

LAND PROPERTY // FOR SALE

# 4.8 ACRES FOR DEVELOPMENT ON M-59 NEXT TO OAKLAND COUNTY AIRPORT

M-59 AND AIRPORT RD  
WATERFORD TWP, MI 48327



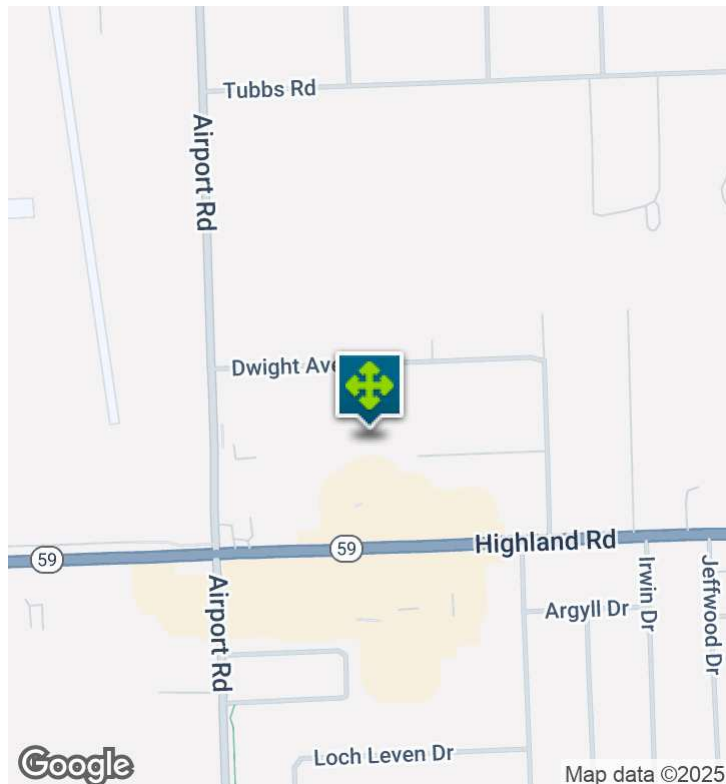
- L-shaped 4.8-acre parcel w/ 50' of frontage
- High-profile property near Oakland County Airport
- C4 Commercial Zoning with many uses possible
- High visibility site with 35,533 VPD
- Water and sewer at site



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# EXECUTIVE SUMMARY



<b>Sale Price</b>	<b>\$340,000</b>
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## OFFERING SUMMARY

<b>Lot Size:</b>	4.8 Acres
<b>Price / Acre:</b>	\$70,833
<b>Zoning:</b>	C-4 Commercial
<b>Market:</b>	Detroit
<b>Submarket:</b>	Lakes Area
<b>Traffic Count:</b>	35,533

## PROPERTY OVERVIEW

Discover the prime opportunity offered by this high-profile property at M-59 and Airport Rd in Waterford Twp. C-4 Commercial zoning allows for a wide range of potential uses such as self-storage, contractor business, daycare, auto service, bar or restaurant, health services, animal clinic, etc. Can also be developed as residential with a connection to neighborhood on existing street. Boasting high visibility with 35,533 vehicles per day, adjacent to Oakland County Airport, and the convenience of water and sewer utilities already available on-site, this property is tailor-made for a variety of developments.

## LOCATION OVERVIEW

Fantastic location located on M-59 - a major east/west corridor of Oakland County. Additionally, nearby Oakland County Airport, dining establishments, shopping centers and recreational facilities provide an enticing array of amenities for businesses. With its strategic position and proximity to key points of interest, the location presents an exceptional opportunity for developers looking to tap into this area's dynamic commercial landscape.

## PROPERTY HIGHLIGHTS

- L-shaped 4.8-acre parcel w/ 50' of frontage
- High-profile property near Oakland County Airport

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## PROPERTY DETAILS

Sale Price	\$340,000
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## LOCATION INFORMATION

Street Address	M-59 and Airport Rd
City, State, Zip	Waterford Twp, MI 48327
County	Oakland
Market	Detroit
Sub-market	Lakes Area
Cross-Streets	M-59 and Airport Rd
Side of the Street	North
Signal Intersection	Yes
Road Type	Paved
Market Type	Medium
Nearest Highway	M-59
Nearest Airport	Oakland Airport

## BUILDING INFORMATION

Number of Lots	1
Best Use	Storage Contractor Residential

## PROPERTY INFORMATION

Property Type	Land
Property Subtype	Retail
Zoning	C-4 Commercial
Lot Size	4.8 Acres
APN #	12-16-352-033
Lot Frontage	50 ft
Lot Depth	730 ft
Corner Property	No
Traffic Count	35533
Traffic Count Street	M-59
Traffic Count Frontage	50
Amenities	Water and sewer on site
Waterfront	No
Power	No
Rail Access	No
Topography	Level

