

00 Union Lake Rd | White Lake Twp, MI 48386



## Commercial — Vacant Land

**FOR  
SALE**  
OFFERED AT  
**\$ 899,900**

- Zoned Commercial PD Planned Development
- Shopping Center, Retail
- 8.7 Acres
- Utilities Available
- 1,519 Ft Road Frontage
- Last desirable Commercial/Retail Land in the area
- Walled Lake School District
- Water & Sewer at Street

For more information: **Wilhelm & Associates (248) 625-9500 | [www.wilhelmrealtors.com](http://www.wilhelmrealtors.com)**



**00 Union Lake Rd Road, White Lake Twp, Michigan 48386**

MLS#: **20250022016**  
 P Type: **Land**  
 Status: **Active**

Area: **02121 - White Lake Twp**  
 DOM: **N/101/101**

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

LP: **\$899,900**  
 OLP: **\$999,999**

Location Information

County: **Oakland**  
 Township: **White Lake Twp**  
 Mailing City: **White Lake**  
 Side of Str:  
 School District: **Walled Lake**  
 Location: **Hutchins & Union Lake Rd**

Lot Information

Acreage: **8.7**  
 List \$/Acre: **\$114,942.41**  
 Min Lots/Acre:  
 Lot Dim: **1519x358x900x261**  
 Road Front Feet: **1,519**  
 Zoning: **Commercial**

Contact Information

Name: **THOMAS WILHELM**  
 Phone: **(248) 625-9500**

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: **07/11/2025 : DOWN : \$999,999->\$899,900**

Listing Information

Listing Date: <b>04/01/25</b>	Off Mkt Date:	Pending Date:	MLS Source: <b>REALCOMP</b>
Restrictions:	ABO Date:	Contingency Date:	BMK Date:
Directions: <b>Off Union Lake Rd on West Side Between Elizabeth Lake Rd and Cooley Lake Rd</b>	Protect Period: <b>90</b>	Exclusions:	Originating MLS# <b>20250022016</b>
Terms Offered: <b>Cash, Conventional</b>		Short Sale: <b>No</b>	Possession: <b>At Close</b>

Features

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

Legal/Tax/Financial

Property ID: <b>1236176002</b>	Restrictions:	Ownership: <b>Standard (Private)</b>
Tax Summer: <b>\$10,050</b>	Tax Winter: <b>\$1,363</b>	Oth/Spec Assmnt:
SEV: <b>277,670.00</b>	Taxable Value:	Existing Lease: <b>No</b>
Legal Desc: <b>T3N, R8E, SEC 36 PART OF N 1/2 OF SEC BEG AT PT DIST S 89-54-35 E 1328.29 FT &amp; N 00-05-19 E 16.50 FT &amp; S 89-35-00 E 5.68 FT &amp; N 00-12-01 W 721.08 FT &amp; S 89-54-35 E 183.07 FT FROM W 1/4 COR, TH N 37-19-50 W 559.36 FT, TH N 15-00-00 E 458.38 FT, TH ALG CURVE TO RIGHT, RAD 2864.93 FT, CHORD BEARS S 39-49-51 E 73.46 FT, DIST OF 73.46 FT, TH S 36-54-57 E 1107.60 FT, TH S 52-47-19 W 358.05 FT, TH N 37-19-50 W 340.64 FT TO BEG 8.70 A</b>		

Agent/Office Information

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

Remarks

Public Remarks: **Zoned Commercial PD Planned Development (Shopping Center, Retail). One Of The Last Desirable Land Along Union Lake Road. Newer Subs, Adult (Srs.) Multiple Family, And Condos Along East Section Of Union Lake Road. Utilities Available. New Development Of Property. Water & Sewer at Street! Survey & Topo in Office.**

REALTOR® **BATVAI**  
 Remarks:

