



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**



00 Union Lake Rd Road, White Lake Twp, Michigan 48386MLS#: 20250022016
P Type: Land
Status: ActiveArea: 02121 - White Lake Twp
DOM: N/101/101Short Sale: No
Trans Type: Sale
ERTS/FSLP: \$899,900
OLP: \$999,999Location InformationCounty: Oakland
Township: White Lake Twp
Mailing City: White Lake
Side of Str:
School District: Walled Lake
Location: Hutchins & Union Lake RdLot InformationAcreage: 8.7
List \$/Acre: \$114,942.41
Min Lots/Acre:
Lot Dim: 1519x358x900x261
Road Front Feet: 1,519
Zoning: CommercialContact InformationName: THOMAS WILHELM
Phone: (248) 625-9500Waterfront InformationWater Name:
Water Facilities:
Water Features:
WaterFront Feet:Land Contract InformationLand DWP:
Land Int Rate: %
Land Payment:
Land Terms:Additional InformationInternet Avail:
Mineral Rights:
Sqft Min Lot:Survey:
Irrigation:
Perk:

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

Listing Information

Listing Date:	04/01/25	Off Mkt Date:	Pending Date:	MLS Source:	REALCOMP
Restrictions:		ABO Date:	Contingency Date:	BMK Date:	
Directions:		Protect Period:	Exclusions:	Originating MLS#	20250022016
Terms Offered:	Off Union Lake Rd on West Side Between Elizabeth Lake Rd and Cooley Lake Rd				
	Cash, Conventional		Short Sale: No	Possession:	At Close
			Features		
Water Source:	Public (Municipal), Water at Street		Sewer: Public Sewer (Sewer-Sanitary), Sewer at Street		
			Legal/Tax/Financial		
Property ID:	1236176002	Restrictions:	Ownership: Standard (Private)		
Tax Summer:	\$10,050	Tax Winter: \$1,363	Oth/Spec Assmnt:		
SEV:	277,670.00	Taxable Value:	Existing Lease: No		
Legal Desc:	T3N, R8E, SEC 36 PART OF N 1/2 OF SEC BEG AT PT DIST S 89-54-35 E 1328.29 FT & N 00-05-19 E 16.50 FT & S 89-35-00 E 5.68 FT & N 00-12-01 W 721.08 FT & 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				

Agent/Office InformationList Office:
List Agent:
Co-list Agent:List Office Ph:
List Agent Ph:
Co-list Agent Ph:RemarksPublic 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