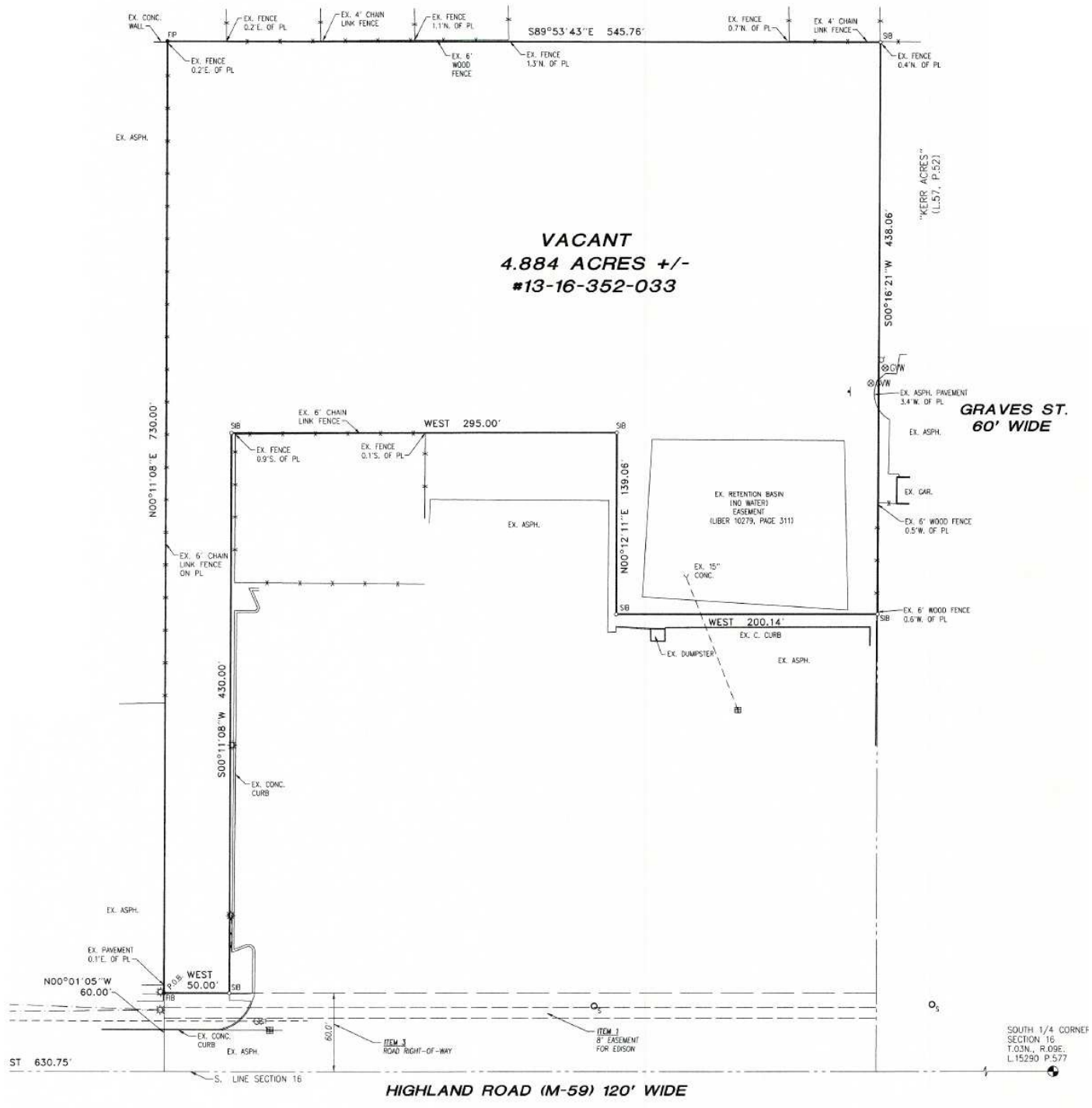
## PARKING &amp; TRANSPORTATION

Street Parking	No
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## UTILITIES &amp; AMENITIES

Irrigation	No
Water	Yes
Telephone	No
Cable	No
Sewer	Yes

# ADDITIONAL PHOTOS



# PERMITTED USES

## 1278.05 HIGHWAY COMMERCIAL DISTRICT (C4).

The Highway Commercial District (C4) is intended to provide space in the Municipality for high-intensity commercial uses that primarily serve an auto-oriented market, and other retail uses that require large land areas and/or good access. Land best suited for this District includes those sections of the Municipality in the vicinity of access points to major limited-access highways.

(a) Permitted Uses.

- (1) Animal clinic without boarding;
- (2) Auto fuel service;
- (3) Bar;
- (4) Business retail;
- (5) Commercial entertainment;
- (6) Consumer retail;
- (7) Eating & drinking establishments, full service;
- (8) General retail;
- (9) Hotel/motel;
- (10) Medical and health related services;
- (11) Pet grooming;
- (12) Personal service;
- (13) Professional and business offices; and
- (14) University/college/seminary/vocational;

(b) Conditional Uses.

