

LAND PROPERTY // FOR SALE 21 ACRES

## 21-ACRE LAKEFRONT DEVELOPMENT SITE ON WILLOW LAKE IN OXFORD

402 N OXFORD RD  
OXFORD, MI 48371



- 21-Acre Development Opportunity in Oxford
- Zoned Residential - Approved for Multifamily
- Lake Frontage on Willow Lake and 1,100' of Frontage on Oxford Rd
- All utilities are at the site
- Located 3 minutes from the Village of Oxford
- Oxford School District
- Across the Lake from "The Shores of Willow Lake," a single-family development



**P.A. COMMERCIAL**  
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21 ACRES

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# EXECUTIVE SUMMARY

402 N OXFORD RD, OXFORD, MI 48371 // FOR SALE

21 ACRES



<b>Sale Price</b>	<b>\$1,900,000</b>
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## OFFERING SUMMARY

<b>Lot Size:</b>	20.91 Acres
<b>Price / Acre:</b>	\$90,866
<b>Zoning:</b>	Residential
<b>Market:</b>	Detroit
<b>Submarket:</b>	St Clair & Lapeer Counties

## PROPERTY OVERVIEW

Unveiling an exceptional investment opportunity in Oxford, MI – a vast 21-acre plot approved for a multi-family development. This property, strategically zoned for residential use, boasts a stunning lake frontage on Willow Lake and an extensive 1,100 feet of frontage along Oxford Rd. Offering the convenience of all utilities to the site and situated within the prestigious Oxford School District, this prime piece of real estate is a rare find.

## LOCATION OVERVIEW

Located at the corner of N Oxford Rd and Polly Ann Trail, a major non-motorized trail in Oakland County extending north from Orion Township in suburban Detroit on a former Pontiac, Oxford & Northern Railroad corridor. This property is also just minutes from M-24 and downtown Oxford.

## PROPERTY HIGHLIGHTS

- 21-Acre Development Opportunity in Oxford
- Zoned Residential - Approved for Multifamily
- Lake Frontage on Willow Lake and 1,100' of Frontage on Oxford Rd
- All utilities are at the site
- Located 3 minutes from the Village of Oxford

# PROPERTY DETAILS

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21 ACRES

Sale Price	\$1,900,000
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## LOCATION INFORMATION

Street Address	402 N Oxford Rd
City, State, Zip	Oxford, MI 48371
County	Oakland
Market	Detroit
Sub-market	St Clair & Lapeer Counties
Cross-Streets	Lakeville Rd
Township	Oxford
Side of the Street	East
Signal Intersection	Yes
Road Type	Paved
Market Type	Small
Nearest Highway	I-75

## PROPERTY INFORMATION

Property Type	Yes
Property Subtype	Multifamily
Zoning	Residential
Lot Size	20.91 Acres
APN #	04-23-351-001 04-23-351-002 04-23-301-003
Lot Frontage	1,110 ft
Lot Depth	1,085 ft
Corner Property	Yes
Waterfront	Yes
Rail Access	No
Environmental Issues	None
Topography	Flat and Slopes near Lake

