



**WILHELM & ASSOCIATES**  
Realtors®

Residential | Commercial | Industrial

## Baldwin Avenue | Pontiac , MI 48340



### — V A C A N T   L A N D —

**FOR  
SALE**

OFFERED AT

**\$ 89,000**

- High Traffic Area
- Corner Lot
- Convenience to I-75
- Well-Maintained
- Commercial Lot
- Zoned Business Vacant
- Lot 100x100x100x100
- 0.24 Acres
- Revenue from Billboards
- Water/Sewer at Street

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



## VacantLand Full w/Photos

**Baldwin Avenue, Pontiac, Michigan 48340**  
 MLS#: **20240055811**  
 P Type: **Land**  
 Status: **Active**

Area: **02142 - Pontiac**  
 DOM: **N/35/35**

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

LP: **\$89,000**  
 OLP: **\$69,500**



### Location Information

County: **Oakland**  
 City: **Pontiac**  
 Mailing City: **Pontiac**  
 Side of Str: **Pontiac**  
 School District: **Pontiac**  
 Location: **S of Walton Blvd/E of Baldwin**

### Lot Information

Acreage: **0.24**  
 List \$/Acre: **\$370,833.33**  
 Min Lots/Acre: **100x100x100x100**  
 Lot Dim: **100**  
 Road Front Feet: **Commercial**  
 Zoning: **Commercial**

### Contact Information

Name: **ANGELA MORALES**  
 Phone: **(248) 872-7576**

### 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: **No**  
 Perk:

Recent CH: **09/03/2024 : Price Increase : \$69,500->\$89,000**

### Listing Information

Listing Date: <b>07/31/24</b>	Off Mkt Date:	Pending Date:	MLS Source: <b>REALCOMP</b>
Restrictions:	ABO Date:	Contingency Date:	BMK Date:
Directions: <b>South of 1-75, South on Baldwin on the East side, corner of Longfellow &amp; Baldwin</b>	Protect Period: <b>365</b>	Exclusions:	Originating MLS#: <b>20240055811</b>
Terms Offered: <b>Cash</b>		Short Sale: <b>No</b>	Possession: <b>At Close</b>

### Features

Site Desc: **Corner Lot, Level**  
 Water Source: **Water at Street**  
 Road Frontage: **Paved**  
 Sewer: **Sewer at Street**

### Legal/Tax/Financial

Property ID: **1417402038**  
 Tax Summer: **\$470**  
 SEV: **10,310.00**  
 Legal Desc: **T3N, R10E, SEC 17 BALDWIN PARK LOTS 64 & 65, ALSO N 1/2 OF LOT 66 EXC E 20 FT OF SD LOTS TAKEN FOR ALLEY**  
 Subdivision: **BALDWIN PARK**  
 Restrictions: **\$15**  
 Tax Winter:  
 Taxable Value:  
 Ownership: **Standard (Private)**  
 Oth/Spec Assmnt:  
 Existing Lease: **No**

### Agent/Office Information

List Office: **Wilhelm & Associates**  
 List Agent:  
 List Office Ph:  
 List Agent Ph:

### Remarks

Public Remarks: **Beautiful Corner Lot Located of Baldwin & Longfellow, Well Maintained and ready for you to build and grow your Business here! Zoned Business Vacant. Revenue from the billboards that are located on the property line (the seller said it is enough to cover the taxes)**

REALTOR® Remarks: **There is a Billboard on the south property line that Buyer will get compensated for yearly**