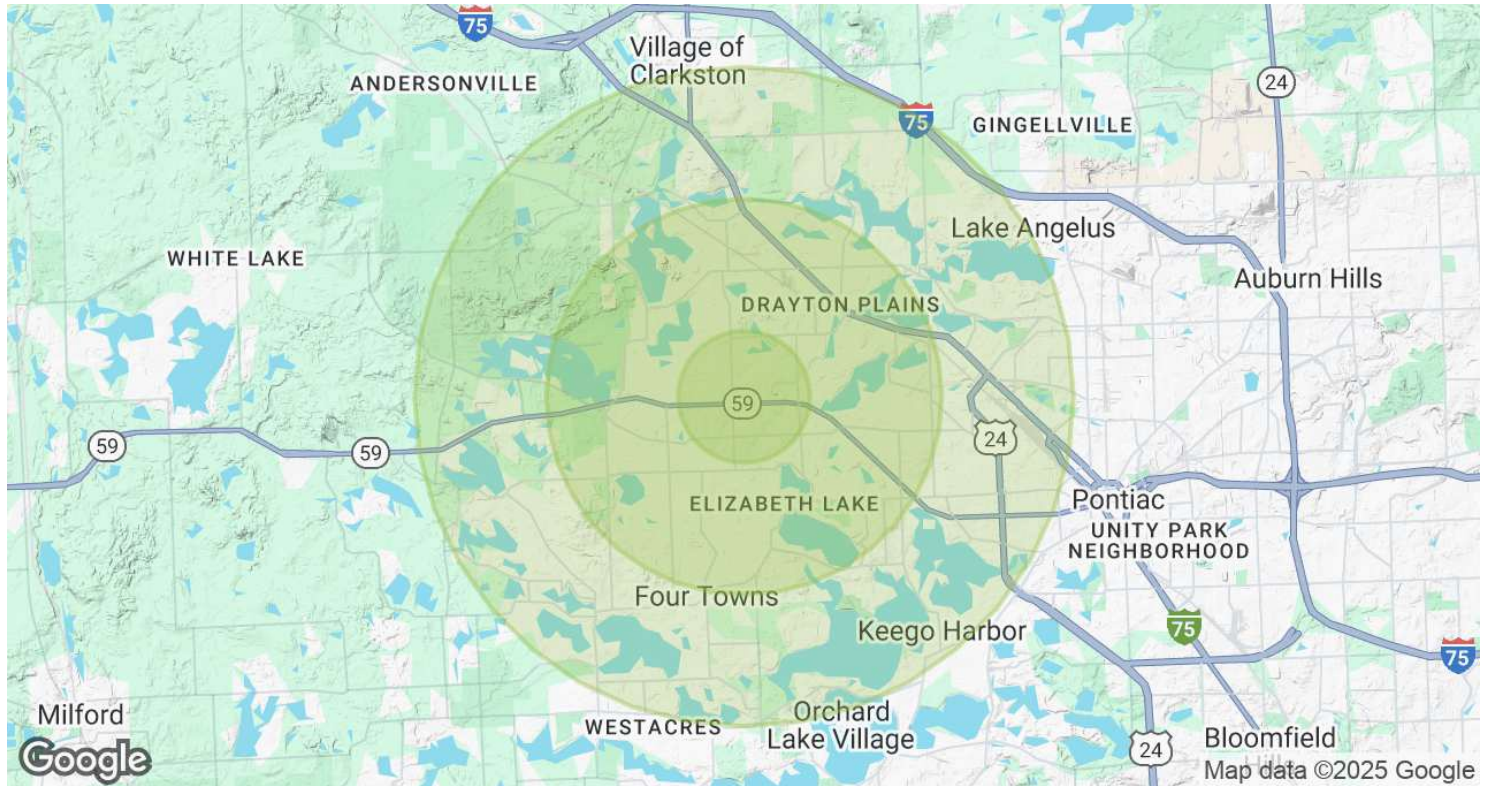
- (1) Auditorium;
- (2) Automotive service;
- (3) Auto. vehicle and equipment stores;
- (4) Day care, adult or child;
- (5) Drive thru banking;
- (6) Drive thru restaurant;
- (7) Drive thru retail;
- (8) Outdoor service facility;
- (9) Self-storage buildings;
- (10) Sexually oriented business;
- (11) Tattoo and body piercing business;
- (12) Wholesale business; and
- (13) Wireless communications

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# RETAILER MAP



# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,728	49,822	132,045
Average Age	45	43	43
Average Age (Male)	43	42	42
Average Age (Female)	47	45	44
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,826	21,925	56,045
# of Persons per HH	2	2.3	2.4
Average HH Income	\$76,943	\$94,596	\$102,282
Average House Value	\$232,647	\$294,385	\$322,896

Demographics data derived from AlphaMap

C4 Zoning

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CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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C4 Zoning

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