

Offering Memorandum

7751 Cedar Lake Rd, Oscoda, Michigan 48750

NAI Farbman | **Farbman Group**
MIDWEST EXPERTISE, GLOBAL REACH.

Offering Memorandum presented by:

Wendy Acho

Leasing and Sales Associate
248 563 0739 | acho@farbman.com

Gavin Mills

Leasing and Sales Associate
908 304 4534 | mills@farbman.com

3 Section 1
Property Information

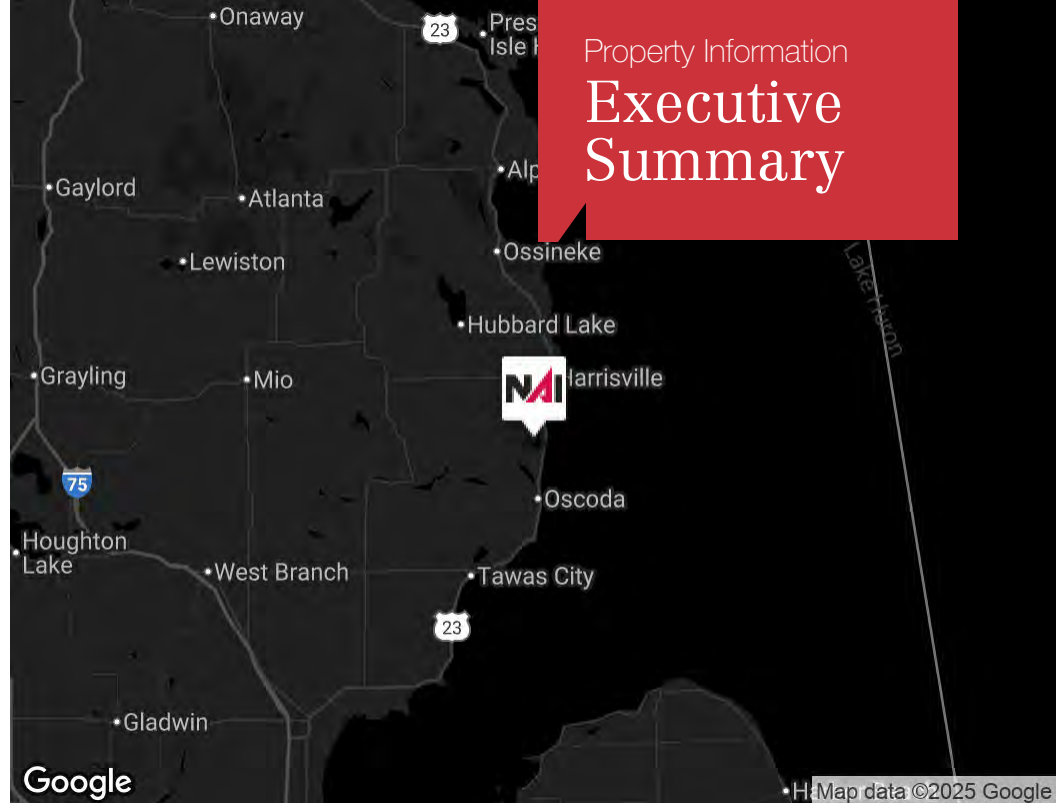
15 Section 2
Demographics

17 Section 3
Supplemental Information





Property Information



Offering Summary

Sale Price:	Contact Listing Agent(s)
Building Size:	21,436 SF
Lot Size:	547.29 Acres
Price / SF:	-
Year Built:	1971
Renovated:	2025
Zoning:	R-1, R-4 Low & High Density Residential
Market:	Michigan North Central Area Submarket

Property Overview

Introducing a premier investment opportunity in Northern Michigan, boasting a 21,436 SF building that underwent a remarkable renovation in 2025. Nestled on 547.29 acres of meticulously manicured land, this property features 21,000-27,000 SF+ buildings, including a 152-key hotel, main resort, and accessory maintenance & storage buildings. With its 56 holes spread across three premier golf courses – The Gailes, Blackshire, and The Serradella, as well as a unique 18-hole pitch and putt course, this offering is a golfer's paradise. Moreover, the property includes a range of amenities such as a restaurant, lounge, full-service pro shop, meeting and conference facilities, and various practice areas. This is an extraordinary opportunity for the discerning Hospitality/Resort investor.