Notices and Disclaimers

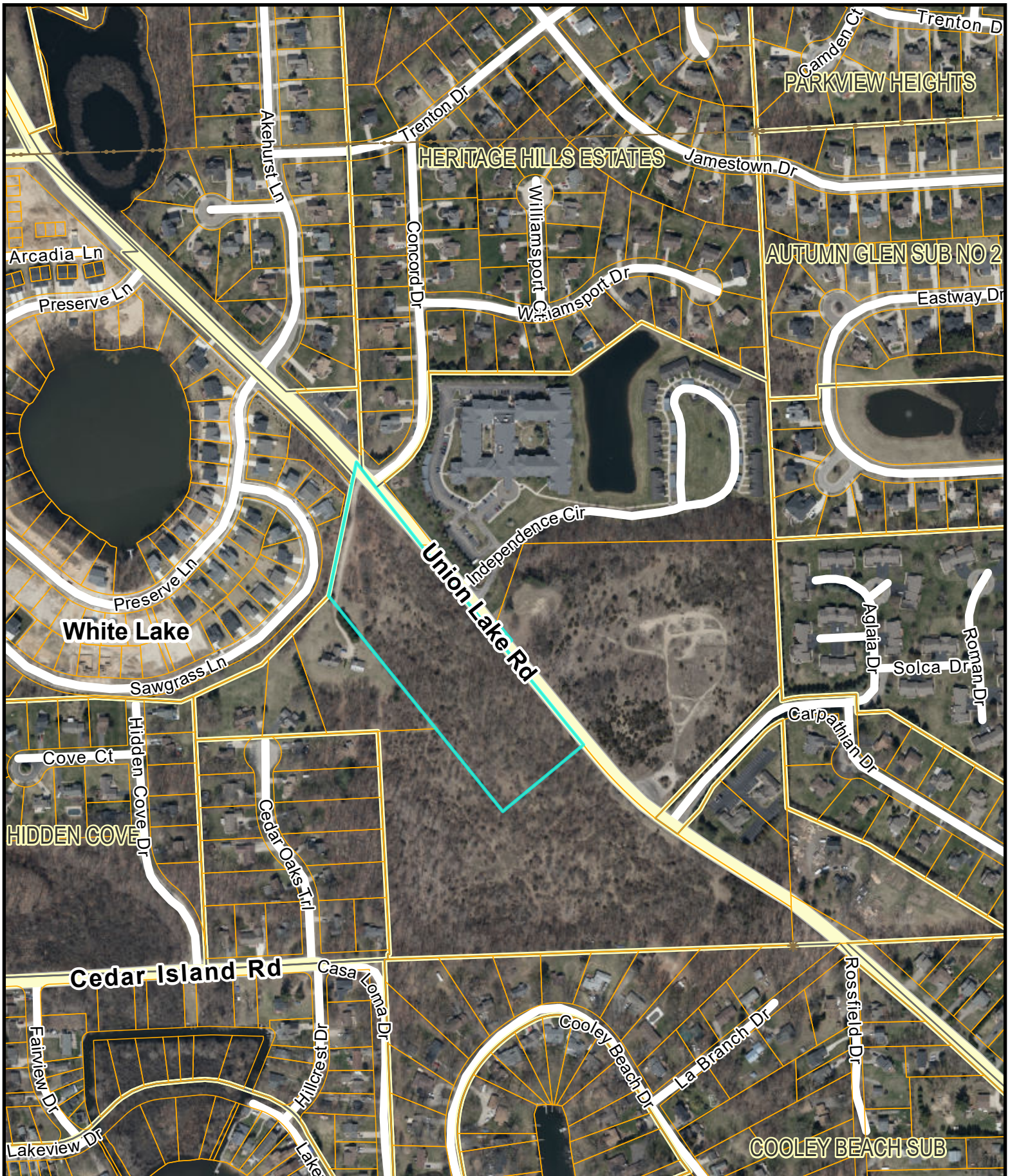
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Search Criteria

Status is one of 'Active', 'Contingent - CCS', 'Accepting Backup Offers', 'Coming Soon'  
 List Office MUI is 12561  
 Selected 1 of 58 results.



