

# THE LINKS AT CRYSTAL LAKE



**FOR SALE**



## 800 Golf Dr, Pontiac/Bloomfield Township, Michigan

### Property Description

**100+ ACRES / 18-Holes / The Links at Crystal Lake / Pontiac & Bloomfield Township**

**ONE OF THE BEST KEPT SECRETS** | The Links at Crystal Lake is an 18-hole course with three sets of tees, designed by Dr. Michael Hurdzan. Opportunity to own/operate a prominent golf course or mixed-use development. Well-established, profitable 18-hole golf course that resides in the City of Pontiac and Bloomfield Township.

**LOCATION + LOCATION ++ LOCATION** The Pontiac and Bloomfield Township golf course is just minutes from MAJOR LOCAL ARTERIES, Telegraph Road, Woodward Avenue and M-59; ACCESSIBLE to the Pontiac Central Business District (CBD) AND Bloomfield Township; NEARBY major employment centers Troy, Auburn Hills as well as Bloomfield Township, Bloomfield Hills.

100 +/- PRIME ACRES Ideal location strategically located in Pontiac AND Bloomfield Township across and abutting MAJOR RETAILERS Lowe's, Menard's and REDICO's mixed used, The Village at Bloomfield (Menards, ALDI, American House Senior Living, Apartments). The property is surrounded with immediate access to a major Health Care Network, Major Retail/Commercial/Grocery Corridors, Dense Residential-Apartments-Senior Living, Excellent Demographics, Employers and Freeways/Expressways and Excellent Traffic Counts Along Telegraph Rd.

Walkable, minutes from Bloomfield Township, this site is strategically located among dense residential, commercial, professional offices, great traffic counts and excellent demographics and household incomes.



Commercial Real Estate Services, Worldwide.

[www.naifarbman.com](http://www.naifarbman.com)

**Wendy Acho**

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- 100 +/- ACRES \* Includes Crystal Lake
- Pontiac and Bloomfield Township Addresses
- All Utilities On-Site
- Current Zoning: Residential (Pontiac), Commercial (Pontiac) - Light Manufacturing District (Bloomfield Twp)
- Proposed Zoning: ME Entrepreneurial: Residential, Commercial & Green - Master Plan Revised for Density

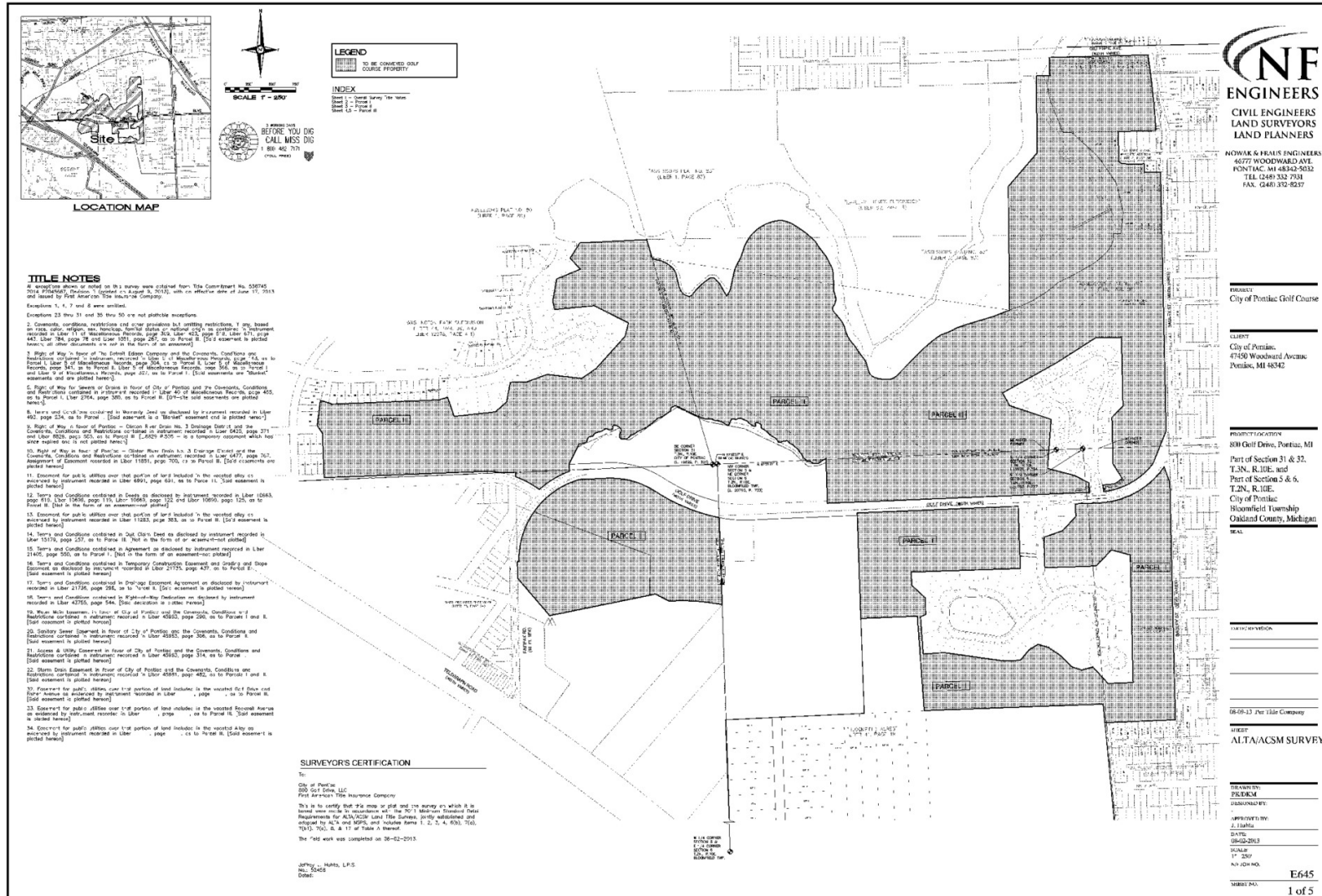
[Click Here for Video](#)