Property Highlights

- Three 20,000 + SF buildings, renovated in 2025
- Premier 547.29-acre Northern Michigan golf resort
- Hotel with 152 keys and main resort buildings
- 54 holes across three premier golf courses
- Unique 18-hole pitch and putt course
- Three championship golf courses nearby
- Full-service amenities including restaurant, lounge, and pro shop
- Meeting and conference facilities onsite
- Zoned R-1, R-4 Low & High Density Residential

Offering Summary

Sale Price:	Contact Listing Agent(s)
Lot Size:	547.29 Acres
Building Size:	21,436 SF

Demographics	5 Miles	10 Miles	20 Miles
Total Households	3,259	5,436	12,343
Total Population	6,880	11,560	26,263
Average HH Income	\$58,920	\$59,008	\$65,209



Property Information

Property Description

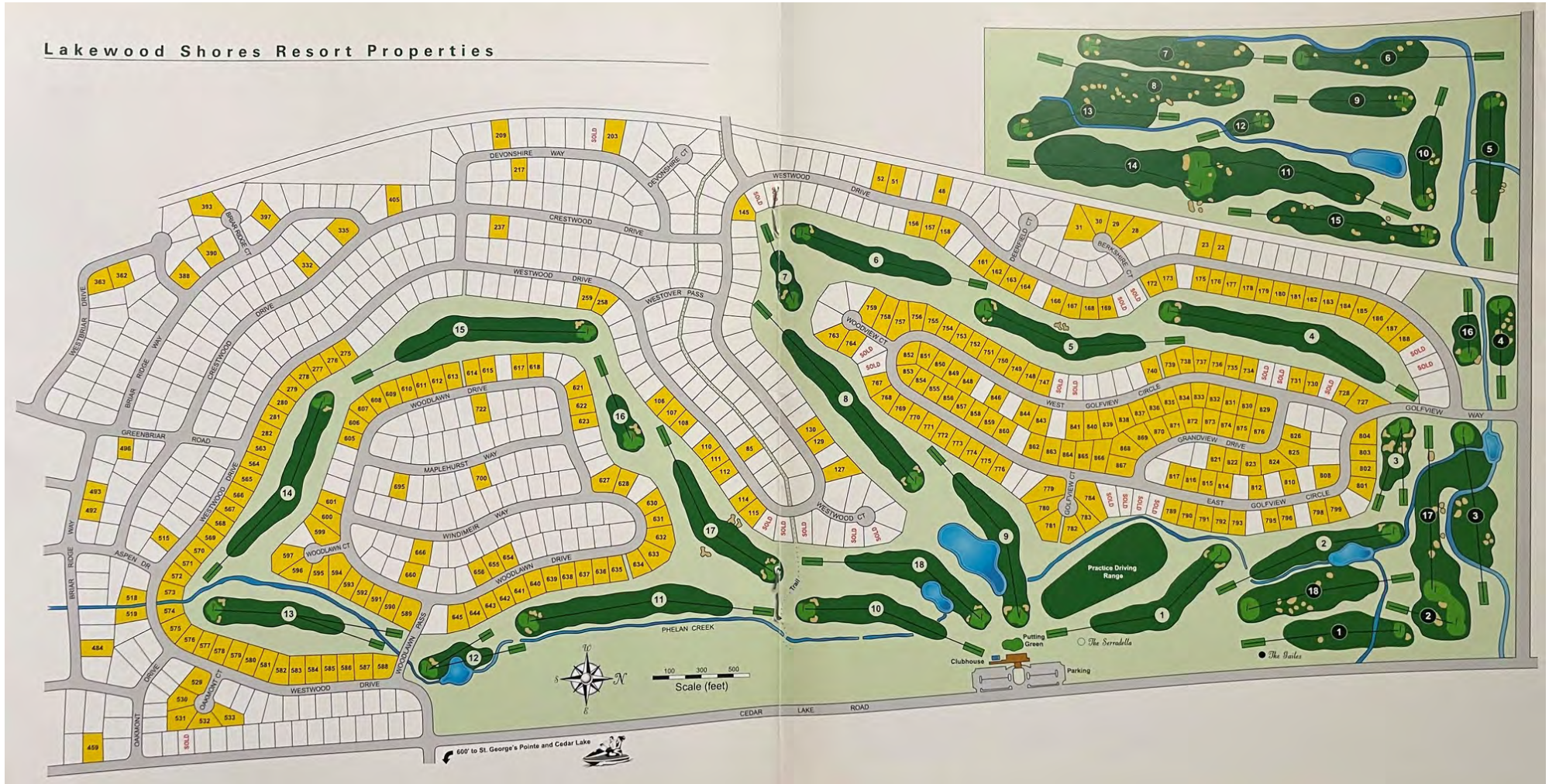
Property Description

Introducing a premier investment opportunity in Northern Michigan, boasting a 21,436 SF building that underwent a remarkable renovation in 2025. Nestled on 547.29 acres of meticulously manicured land, this property features 21,000-27,000 SF+ buildings, including a 152-key hotel, main resort, and accessory maintenance & storage buildings. With its 56 holes spread across three premier golf courses – The Gailes, Blackshire, and The Serradella, as well as a unique 18-hole pitch and putt course, this offering is a golfer's paradise. Moreover, the property includes a range of amenities such as a restaurant, lounge, full-service pro shop, meeting and conference facilities, and various practice areas. This is an extraordinary opportunity for the discerning Hospitality/Resort investor.

Location Description

Nestled within Michigan's North Central Area Submarket, the area surrounding the property offers a tranquil setting with an abundance of natural beauty and recreational activities. The nearby Lakewood Shores Golf Resort provides an alluring attraction for golf enthusiasts, offering three championship golf courses, including The Gailes, Blackshire, and The Serradella. Additionally, the proximity to Lake Huron and Au Sable River presents opportunities for water-based activities and outdoor adventures. With a range of dining establishments, local shops, and captivating natural landscapes, the area presents an appealing blend of relaxation and entertainment for visitors and residents alike.