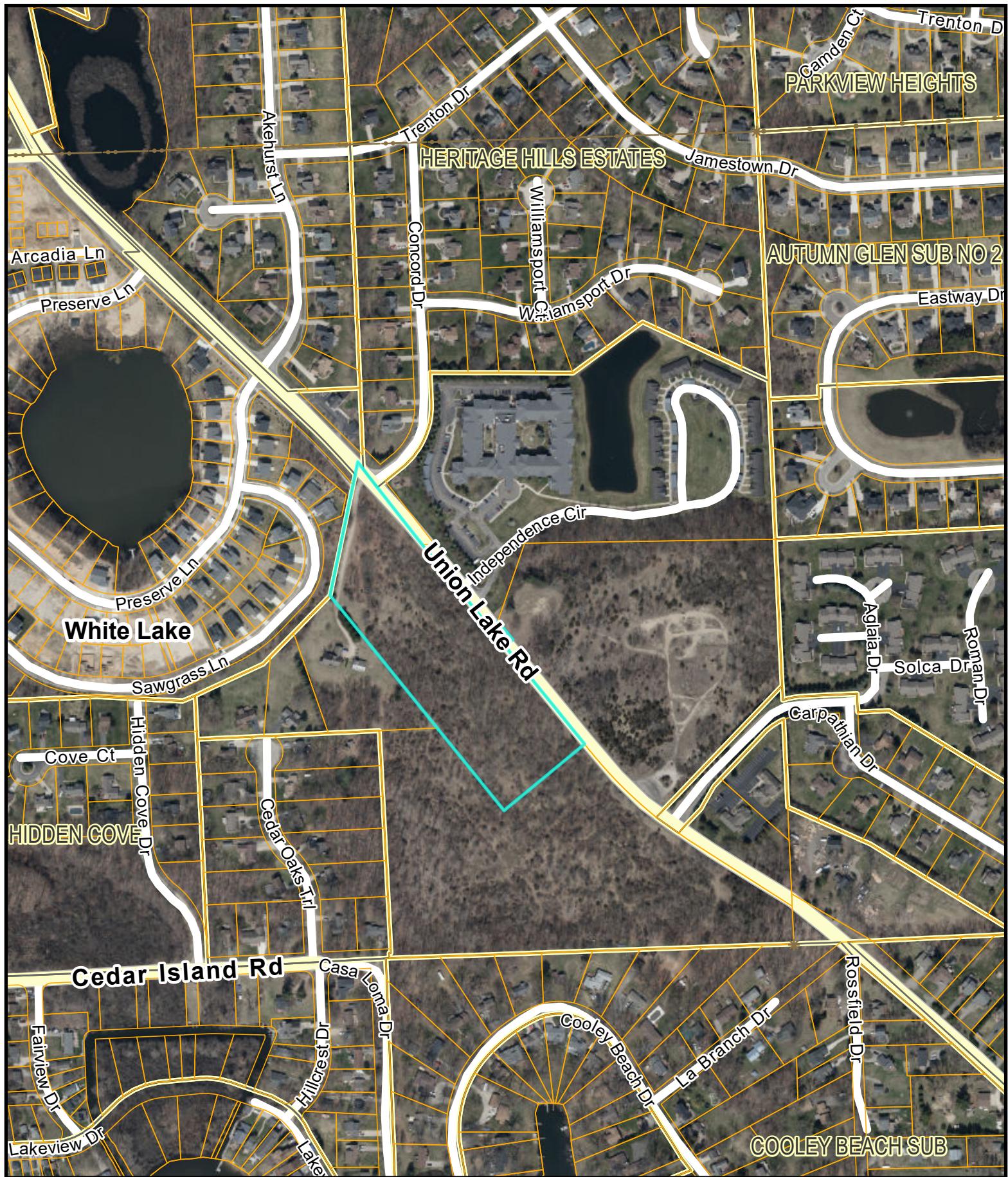
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Copyright © [Realcomp II Ltd](#) All Rights Reserved.**Search Criteria**Status is one of 'Active', 'Contingent - CCS', 'Accepting Backup Offers', 'Coming Soon'
List Office MUI is 12561
Selected 1 of 58 results.

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.