## UTILITIES

Irrigation	Yes
Water	Yes
Electricity	Yes
Telephone	Yes
Cable	Yes
Sewer	Yes

# ADDITIONAL PHOTOS

402 N OXFORD RD, OXFORD, MI 48371 // FOR SALE

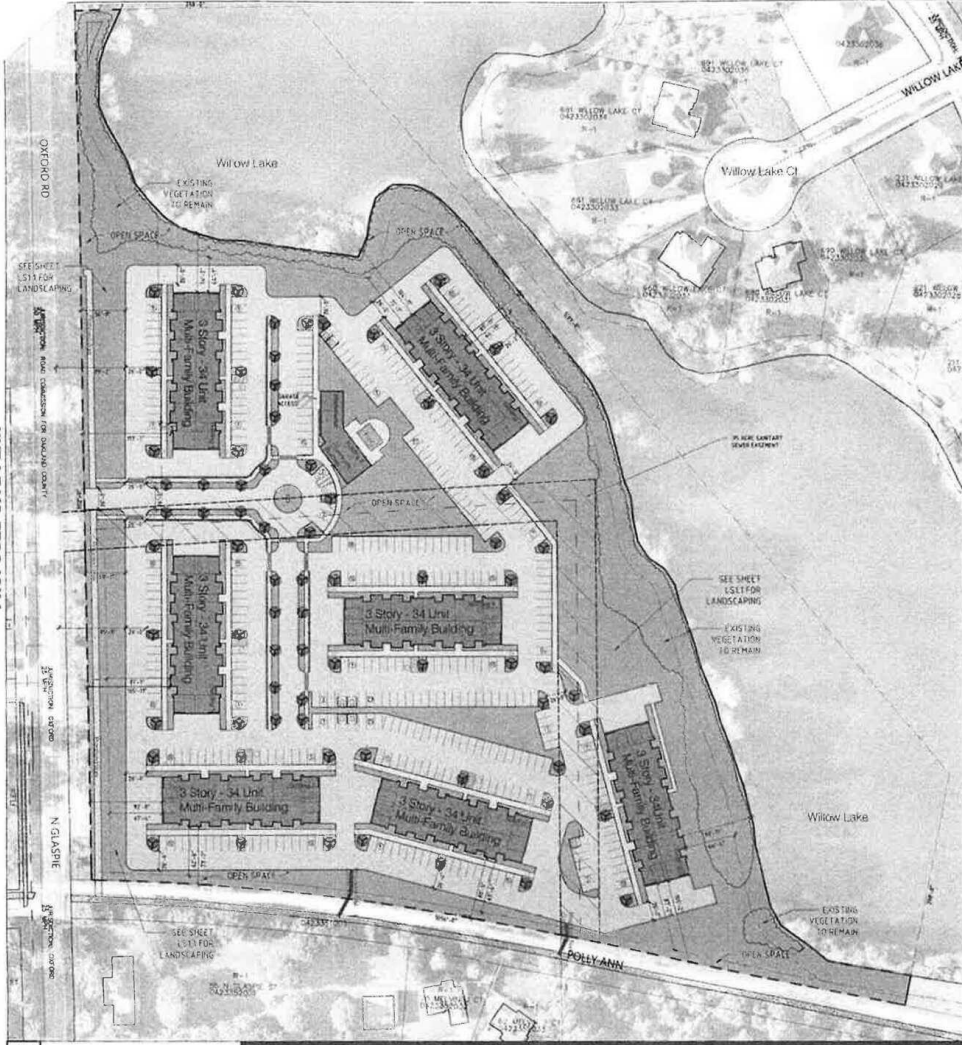
21 ACRES



# PROPOSED SITE PLAN

402 N OXFORD RD, OXFORD, MI 48371 // FOR SALE

21 ACRES



**Zoning** | RM Multiple Family Residential  
**Building Height** | Maximum 45' 3 Story  
**Setbacks** | Front 35' | Side 20' | Rear 40'  
**Openspace** | 40% Max Coverage  
 60% Min Open space

**Density**  
**Units Permitted** = GBA \* 10 Units per Acre  
 8.84 \* 10 units per acre = 88 Units Permitted  
 PUD Increase (20%) = **106 Unit Permitted**  
**Proposed** = 102 Units

**Bedrooms Permitted** = GBA / 1800sf  
 385,181s / 1800 = **214 Bedrooms**

**Minimum Lot Area per Dwelling Unit**  
 Efficiency / One Bedroom = 3,000 sf  
 Two Bedroom = 4,000 sf  
 Three Bedroom = 5,000 sf  
 Four + Bedroom = 6,000 sf

**Parking**  
**Required Spaces** = [units\*2]+[units/10 (guest)]  
 [102 \* 2] + [102 / 10] = 204 unit + 10 guest  
**Total Spaces Required** = 214

**Parking Space** | 10'x20'  
**Drive Aisle** | 24'  
**Fire Lanes** | 26'

**Zoning** | F - Flex (per RM Regulations)  
**Building Height** | Maximum 25' - 2 Story  
**Setbacks** | Front 25' | Side 10' | Rear 30'  
**Openspace** | n/a

**Density**  
**Units Permitted** = GBA \* 21.2 Units per Acre  
 6.42 \* 21.2 units per acre = 136 Units Permitted  
**Proposed** = 136 Units

**Minimum Floor Area per Dwelling Unit**  
 Efficiency = 350 sf  
 One Bedroom = 500 sf  
 Two Bedroom = 700 sf  
 Three + Bedroom = 700 + 200 sf / add. room

**Parking**  
**Required Spaces** = [unit\*1.5]+[unit/5 (guest)]  
 [136 \* 1.5] + [136 / 5] = 204 unit + 28 guest  
**Total Spaces Required** = 232