### Notices and Disclaimers

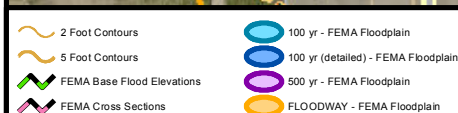
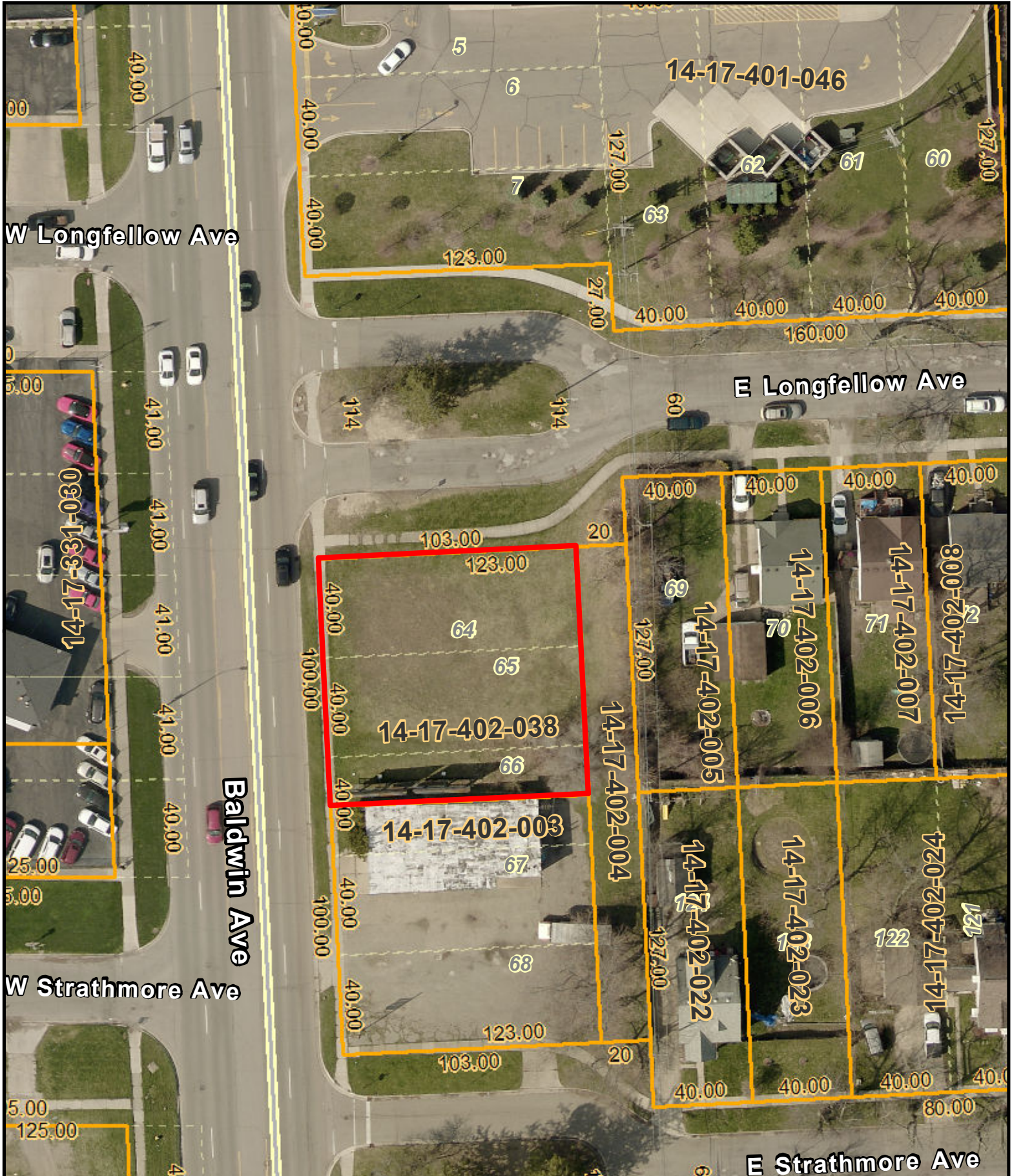
1. Through this platform, users MUST NOT IN ANY WAY: (i) make offers of broker compensation; (ii) disclose broker compensation; (iii) represent brokerage services are free or available at no cost unless no financial compensation from any source will be received; or (iv) make any concession limited to or conditioned on the retention of or payment to another broker or representative. ANY DISCOVERED VIOLATION OF THE FOREGOING SHOULD BE IMMEDIATELY REPORTED BY THE DISCOVERING PARTY TO REALCOMP II LTD FOR APPROPRIATE ACTION.  
 2. Broker commissions are not set by law and are fully negotiable.  
 3. The accuracy of all information transmitted herewith, regardless of source, though deemed reliable, is not guaranteed or warranted. All information should be independently verified.  
 Copyright© [Realcomp II Ltd](#) All Rights Reserved.







