

**PRIMED FOR DEVELOPMENT  
2.47 ACRES FOR SALE**



N Opdyke Rd 32,991 VPD

University Dr 22,799 VPD

130,018 VPD

**1451 N OPDYKE ROAD,  
AUBURN HILLS, MI**

**CBRE**

# EXECUTIVE SUMMARY

CBRE, Inc. is pleased to present 1451 North Opdyke Road, Auburn Hills, Michigan (“Property”). Ideally situated at the northwest quadrant of Opdyke Road and University Drive, the Property offers outstanding development potential with exceptional visibility from both roadways.

This prime location is minutes from Interstate 75 and University Drive exit (Exit 75). Easily accessible with over 265 feet of frontage on Opdyke Road. McDonald’s is located to the north of the site, Quality Inn abuts the site to the west and Zax Car Wash and Crowne Plaza are to the east, across Opdyke Road. Havenwyck Hospital, Oakland University West Center, Hyatt Place, Comfort Suites, KFC, and Taco Bell all have operations within ½-mile radius of the Property.

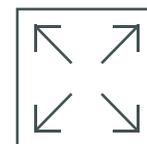
Augmenting the area’s stability is Baker College, Stellantis North America Headquarters, Webato Roof Systems, and numerous other established corporations. This rare infill vacant site is zoned General Business District (“B-2”), which permits for a wide range of retail businesses, services, banks and restaurants.



**\$1,599,000**  
Asking Price



**\$647,000**  
Asking Price  
Per Acre



**2.47 Acres**



**263'**  
Frontage along  
Opdyke Rd



**B-2 Zoning**  
(General Business District)



**50,000 VPD**  
Traffic Counts





SITE

1451  
N OPDYKE RD

# SITE SURVEY

## MORTGAGE SURVEY

**Certified to:** STERLING BANK, FIRST AMERICAN TITLE INSURANCE COMPANY, AND BUTZEL LONG

**Applicant:** GARY A. YEOMAN'S TRUST AND/OR GARY A. YEOMAN

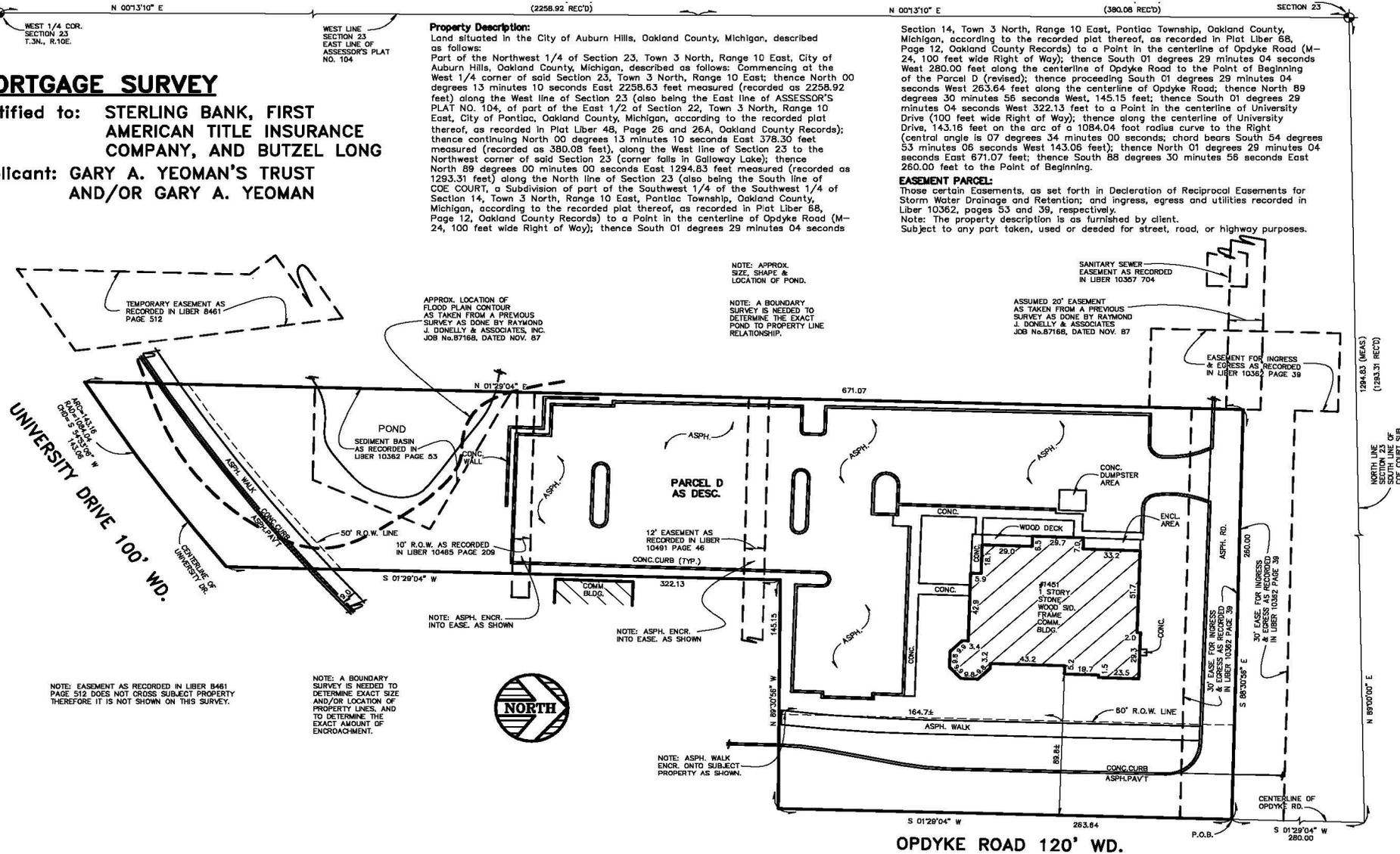
### Property Description:

Land situated in the City of Auburn Hills, Oakland County, Michigan, described as follows:  
 Part of the Northwest 1/4 of Section 23, Town 3 North, Range 10 East, City of Auburn Hills, Oakland County, Michigan, described as follows: Commencing at the West 1/4 corner of said Section 23, Town 3 North, Range 10 East; thence North 00 degrees 13 minutes 10 seconds East 2258.63 feet measured (recorded as 2258.92 feet) along the West line of Section 23 (also being the East line of ASSESSOR'S PLAT NO. 104, of part of the East 1/2 of Section 22, Town 3 North, Range 10 East, City of Pontiac, Oakland County, Michigan, according to the recorded plat thereof, as recorded in Plat Liber 48, Page 26 and 26A, Oakland County Records); thence continuing North 00 degrees 13 minutes 10 seconds East 378.30 feet measured (recorded as 380.08 feet), along the West line of Section 23 to the Northwest corner of said Section 23 (corner falls in Galloway Lake); thence North 89 degrees 00 minutes 00 seconds East 1294.83 feet measured (recorded as 1293.31 feet) along the North line of Section 23 (also being the South line of COE COURT, a Subdivision of part of the Southwest 1/4 of the Southwest 1/4 of Section 14, Town 3 North, Range 10 East, Pontiac Township, Oakland County, Michigan, according to the recorded plat thereof, as recorded in Plat Liber 88, Page 12, Oakland County Records) to a Point in the centerline of Opdyke Road (M-24, 100 feet wide Right of Way); thence South 01 degrees 29 minutes 04 seconds

Section 14, Town 3 North, Range 10 East, Pontiac Township, Oakland County, Michigan, according to the recorded plat thereof, as recorded in Plat Liber 88, Page 12, Oakland County Records) to a Point in the centerline of Opdyke Road (M-24, 100 feet wide Right of Way); thence South 01 degrees 29 minutes 04 seconds West 280.00 feet along the centerline of Opdyke Road to the Point of Beginning of the Parcel D (revised); thence proceeding South 01 degrees 29 minutes 04 seconds West 263.64 feet along the centerline of Opdyke Road; thence North 89 degrees 30 minutes 56 seconds West, 145.15 feet; thence South 01 degrees 29 minutes 04 seconds West 322.13 feet to a Point in the centerline of University Drive (100 feet wide Right of Way); thence along the centerline of University Drive, 143.16 feet on the arc of a 1084.04 foot radius curve to the Right (central angle is 07 degrees 34 minutes 00 seconds; chord bears South 54 degrees 53 minutes 08 seconds West 143.08 feet); thence North 01 degrees 29 minutes 04 seconds East 871.07 feet; thence South 88 degrees 30 minutes 56 seconds East 260.00 feet to the Point of Beginning.

### EASEMENT PARCEL:

Those certain Easements, as set forth in Declaration of Reciprocal Easements for Storm Water Drainage and Retention; and ingress, egress and utilities recorded in Liber 10362, pages 53 and 39, respectively.  
 Note: The property description is as furnished by client.  
 Subject to any part taken, used or deeded for street, road, or highway purposes.



<b>KEM-TEC</b> LAND SURVEYORS 22556 Grand Avenue Eastpointe, MI 48021-2310 (981) 775-2232 FAX: (981) 775-4048		<b>KEM-TEC WEST</b> LAND SURVEYORS 800 E. STADIUM Ann Arbor, MI 48104-4556 (734) 964-0888 * (800) 493-8188 FAX: (734) 964-0287	
PREPARED FOR: STERLING BANK	DATE: 10-01-04	JOB #: 04-33458	REV.: 10-20-04 (ADDED EASEMENTS)
SCALE: 1"=40'	DRW. BY: J.V.	REV.:	

WE HEREBY CERTIFY that we have made a mortgage survey of the property herein described and that the buildings and improvements are located as shown and that there are no visible encroachments upon said property unless noted and shown. NOTE: This survey is for MORTGAGE purposes only and no property corners were set. Do not use for establishing fence or building lines.  
 Certified to all Title Companies.

SHANE P. AZBELL P.S. 46724

# DEMOGRAPHIC HIGHLIGHTS



2025 POPULATION RADIUS

**1 MILE: 5,141**

**3 MILES: 60,938**

**5 MILES: 161,411**



AVERAGE HOUSEHOLD INCOME

**1 MILE: \$59,042**

**3 MILES: \$86,604**

**5 MILES: \$118,390**



DAYTIME POPULATION

**1 MILE: 10,924**

**3 MILES: 80,828**

**5 MILES: 206,947**



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