Lakewood Shores Resort Properties





Property Information
Additional
Photos





Property Information
**Additional
Photos**





Property Information
Additional
Photos





Property Information
Additional
Photos

Property Information

Regional Map

Oscoda, MI

23

Location Map

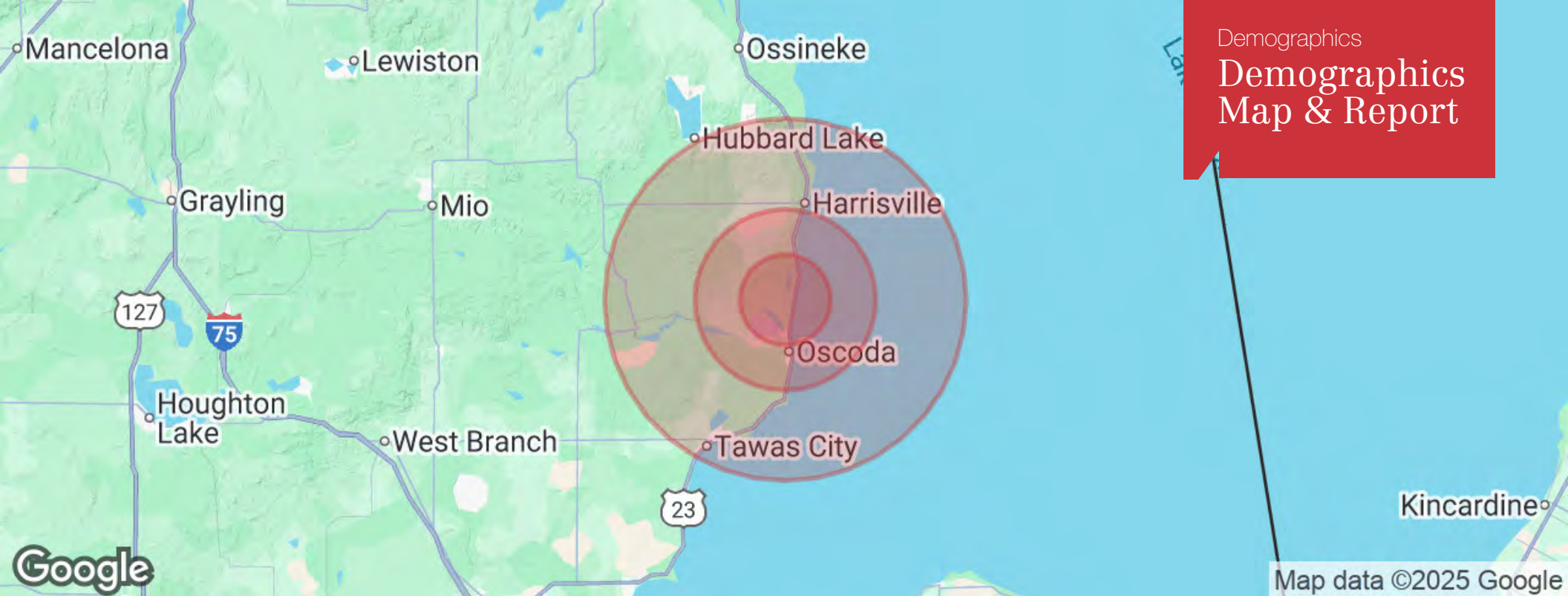


Property Information
Aerial Map





Demographics



Population

	5 Miles	10 Miles	20 Miles
Total Population	6,880	11,560	26,263
Average Age	48	48	50
Average Age (Male)	48	48	49
Average Age (Female)	49	49	51

Households & Income

	5 Miles	10 Miles	20 Miles
Total Households	3,259	5,436	12,343
# of Persons per HH	2.1	2.1	2.1
Average HH Income	\$58,920	\$59,008	\$65,209
Average House Value	\$147,246	\$147,978	\$164,070

Demographics data derived from AlphaMap



Supplemental Information

For Sale

Lakewood Shores Golf Resort

7751 Cedar Lake Rd

Hotel/Golf Course/Resort - Michigan North Central Area Submarket

Oscoda, MI 48750 www.lakewoodshores.com

Executive Summary

MICHIGAN'S BEST-KEPT SECRET, SINCE 1986

Introducing a premier investment opportunity in Northern Michigan, boasting a 21,436 SF building that underwent a remarkable renovation in 2025. Nestled on 547.29 acres of meticulously manicured land, this property features 21,000-27,000 SF+ buildings, including a 152-key hotel, main resort, and accessory maintenance & storage buildings. With its 54 holes spread across three premier golf courses – The Gailes, Blackshire, and The Serradella, as well as a unique “The Wee Links” 18-hole pitch and putt course, this offering is a golfer's paradise. Moreover, the property includes a range of amenities such as a restaurant, lounge, full-service pro shop, meeting and conference facilities, and various practice areas. This is an extraordinary opportunity for the discerning Hospitality/Resort investor.