# Union Lake Rd



- 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: 1/22/2025  
  
**NORTH**  
1 inch = 400 feet





**ANDERSON, ECKSTEIN & WESTRICK, INC.**  
**CIVIL ENGINEERS - SURVEYORS - ARCHITECTS**

51301 Schoenherr Road, Shelby Township, MI 48315  
586.726.1234 | [www.aewinc.com](http://www.aewinc.com)

## MEMORANDUM

**TO:** **Richard Beaubien, P.E., PTOE**  
Beaubien Engineering  
1685 Ross Drive  
Troy, Michigan 48084

**FROM:** **Mohammad Lufi, P.E.; PTOE**  
**Carlie delaPaz**

**DATE:** **February 3<sup>rd</sup>, 2022**

**SUBJECT:** **Comfort Care Development**  
Charter Township of White Lake  
Rezoning Traffic Study

This memorandum presents the methodologies, analysis, and result of the Rezoning Traffic Study (RTS) for the proposed Assisted Living as requested by White lake Township. The project site is part of the Northwest ¼ of section 36, Township 3 North, Range 8 East. The proposed development is located along the west side of Union Lake Road across Concord Drive as illustrated in Figure 1.

The site is currently zoned as (LB) Local Business. The proposed zoned is Planned Development (PD).

The development proposed to have 67,270 square feet of assisted living care. The proposed development access plan includes one (1) proposed drive off of Union Lake Road, and is anticipated to open in 2024. The preliminary Site Plan is shown on Figure 1.1.

The Scope of the study was developed based on Anderson, Eckstein & Westrick, Inc. (AEW) knowledge of the study area, understanding of the development program, accepted traffic engineering practice, and methodologies published by the Institute of Transportation Engineer (ITE). Additionally, AEW followed MDOT and RCOC Geometric Design Guidance for conducting a traffic impact assessment on the proposed project.