David Coulter
Oakland County Executive

Date Created: 1/22/2025



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

MEMORANDUM

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

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

DATE: **February 3rd, 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

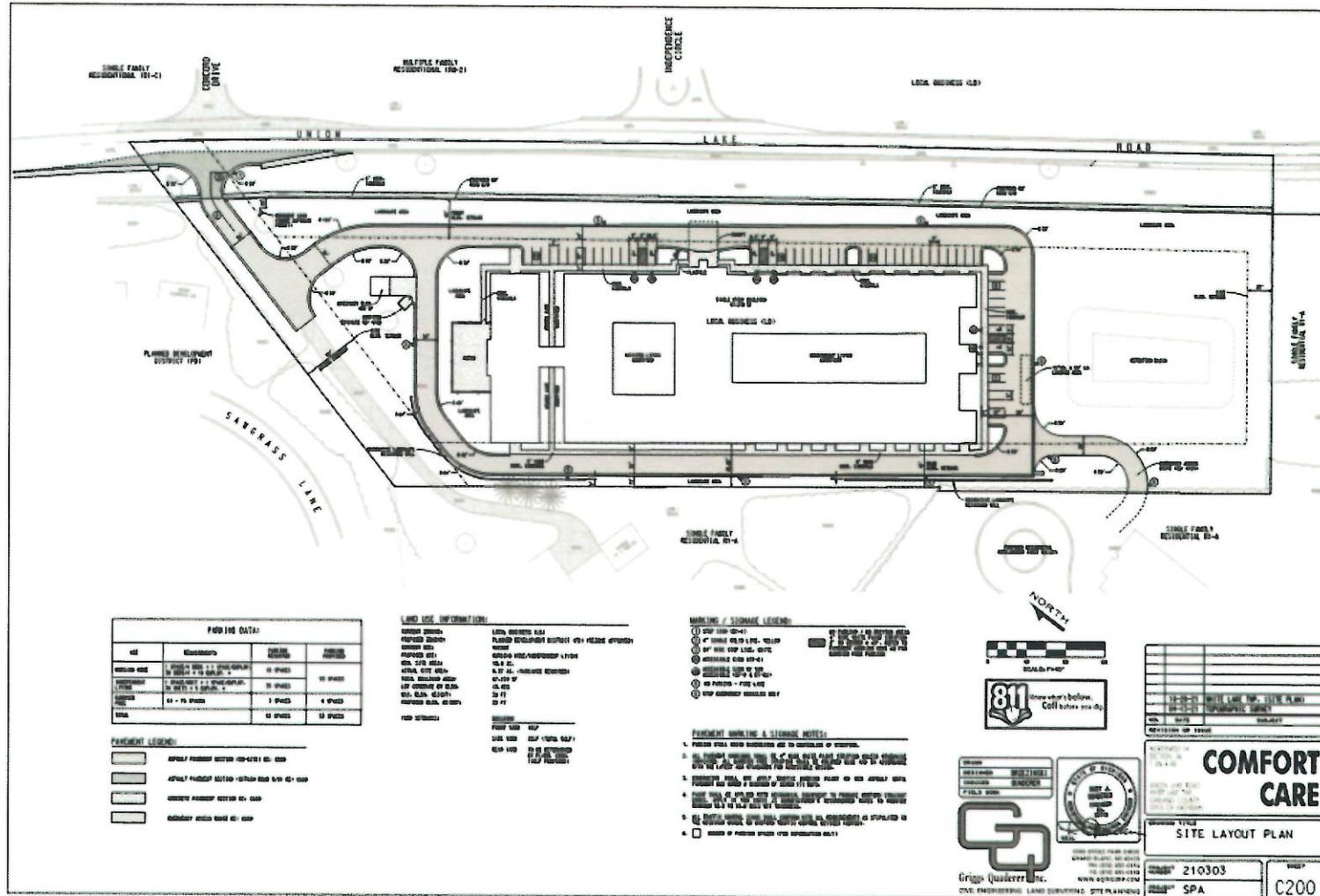
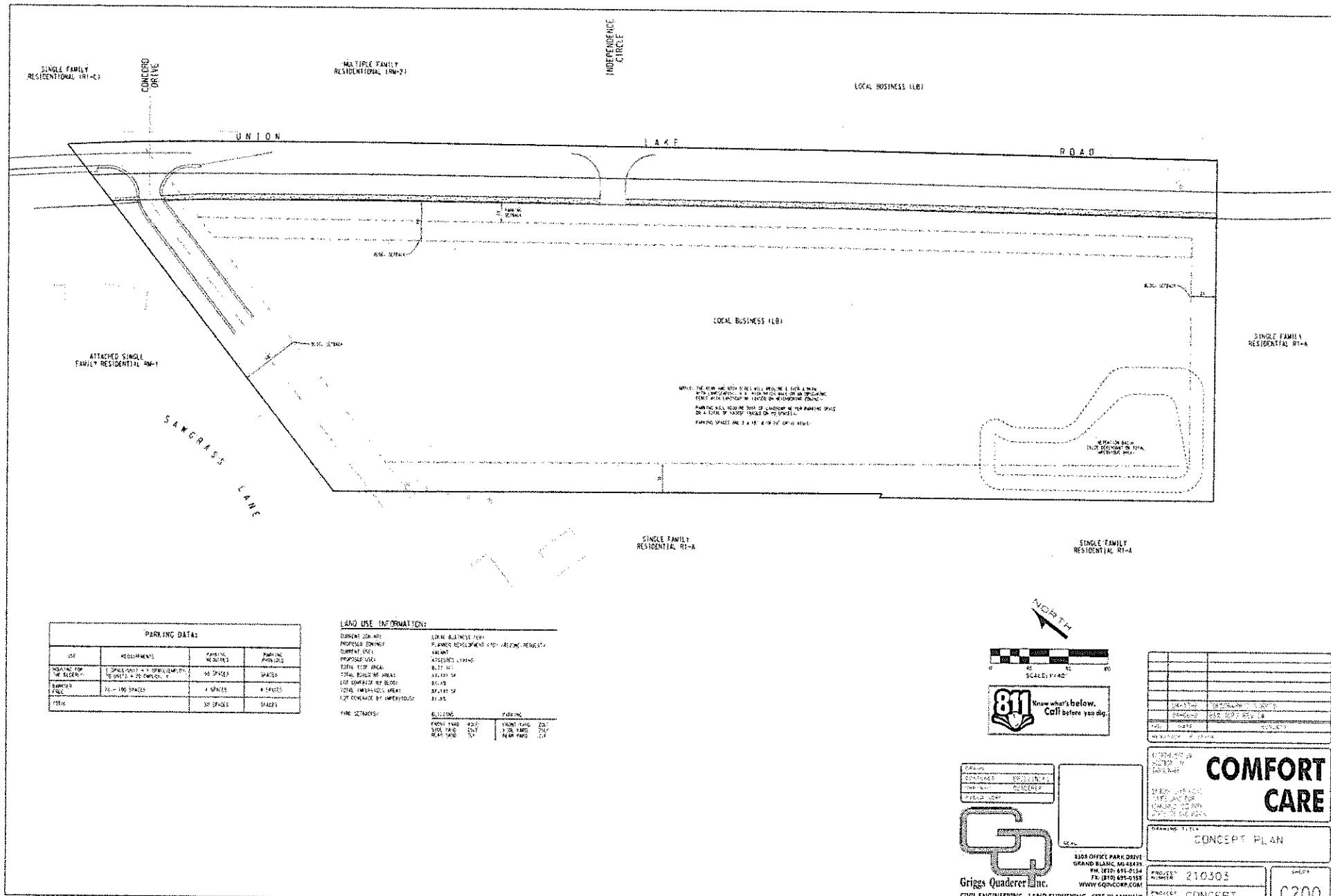
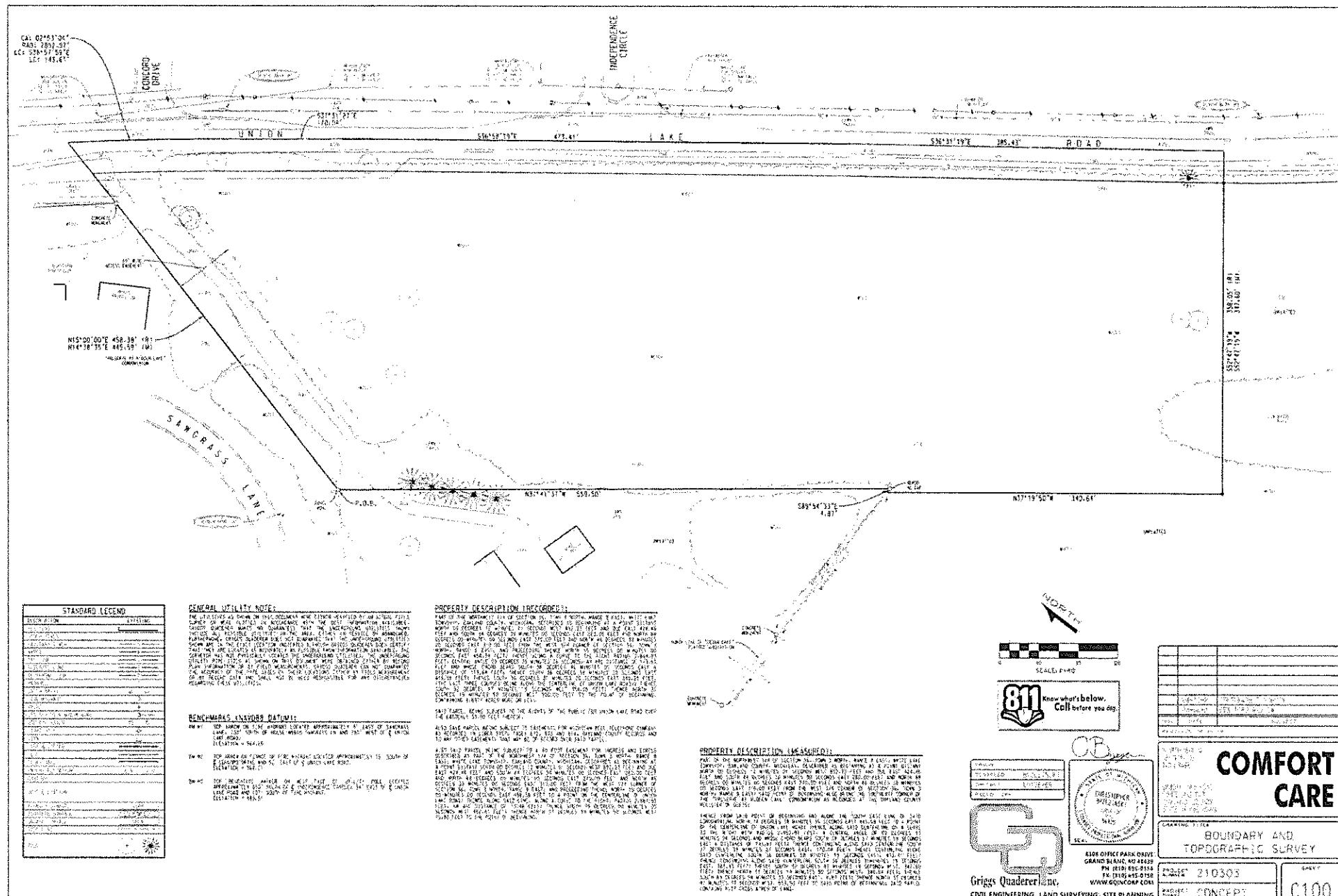


