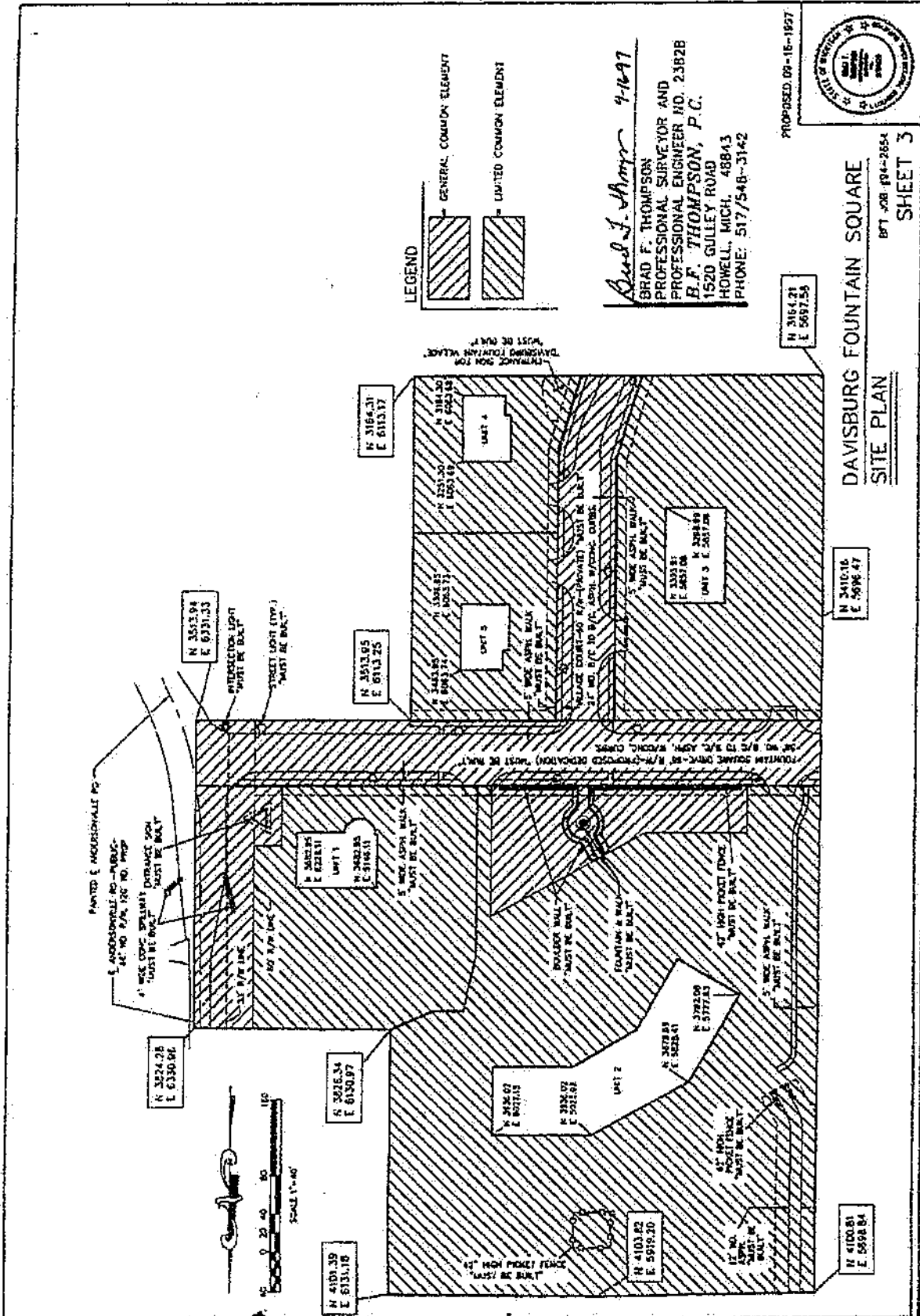
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12750 Fountain Square



18833PC424



Brad F. Thompson 4-16-97
BRAD F. THOMPSON
PROFESSIONAL SURVEYOR AND
PROFESSIONAL ENGINEER NO. 23828
B.F. THOMPSON, P.C.
1520 GULLEY ROAD
HOWELL, MICH. 48843
PHONE: 517/548-3142