Figure 1- Site Location



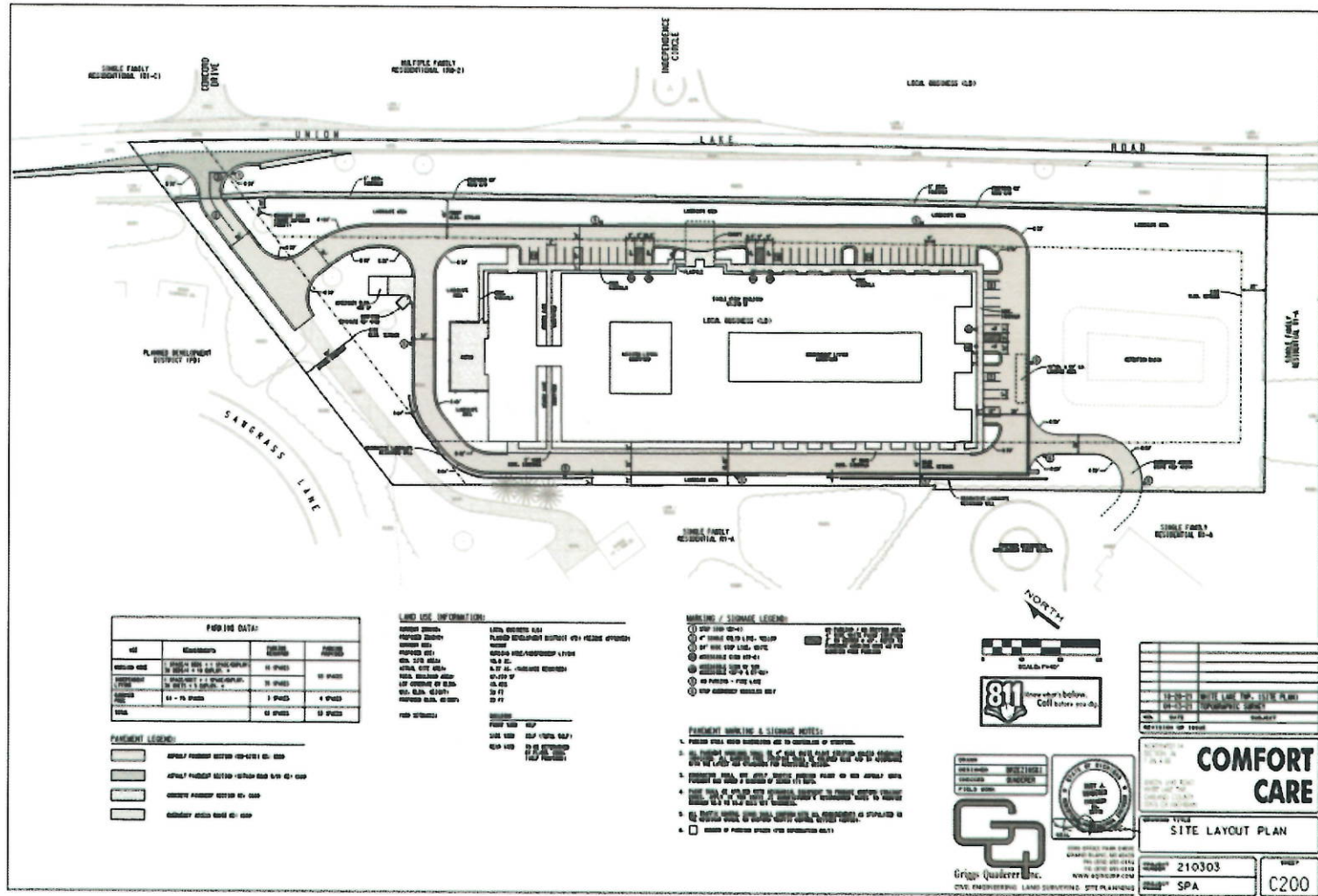