Figure 1.1: Preliminary Site Plan







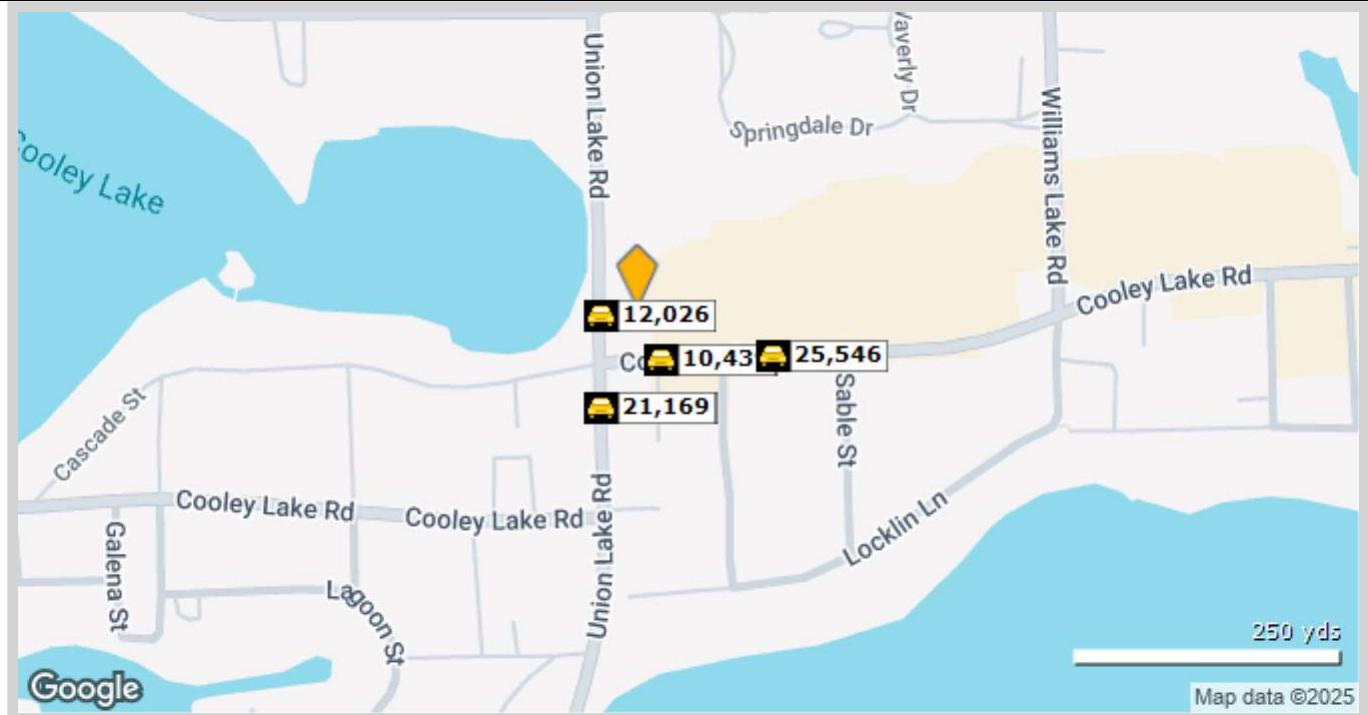
Demographic Summary Report

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