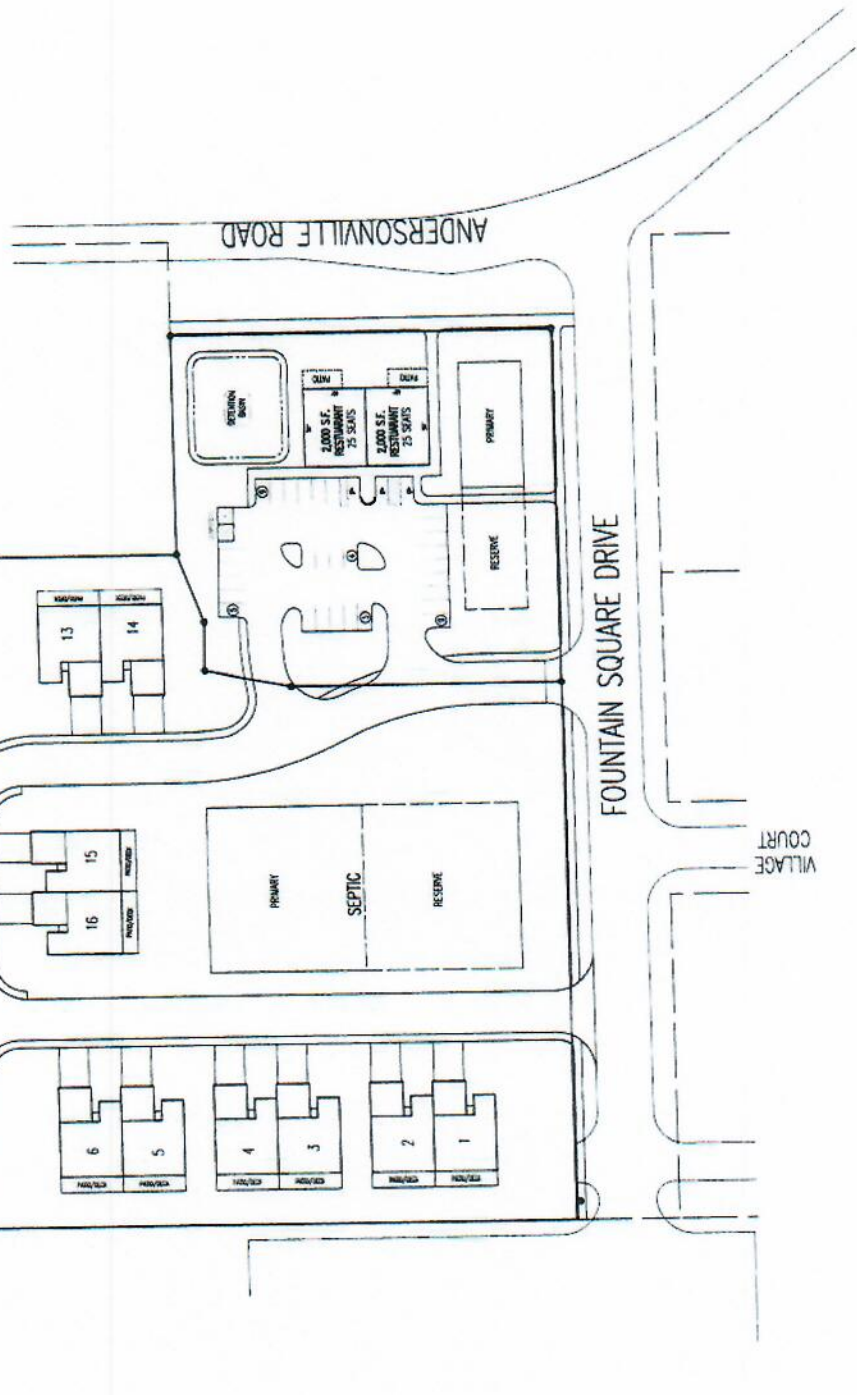
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