Nestled within Michigan's North Central Area Submarket, the area surrounding the property offers a tranquil setting with an abundance of natural beauty and recreational activities. The nearby Lakewood Shores Golf Resort provides an alluring attraction for golf enthusiasts, offering three championship golf courses, including The Gailes, Blackshire, and The Serradella. Additionally, the proximity to Lake Huron and Au Sable River presents opportunities for water-based activities and outdoor adventures. With a range of dining establishments, local shops, and captivating natural landscapes, the area presents an appealing blend of relaxation and entertainment for visitors and residents alike.

Oscoda, Michigan is in **Iosco County**, located at the mouth of the **Au Sable River** along the shores of **Lake Huron** in northeastern Michigan. The subject property is a golf resort located northwest of the town of Oscoda, Michigan in the northern lower peninsula. Oscoda is part of **Michigan's "Sunrise Side,"** offering **year-round outdoor recreation.**

Lakewood Shores Golf Resort

7751 Cedar Lake Rd

Hotel/Golf Course/Resort - Michigan North Central Area Submarket

Oscoda, MI 48750 www.lakewoodshores.com

- Three 20,000 + SF buildings, renovated in 2025
- **Premier 547.29-acre Northern Michigan golf resort**
- Hotel with 152 keys and main resort buildings
- 54 holes across three premier golf courses
- Unique 18-hole pitch and putt course
- Three championship golf courses nearby
- Full-service amenities including restaurant, lounge, and pro shop
- Meeting and conference facilities onsite
- Zoned R-1, R-4 Low & High Density Residential

Access: Near Van Ettan Lake in Oscoda Township and F-41 (State Highway F41) that intersects with Cedar Lake Rd. F-41 Highway begins at an intersection with US-23 US Highway 23 on the north side of Oscoda.