# Vacant Land Baldwin



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: 6/26/2020





**SELLER'S DISCLOSURE STATEMENT**  
**VACANT LAND**  
NORTH OAKLAND COUNTY BOARD OF

Property Address

VTL Baldwin Rd.

(city)

(state)

Sidwell Number(s)

14-17-402-038

**PURPOSE OF STATEMENT:**

This statement is a disclosure of the condition and information concerning the property, known by the Seller. Unless otherwise advised, the Seller does not possess any expertise in construction, architectural engineering or any other specific areas related to the construction or condition of the improvement, if any, or to the property. Other than having lived at or owing the property, the Seller possesses no greater knowledge than that which could be obtained by a careful inspection of the property by a potential purchaser. Unless otherwise advised, the Seller has not conducted any inspection of generally inaccessible areas such as the sewer or water lines, well or septic systems. This is not a warranty of any kind by the Seller or by any agent representing the Seller in this transaction, and is NOT a substitute for any inspections or warranties the purchaser may wish to obtain.

**INSTRUCTIONS TO THE SELLER:**

(1) Fill in ALL blanks. (2) Report known conditions affecting the property. (3) Attach additional pages with your signature if necessary. (4) Complete this form by yourself or with legal counsel. (5) If some items do not apply, write N/A (non-applicable). If you do not know the facts, write UNKNOWN.

**SELLER'S DISCLOSURE:**

The Seller discloses the following information with the knowledge that even though this is not a warranty, the Seller hereby makes the following representations based on the Seller's knowledge at the signing of this document. The Seller authorizes their agent to provide a copy of this statement to any person or entity in connection with any actual or anticipated sale of the property. THE FOLLOWING ARE REPRESENTATIONS MADE BY THE SELLER AND ARE NOT THE REPRESENTATIONS OF THE AGENT. SELLER'S AGENT ALSO HAS NO INDEPENDENT OR PERSONAL KNOWLEDGE OF THE CONDITION OF THE PROPERTY EXCEPT AS NOTED BY THE SELLER BELOW.

**PROPERTY CONDITIONS, IMPROVEMENTS AND ADDITIONAL INFORMATION:**

1. Well currently ☐ EXISTS ☒ DOES NOT EXIST. If in existence: Well Depth \_\_\_\_\_; Well Diameter \_\_\_\_\_; Age of Well \_\_\_\_\_; Repair history \_\_\_\_\_
2. Septic tanks/drainfields currently ☐ EXIST ☒ DOES NOT EXIST. If in existence: Septic tank size \_\_\_\_\_; Drain field size \_\_\_\_\_; Was special engineering required at initial installation: ☐ YES ☐ NO ☐ UNKNOWN. Date septic last pumped \_\_\_\_\_
3. Features of the property shared in common with adjoining owners, such as walls, fences, roads, driveways whose use or responsibility for maintenance may have an effect on the property: ☐ YES (please list below) ☐ NO ☐ UNKNOWN. If answer to number 3 is YES please list specifics here \_\_\_\_\_
4. Any encroachments, easements, "common areas" (pools, walkways or other areas co-owned with others?) ☒ YES ☐ NO ☐ UNKNOWN
5. Any known zoning violations or non-conforming uses? ☐ YES ☒ NO ☐ UNKNOWN
6. Has there been any settling, flooding, drainage or grading problems? ☐ YES ☒ NO ☐ UNKNOWN
7. Has there been any damage to the property due to fire, wind or landslides? ☐ YES ☒ NO ☐ UNKNOWN
8. HAZARDOUS WASTE: Seller represents that the soil and groundwater are free from any toxic and/or hazardous materials including asbestos, PCB, pesticides, herbicides and any other materials currently deemed toxic by the United States Environmental Protection Agency (EPA) as of the date of signing of this document. Further, seller represents that it will not permit the storage of any toxic and/or hazardous material, as described above, in, around or on the site now, or at any future time, and they will save purchaser harmless from any actions which may result in connection with the toxic and/or hazardous materials as they relate to the property. If the answer is YES to any of these, please attach an explanation.
9. Is the property controlled in any manner by a Homeowners or similar association? ☐ YES ☒ NO ☐ UNKNOWN
10. Has the property, or any portion thereof, been designated as "wetlands" by the DNR or any other governmental agency or municipality? ☐ YES ☒ NO ☐ UNKNOWN
11. Has any woodland or other ordinances been violated? ☐ YES ☒ NO ☐ UNKNOWN