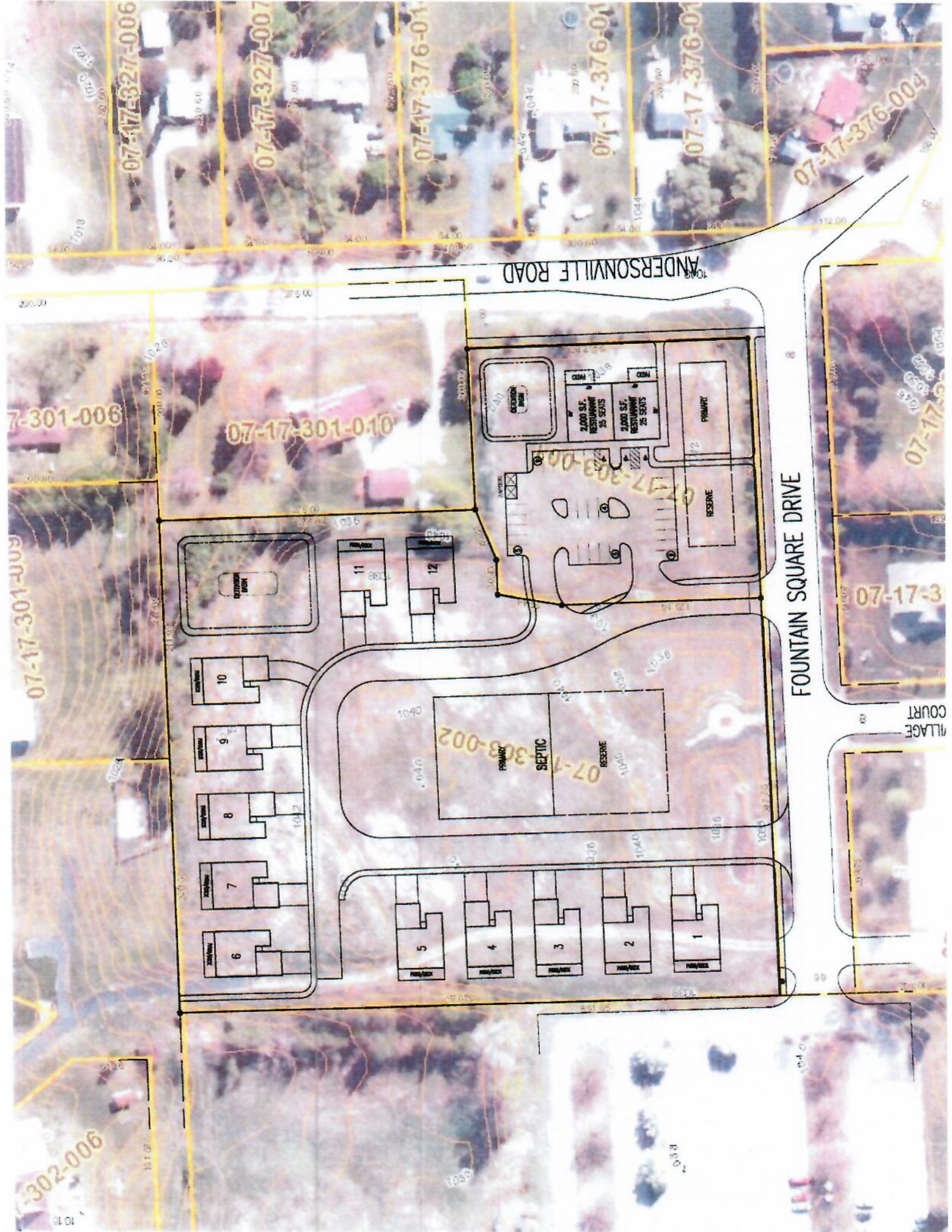