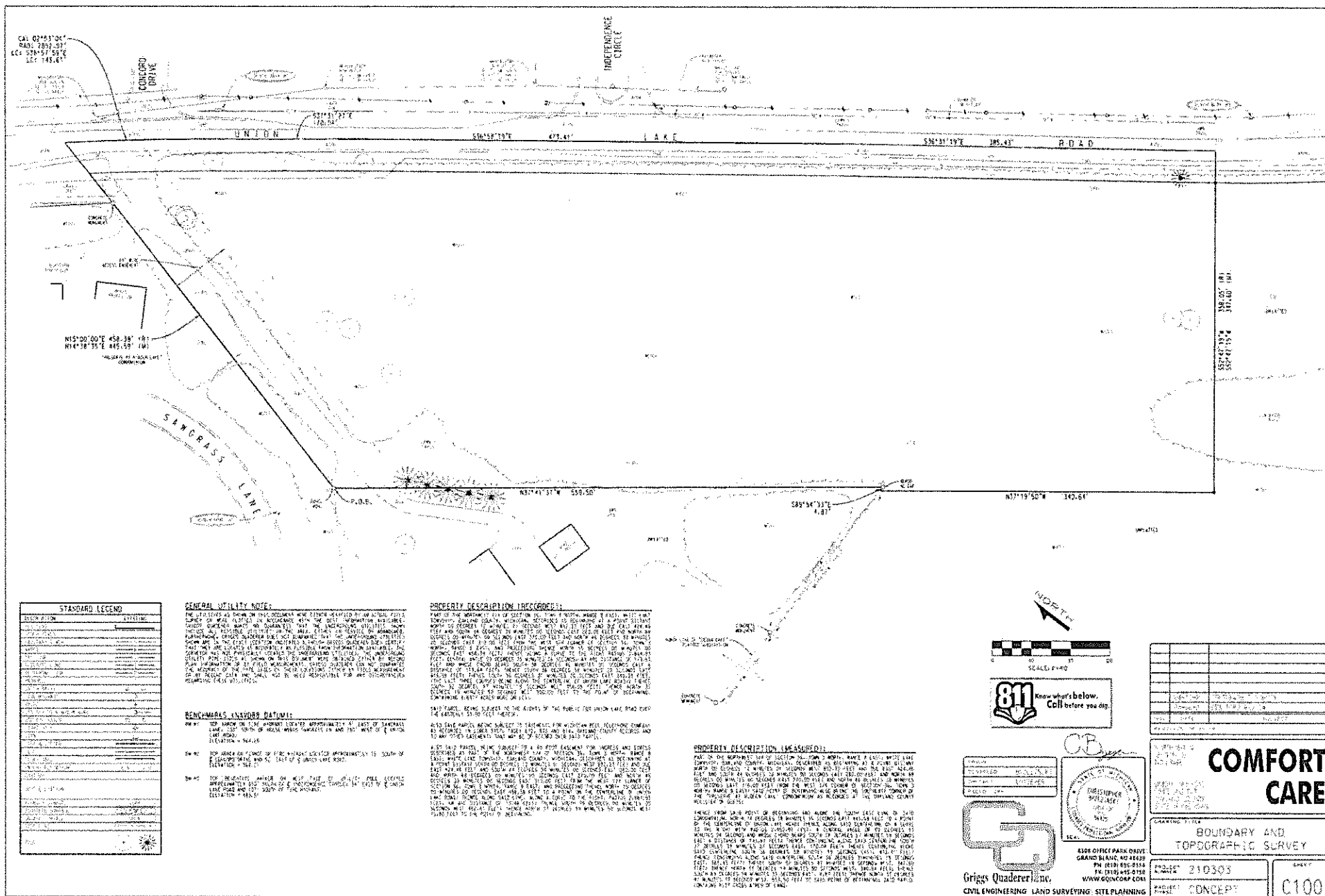