Property Highlights

PREMIER NORTHERN MICHIGAN GOLF RESORT

- 547.29 acres of Beautifully Manicured Golf Course Resort
- 21,000-27,000 SF + Buildings
(Hotel 152 Keys, Main Resort, Accessory Maintenance & Storage Buildings)
- 54 holes – 3 premier golf courses + pitch and putt course
 - The Gailes, Blackshire, & The Serradella Golf Courses
 - Unique 18-hole pitch and putt course
- 3 Championship Golf Courses
- 18 Hole Par 3 Course
- Driving Range “Wee Links,” short game area w/practice bunker
- Two Putting Greens
- Full-Service Pro Shop
- Meeting & Conference Facilities
- Restaurant & Lounge

The Club House was recently completely destroyed by fire in May 2025 that is currently under design and construction to build a **new, 10,000 sf Club House.**

Nestled along the tranquil shores of Lake Huron and surrounded by the natural beauty of the Huron National Forest in northeast lower Michigan, **Lakewood Shores Resort** offers a warm, family-friendly escape for golf enthusiasts and vacationers alike.

Among its standout features is **The Gailes**, honored as the **"#1 Best New Resort Course in the United States."** This exceptional course draws inspiration from Scotland's legendary seaside links, delivering a **one-of-a-kind challenge** with sod-faced pot bunkers, rugged fescue-lined fairways, deep rough, and expansive double greens that evoke the spirit of traditional golf.

Sale Information

Pricing: Contact Brokers

BUILDING INFO

Size	21,000-27,000 SF + Buildings / New Club House Construction (Hotel 152 Keys, Main Resort, Accessory Maintenance & Storage Buildings) 54 holes – 3 premier golf courses + pitch and putt course The Gailes, Blackshire, & The Serradella Golf Courses Unique 18-hole pitch and putt course
Built	1970s, 1980s, 2000s, 2026
Renovated	2026 New Club House

LOCATION INFO

Name	Lakewood Shores Golf & Resort
Street	7751 Cedar Lake Rd
City Zip	Oscoda Township, MI 48750
County	Oscoda Township Iosco County Michigan
Market	Michigan North Central Area Submarket
Cross Streets	Near Van Ettan Lake in Oscoda Township and F-41 (State Highway F41) that intersects with Cedar Lake Rd. F-41 Highway begins at an intersection with US-23 US Highway 23 on the north side of Oscoda.

PROPERTY INFO

Type	Specialty, Golf Course, Hospitality
Sub-Type	547 ACRES / 54 Hole Course / 152-Key Hotel
Zoning	R-1, R-4 Low & High Density Residential
Lot Size	547.29 acres of Beautifully Manicured Golf Course Resort
APN	063-004-100-001-00 Club House; 063-010-200-001-00 and 063-003-300-002-00 Two Condo Units; 063-003-200-001-00 Maintenance & Equipment Buildings

FF&E + Additional Information

- Liquor license included in sale
- EZ GO Golf Carts -- over 300 electric carts; no loan/liens (about 10 years old)
- An additional ~300 lots included in the sale ** The City may offer even more lots that Seller once owned for very low price
- Utilities – lots are on individual wells

Oscoda, Michigan is a charming unincorporated community located in Iosco County, nestled along the northeastern shore of Michigan's Lower Peninsula.

Property Summary

MICHIGAN'S NATURAL BEAUTY & UNFORGETTABLE HOSPITALITY

More Than a Destination—It's an Experience || Tucked away in Michigan's scenic North Central region, Lakewood Shores Resort offers more than just a getaway—it's a place where memories are made with family and friends. From championship golf and restful lakeside escapes to fun-filled family adventures, Lakewood Shores Resort blends Midwestern hospitality with top-tier amenities for an unforgettable experiences.