DAVISBURG FOUNTAIN SQUARE
SITE PLAN

BPT JOB #28-192-2854
SHEET 3

Scale 1" = 40'





07-17-301-009
07-17-301-006
07-17-301-010
07-17-376-001
07-17-376-004
07-17-302-006

ANDERSONVILLE ROAD

FOUNTAIN SQUARE DRIVE

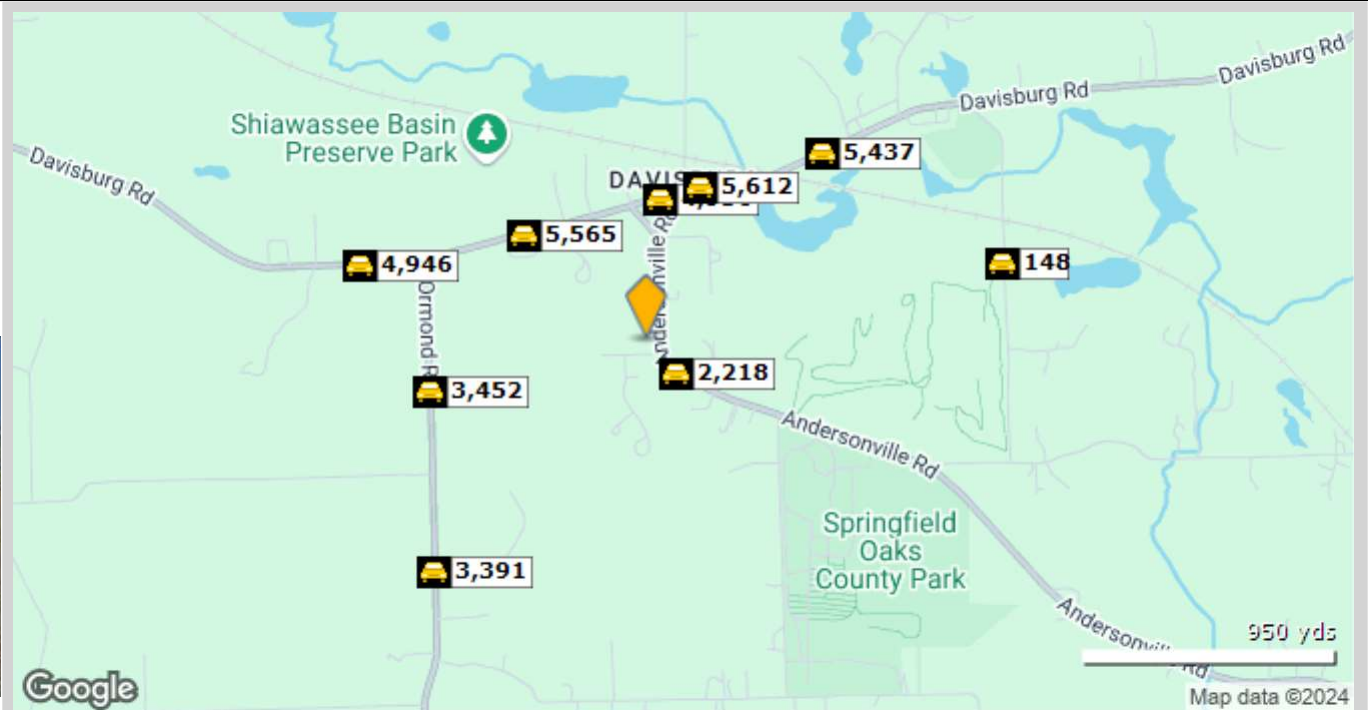
07-17-303-002

VILLAGE COURT

Traffic Count Report

12750 Fountain Square, Davisburg, MI 48350

Building Type: **Land**
 Class: -
 RBA: -
 Typical Floor: -
 Total Available: **0 SF**
 % Leased: **0%**
 Rent/SF/Yr: -



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Andersonville Rd	Fountain Square Dr	0.05 NW	2022	2,218	MPSI	.10
2	Davisburg Rd	Andersonville Rd	0.04 E	2022	4,956	MPSI	.32
3	Davisburg Rd	Marquoit	0.15 E	2022	5,565	MPSI	.35
4	Davisburg Rd	Eaton Rd	0.04 W	2022	5,612	MPSI	.36
5	Ormond Rd	Parker Rd	0.18 S	2022	3,452	MPSI	.48
6	Davisburg Rd	Nordway	0.07 NE	2022	5,437	MPSI	.56
7	Davisburg Rd	Clemae	0.09 W	2022	4,946	MPSI	.64
8	Ormond Rd	Scott Rd	0.20 S	2022	3,391	MPSI	.68
9	Dilley Rd	Broadway	0.35 N	2022	148	MPSI	.80

Demographic Summary Report

12750 Fountain Square, Davisburg, MI 48350

Building Type: **Land**
 Class: -
 RBA: -
 Typical Floor: -

Total Available: **0 SF**
 % Leased: **0%**
 Rent/SF/Yr: -



Radius	1 Mile		2 Mile		5 Mile	
Population						
2029 Projection	1,081		3,191		27,230	
2024 Estimate	1,087		3,214		27,432	
2020 Census	1,082		3,218		27,528	
Growth 2024 - 2029	-0.55%		-0.72%		-0.74%	
Growth 2020 - 2024	0.46%		-0.12%		-0.35%	
2024 Population by Hispanic Origin	28		92		988	
2024 Population	1,087		3,214		27,432	
White	992	91.26%	2,929	91.13%	24,584	89.62%
Black	9	0.83%	24	0.75%	334	1.22%
Am. Indian & Alaskan	1	0.09%	2	0.06%	50	0.18%
Asian	13	1.20%	35	1.09%	272	0.99%
Hawaiian & Pacific Island	0	0.00%	1	0.03%	5	0.02%
Other	72	6.62%	223	6.94%	2,187	7.97%
U.S. Armed Forces	0		0		8	
Households						
2029 Projection	393		1,173		10,172	
2024 Estimate	395		1,182		10,251	
2020 Census	394		1,186		10,284	
Growth 2024 - 2029	-0.51%		-0.76%		-0.77%	
Growth 2020 - 2024	0.25%		-0.34%		-0.32%	
Owner Occupied	380	96.20%	1,134	95.94%	8,907	86.89%
Renter Occupied	15	3.80%	48	4.06%	1,344	13.11%
2024 Households by HH Income	393		1,183		10,252	
Income: <\$25,000	16	4.07%	57	4.82%	849	8.28%
Income: \$25,000 - \$50,000	44	11.20%	140	11.83%	1,475	14.39%
Income: \$50,000 - \$75,000	70	17.81%	195	16.48%	1,584	15.45%
Income: \$75,000 - \$100,000	76	19.34%	223	18.85%	1,515	14.78%
Income: \$100,000 - \$125,000	39	9.92%	130	10.99%	1,203	11.73%
Income: \$125,000 - \$150,000	50	12.72%	150	12.68%	1,167	11.38%
Income: \$150,000 - \$200,000	39	9.92%	112	9.47%	1,075	10.49%
Income: \$200,000+	59	15.01%	176	14.88%	1,384	13.50%
2024 Avg Household Income	\$125,487		\$124,496		\$118,414	
2024 Med Household Income	\$96,874		\$97,365		\$95,098	