Figure 1.1 - Preliminary Site Plan







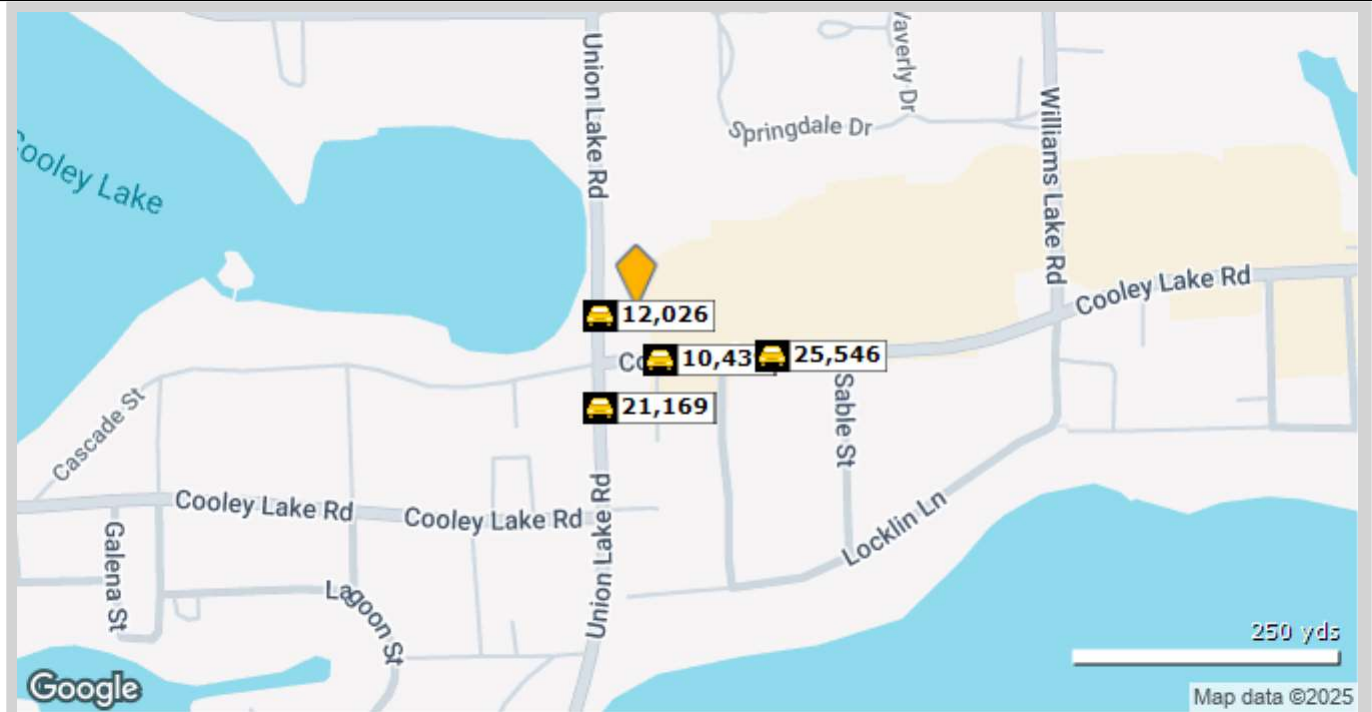
# Demographic Summary Report

Union Lake Road & Cooley Rd, White Lake, MI 48386

Radius	1 Mile		2 Mile		5 Mile	
Population						
2029 Projection	5,842		23,599		116,239	
2024 Estimate	5,845		23,728		117,225	
2020 Census	5,650		23,567		118,246	
Growth 2024 - 2029	-0.05%		-0.54%		-0.84%	
Growth 2020 - 2024	3.45%		0.68%		-0.86%	
2024 Population by Hispanic Origin	202		899		4,941	
2024 Population	5,845		23,728		117,225	
White	5,114	87.49%	20,411	86.02%	98,089	83.68%
Black	131	2.24%	791	3.33%	5,465	4.66%
Am. Indian & Alaskan	12	0.21%	41	0.17%	156	0.13%
Asian	150	2.57%	591	2.49%	3,454	2.95%
Hawaiian & Pacific Island	0	0.00%	1	0.00%	47	0.04%
Other	439	7.51%	1,894	7.98%	10,014	8.54%
U.S. Armed Forces	0		0		14	
Households						
2029 Projection	2,339		9,406		46,753	
2024 Estimate	2,339		9,457		47,160	
2020 Census	2,258		9,391		47,580	
Growth 2024 - 2029	0.00%		-0.54%		-0.86%	
Growth 2020 - 2024	3.59%		0.70%		-0.88%	
Owner Occupied	2,004	85.68%	7,850	83.01%	38,081	80.75%
Renter Occupied	334	14.28%	1,608	17.00%	9,079	19.25%
2024 Households by HH Income	2,338		9,458		47,162	
Income: <\$25,000	349	14.93%	1,103	11.66%	5,088	10.79%
Income: \$25,000 - \$50,000	394	16.85%	1,371	14.50%	7,311	15.50%
Income: \$50,000 - \$75,000	337	14.41%	1,414	14.95%	7,280	15.44%
Income: \$75,000 - \$100,000	286	12.23%	1,304	13.79%	6,130	13.00%
Income: \$100,000 - \$125,000	241	10.31%	1,145	12.11%	5,329	11.30%
Income: \$125,000 - \$150,000	186	7.96%	984	10.40%	4,170	8.84%
Income: \$150,000 - \$200,000	331	14.16%	1,143	12.09%	5,362	11.37%
Income: \$200,000+	214	9.15%	994	10.51%	6,492	13.77%
2024 Avg Household Income	\$103,517		\$110,063		\$115,794	
2024 Med Household Income	\$82,779		\$91,123		\$90,913	

# Traffic Count Report

Union Lake Road & Cooley Rd, White Lake, MI 48386



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Union Lake Rd	Cascade St	0.03 S	2018	13,421	MPSI	.02
2	Union Lake Rd	Cascade St	0.03 S	2020	13,877	MPSI	.02
3	Union Lake Rd	Cascade St	0.03 S	2022	12,026	MPSI	.02
4	Cooley Lake Rd	Larkspur St	0.03 E	2020	11,176	MPSI	.03
5	Cooley Lake Rd	Larkspur St	0.03 E	2018	2,114	MPSI	.03
6	Cooley Lake Rd	Larkspur St	0.03 E	2022	10,439	MPSI	.03
7	Union Lake Rd	Cascade St	0.02 N	2018	18,649	MPSI	.05
8	Union Lake Rd	Cascade St	0.02 N	2022	21,109	MPSI	.05
9	Union Lake Rd	Cascade St	0.02 N	2021	21,169	MPSI	.05
10	Cooley Lake Rd	Larkspur St	0.03 W	2022	25,546	MPSI	.08