**Parking Space** | 9'x18'  
**Drive Aisle** | 20'

**Proposed Deviations**  
 Maximum Building Height | 25' - 2 Story  
 Proposed Building Height | 35' - 3 Story

D August 17, 2023

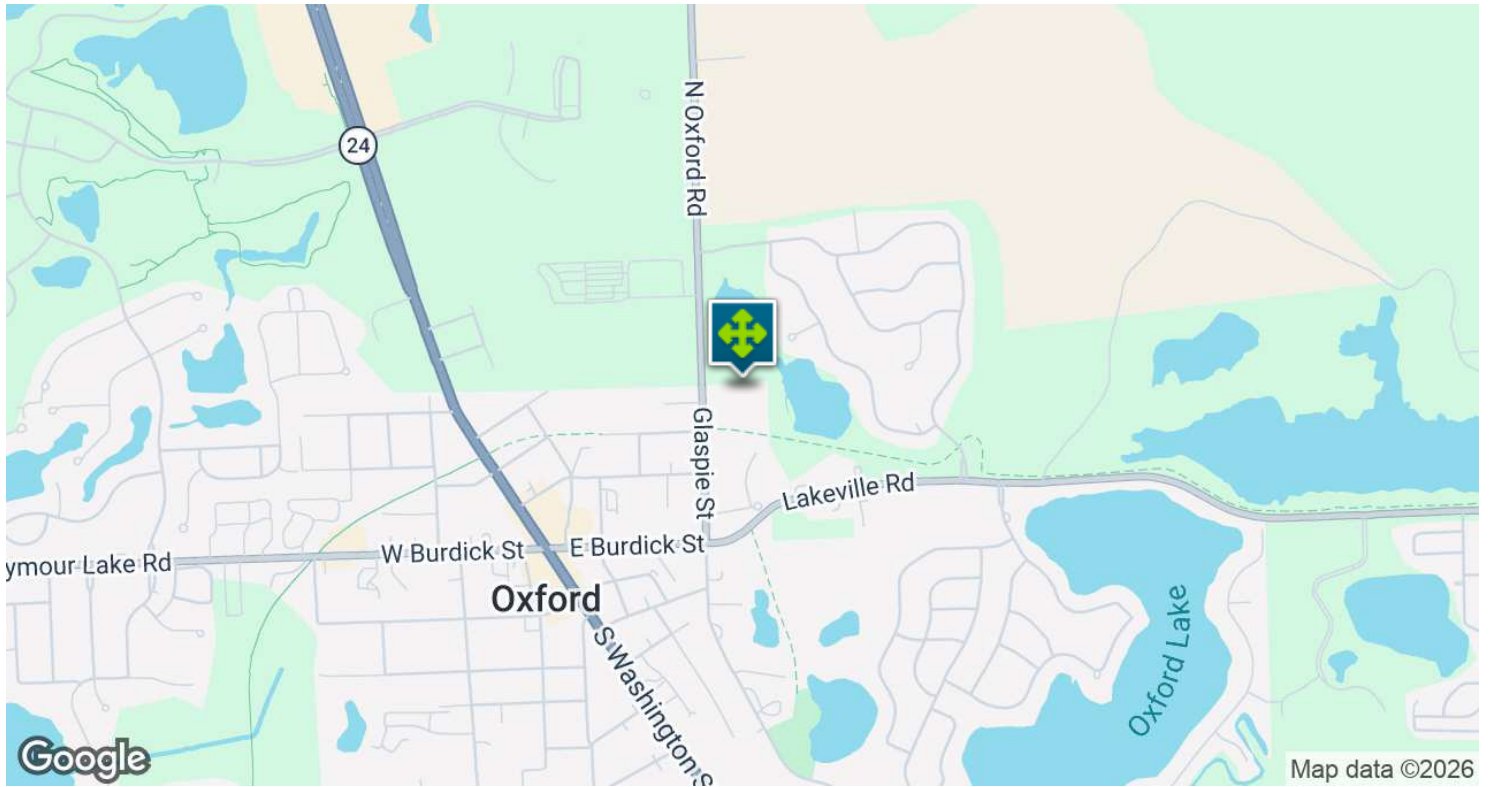
Zoning Information | THE BLUFFS AT WILLOW LAKE