EXCEPTIONAL GOLF EXPERIENCES

- Play across three breathtaking courses, including the award-winning The Gailles, modeled after Scotland's iconic seaside
- Scenic fairways, strategic challenges, and immaculate greens tailored for all skill levels.
- From flexible golf packages ideal for casual weekend players or seasoned pros.

LAKESIDE LEISURE & OUTDOOR ADVENTURES

- Step right into nature with direct access to Cedar Lake—perfect for kayaking, paddleboarding, swimming, and fishing.
- Nearby hiking trails and relax on the pristine beaches of Lake Huron.
- Seasonal snowshoeing in winter and vibrant fall color tours.
- Private beach, jet skiing, canoeing, and more outdoor family activities.
- Over 60,000 blooming annuals and perennials, thoughtfully arranged throughout the resort's stunning floral gardens.

HOSPITALITY & EVENTS & MEMORABLE GATHERINGS

- Spacious rooms and suites offering serene views of the lake or golf course.
- On-site dining with hearty favorites and local flair.
- Large Events—wedding, reunion, business meetings or corporate retreats surrounded by nature's elegance in a picturesque lakeside setting.
- Personalized event planning and catering to make every moment unforgettable.

History

Lakewood Shores Golf Resort From Farmland to Fairways

Lakewood Shores Golf Resort traces its roots to the early 1900s, when the land was known as Serradella Farms, owned by visionary agriculturist Carl E. Schmidt. By the late 1960s, the property evolved into a budding golf community named Lakewood Shores, complete with residential lots, a private course, and leisure amenities.

In 1986, entrepreneur Stan Aldridge acquired the struggling course and surrounding acreage. By 1990, he began transforming it into a full-fledged golf resort, introducing on-site lodging to enhance the guest experience. His son, Kevin Aldridge, brought a touch of Scotland to Michigan by designing The Gables—a links-style course inspired by the rugged seaside layouts of the British Isles. The Gables quickly earned national acclaim, and in 1993, Golf Digest crowned it the “#1 Best New Resort Course in the United States,” marking a turning point in the resort’s legacy.

OSCODA AREA HISTORY HIGHLIGHTS

- Founded in 1867: Originally platted by Smith, Kelley & Dwight.
- Name Origins: Coined by Henry Schoolcraft, blending Native American terms meaning “pebbly prairie.”
- Military Legacy: Former site of Wurtsmith Air Force Base, a key Cold War installation decommissioned in 1993. Wurtsmith Air Force Base was once a Strategic Air Command base during the Cold War, now partially repurposed as Oscoda–Wurtsmith Airport.
- Folklore Fame - Paul Bunyan Connection: Michigan designated Oscoda as the official home of Paul Bunyan due to early publications in the Oscoda Press.
- Lumberman’s Monument: A tribute to the region’s logging history, with interpretive trails and panoramic river views.

NATURAL WONDERS & OUTDOOR ESCAPES

- Lake Huron Beaches: Renowned for soft sands and breathtaking sunrises. Oscoda sits at the mouth of the Au Sable River, offering stunning views and access to the pristine beaches of Lake Huron.
- Au Sable River: A paradise for anglers, kayakers, and tubing enthusiasts. Renowned for fly fishing, canoeing, and kayaking, especially along the scenic River Road National Scenic Byway.
- Huron-Manistee National Forest: The area is a gateway to this vast forest, ideal for hiking, camping, and wildlife spotting. Offers trails for hiking, snowshoeing, and wildlife encounters.
- River Road Scenic Byway: A stunning drive dotted with overlooks and landmarks like the Lumberman's Monument.
- river views.

LIFESTYLE & TOURISM

- Nestled along Michigan's scenic "Sunrise Side," Oscoda invites visitors to enjoy outdoor adventures in every season—from beach days and river excursions to snowy forest hikes
- Ideal for family vacations, romantic escapes, and nature-based retreats.
- Hosts vibrant seasonal events, local theater productions, and community festivals that celebrate its rich heritage and welcoming spirit.
- The town comes alive with seasonal festivals, community celebrations, and local theater performances that showcase its vibrant spirit and small-town charm.