The Seller has owned the property since \_\_\_\_\_ (date) and makes representations since that date. The Seller has indicated above the history/condition of all items based on that information known to Seller. If any changes occur from the date of this form prior to closing, the Seller will immediately disclose the changes to Broker and/or purchaser. In no event shall the parties hold the Broker liable for any representations not directly made by the Broker or Broker's agent.

SELLER

DATE

PURCHASER

DATE

SELLER

DATE

PURCHASER

DATE

**DISCLAIMER:** This form is provided as a service of the North Oakland County Board of REALTORS®. Please review both the form and details of the particular transaction to ensure that each section is appropriate for the transaction. The North Oakland County Board of REALTORS® is not responsible for use or misuse of the form, for misrepresentation, or for warranties made in connection with the form.



# Demographic Summary Report

## Vacant Land

1701-1715 Baldwin Rd, Pontiac, MI 48340

Building Type: **Land**

Class: -

RBA: -

Typical Floor: -

Total Available: **0 SF**

% Leased: **0%**

Rent/SF/Yr: -



Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2025 Projection	6,619	54,195	155,367
2020 Estimate	6,620	53,615	152,530
2010 Census	6,865	52,419	142,696
Growth 2020 - 2025	-0.02%	1.08%	1.86%
Growth 2010 - 2020	-3.57%	2.28%	6.89%
<b>2020 Population by Hispanic Origin</b>	1,923	10,513	19,240
<b>2020 Population</b>	6,620	53,615	152,530
White	4,261 64.37%	32,362 60.36%	101,731 66.70%
Black	1,767 26.69%	16,515 30.80%	38,672 25.35%
Am. Indian & Alaskan	68 1.03%	448 0.84%	914 0.60%
Asian	256 3.87%	2,221 4.14%	6,233 4.09%
Hawaiian & Pacific Island	13 0.20%	56 0.10%	89 0.06%
Other	254 3.84%	2,013 3.75%	4,890 3.21%
U.S. Armed Forces	0	8	81
<b>Households</b>			
2025 Projection	2,592	20,166	60,857
2020 Estimate	2,591	19,943	59,716
2010 Census	2,680	19,458	55,713
Growth 2020 - 2025	0.04%	1.12%	1.91%
Growth 2010 - 2020	-3.32%	2.49%	7.19%
Owner Occupied	1,341 51.76%	10,847 54.39%	36,115 60.48%
Renter Occupied	1,251 48.28%	9,097 45.62%	23,600 39.52%
<b>2020 Households by HH Income</b>	2,591	19,944	59,715
Income: <\$25,000	854 32.96%	6,009 30.13%	14,626 24.49%
Income: \$25,000 - \$50,000	808 31.18%	5,151 25.83%	14,097 23.61%
Income: \$50,000 - \$75,000	486 18.76%	3,740 18.75%	10,689 17.90%
Income: \$75,000 - \$100,000	176 6.79%	1,811 9.08%	6,788 11.37%
Income: \$100,000 - \$125,000	139 5.36%	1,389 6.96%	4,788 8.02%
Income: \$125,000 - \$150,000	76 2.93%	704 3.53%	2,791 4.67%
Income: \$150,000 - \$200,000	26 1.00%	598 3.00%	3,208 5.37%
Income: \$200,000+	26 1.00%	542 2.72%	2,728 4.57%
<b>2020 Avg Household Income</b>	\$48,013	\$59,540	\$72,087
<b>2020 Med Household Income</b>	\$35,291	\$42,722	\$52,620