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# LOCATION MAP

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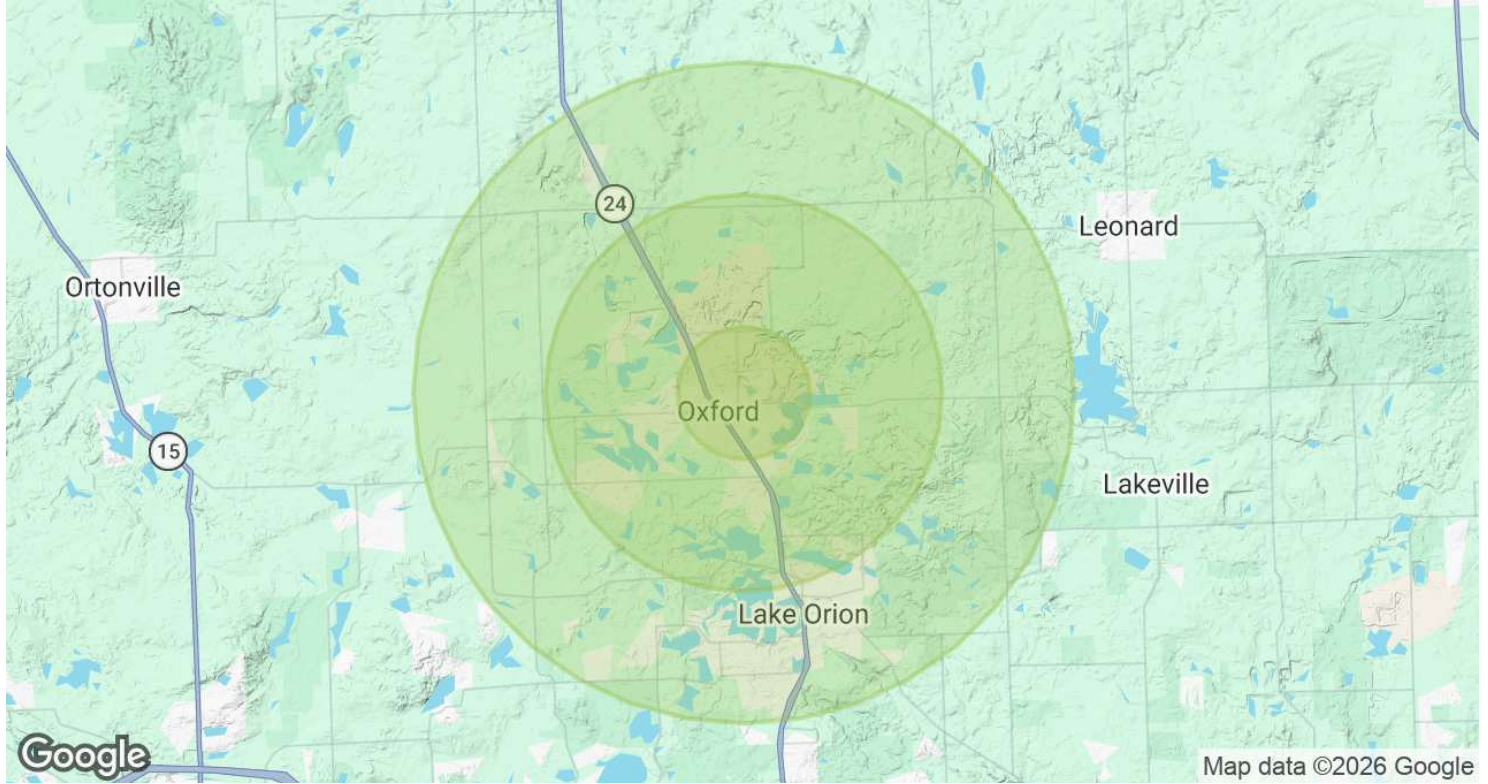


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# DEMOGRAPHICS MAP & REPORT

402 N OXFORD RD, OXFORD, MI 48371 // FOR SALE



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,309	22,939	43,864
Average Age	40	40	41
Average Age (Male)	39	39	40
Average Age (Female)	41	41	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,722	8,506	16,577
# of Persons per HH	2.5	2.7	2.6
Average HH Income	\$123,097	\$126,236	\$130,472
Average House Value	\$356,925	\$375,934	\$401,668

2020 American Community Survey (ACS)

# CONTACT US

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## FOR MORE INFORMATION, PLEASE CONTACT:



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