COMMUNITY & CULTURE

- More than a destination—it's an experience: Oscoda isn't just a place you visit—it's a feeling you carry with you. From the whispering pines of the Huron National Forest to the golden sunrises over Lake Huron's shores, every moment in Oscoda invites you to slow down, breathe deeply, and reconnect with nature's rhythm. Whether you're casting a line into the Au Sable River, strolling the River Road Scenic Byway, or sharing stories around a bonfire, Oscoda wraps you in its warmth and wonder. It's more than a destination—it's an experience that stays with you long after you leave.
- **Downtown Oscoda:** Offers quaint shops, local eateries, and a relaxed small-town vibe.
- **Elevation:** Approximately 590 feet (180 meters) above sea level.
- Over 60,000 annuals and perennials are meticulously arranged and showcased throughout the Lakewood Shores property, comprising floral gardens that will take your breath away.

NEARBY: Camping/hiking in the Huron, National Forest, Charter fishing on Lake Huron, Ausable River Queen, Lake Huron and Cedar Lake beaches for boating, swimming and fishing, Fishing, canoeing and tubing on The Ausable River

LOCAL ATTRACTIONS:

- Lumberman's Monument – A scenic tribute to Michigan's logging history with trails and river views.
- Largo Springs – Peaceful boardwalks and crystal-clear springs overlooking the Au Sable River.
- Oscoda Beach Park – A relaxing spot on Lake Huron with a new pier and stunning sunsets.
- River Road Scenic Byway – A picturesque drive through forests and river overlooks.
- Wurtsmith Air Museum – Aviation history and vintage aircraft displays open seasonally.
- Tuttle Marsh Wildlife Area – Birdwatching and nature trails in a serene wetland setting.
- Shoreline Players Theater – Community theater productions for a dose of local culture.
- Hunt's Canoes & Miniature Golf – Family fun with river adventures and mini golf.

Strengths

- Premier Golf Destination: Home to three distinct courses, including The Gailes, ranked among the top public courses in the U.S.
- Scenic Location: Nestled between Cedar Lake and Lake Huron, offering stunning natural beauty and year-round outdoor activities.
- Diverse Amenities: Lodging, dining, event hosting, and recreational options attract a wide range of guests.
- Established Reputation: Long-standing presence in Michigan's resort market with loyal repeat visitors.



Weaknesses

- Seasonal Limitations: Northern Michigan winters may reduce occupancy and limit outdoor activities.
- Limited Brand Awareness: Local family-owned and operated may not be well-known outside the Midwest, affecting national and international tourism.
- Aging Infrastructure: Aside from the new 10,000 sf Club House in construction, hotel and banquet facilities have not been recently renovated, as they may fall behind newer resorts in appeal.



Opportunities

- Eco-Tourism & Wellness Trends: Leverage natural surroundings to offer retreats, wellness packages, and sustainable tourism.
- Resort Expansion, Luxury Spa &/Or Casino Site: Ample land opportunity to add a Casino and single family rentals for an ideal “stay-cation” in Michigan and welcome even more Canadian visitors.
- Digital Marketing Expansion: Boost visibility through social media, influencer partnerships, and targeted campaigns.
- Event Growth: Expand weddings, corporate retreats, and golf tournaments to increase off-season revenue.
- Local Partnerships: Collaborate with Oscoda businesses and tourism boards to create bundled experiences.



Threats

- Competitive Resorts: Albeit very limited, other Michigan resorts and national chains may offer more modern amenities or aggressive pricing.
- Economic Downturns: Travel and leisure spending is sensitive to economic shifts.
- Environmental Risks: Golf is seasonal, thus seeking additional revenue streams would maximize revenue lines. Michigan/Canadian weather events or lake-related issues could impact operations or guest experience.



31700 Middlebelt Road
Suite 225
Farmington Hills, MI 48334
248 353 0500
www.naifarbman.com

NAI Farbman | **FG** Farbman
Group®
MIDWEST EXPERTISE, GLOBAL REACH.