# Traffic Count Report

## Baldwin Ave. & Longfellow Vacant Land

V L Baldwin Ave, Pontiac, MI 48348

Building Type: Land

Class: -

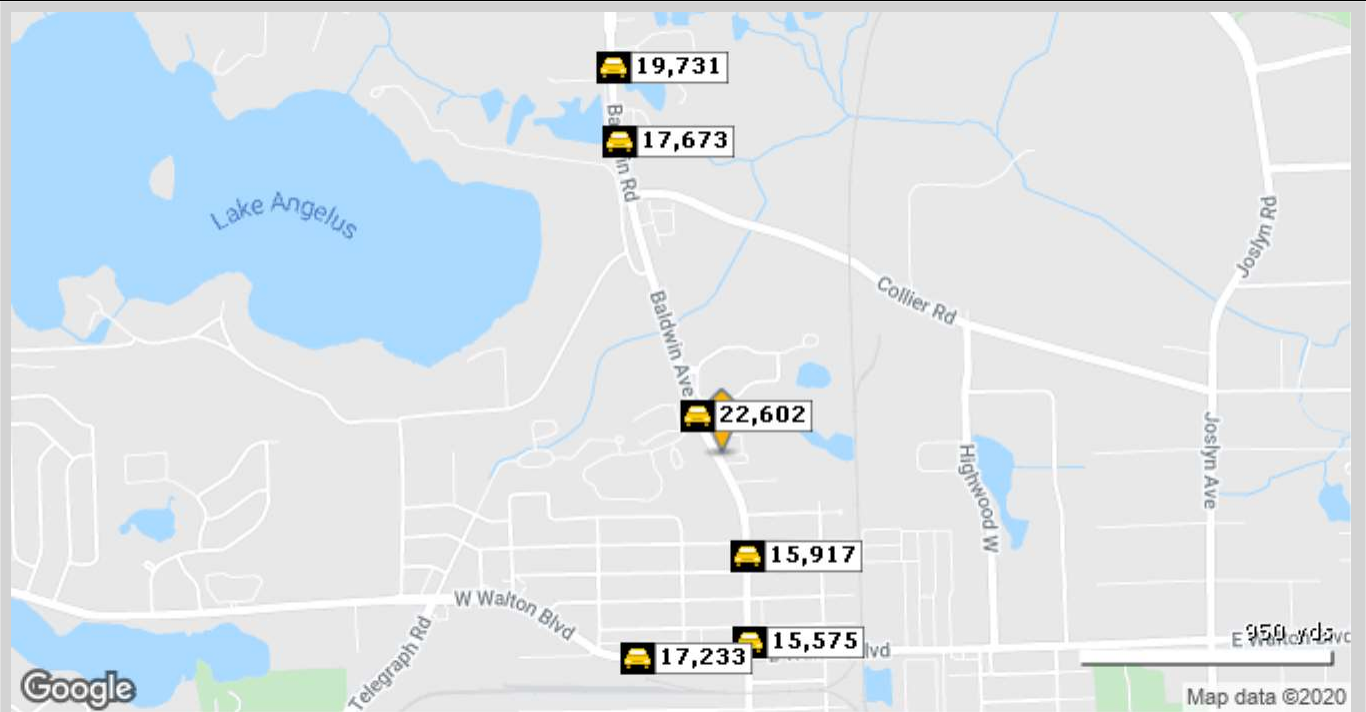
RBA: -

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	Baldwin Ave	Lehigh Ave	0.59 S	2012	28,831	MPSI	.10
2	Baldwin Ave	Woodlake Ln	0.02 S	2018	22,602	MPSI	.10
3	Baldwin Ave	W Brooklyn Ave	0.03 N	2018	15,917	MPSI	.22
4	Baldwin Ave	E Walton Blvd	0.03 S	2018	15,575	MPSI	.41
5	W Walton Blvd	Carlisle St	0.08 W	2018	17,233	MPSI	.47
6	Baldwin Rd	Saint Marys St	0.07 N	2018	17,673	MPSI	.72
7	Baldwin Rd	St Marys St	0.16 N	2012	20,761	MPSI	.88
8	Baldwin Rd	Delevan St	0.04 N	2014	19,731	MPSI	.88

## Demographic Summary Report

### Baldwin Ave. & Longfellow Vacant Land

V L Baldwin Ave, Pontiac, MI 48348

Building Type: Land

Total Available: 0 SF

Class: -

% Leased: 0%

RBA: -

Rent/SF/Yr: -

Typical Floor: -



Radius

1 Mile

3 Mile

5 Mile

Population

Households