Building Name	The Links Crystal Lake
Property Type	Land
Property Subtype	Residential
APN	14-32-351-004; 19-06-226-018, 19-05-126-052, 19-06-226-019, 19-06-226-020
Lot Size	100 Acres
Number of Lots	5

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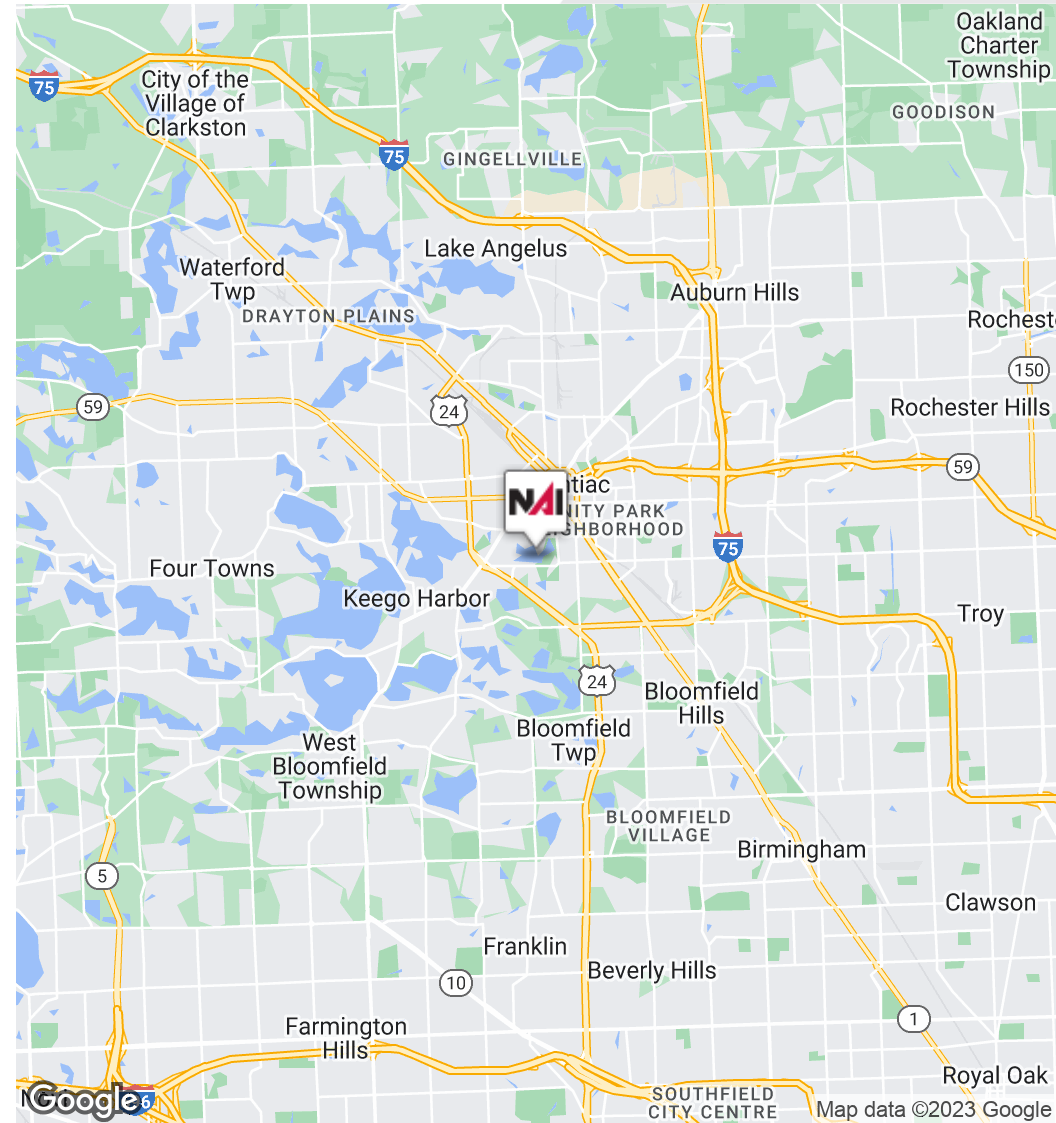
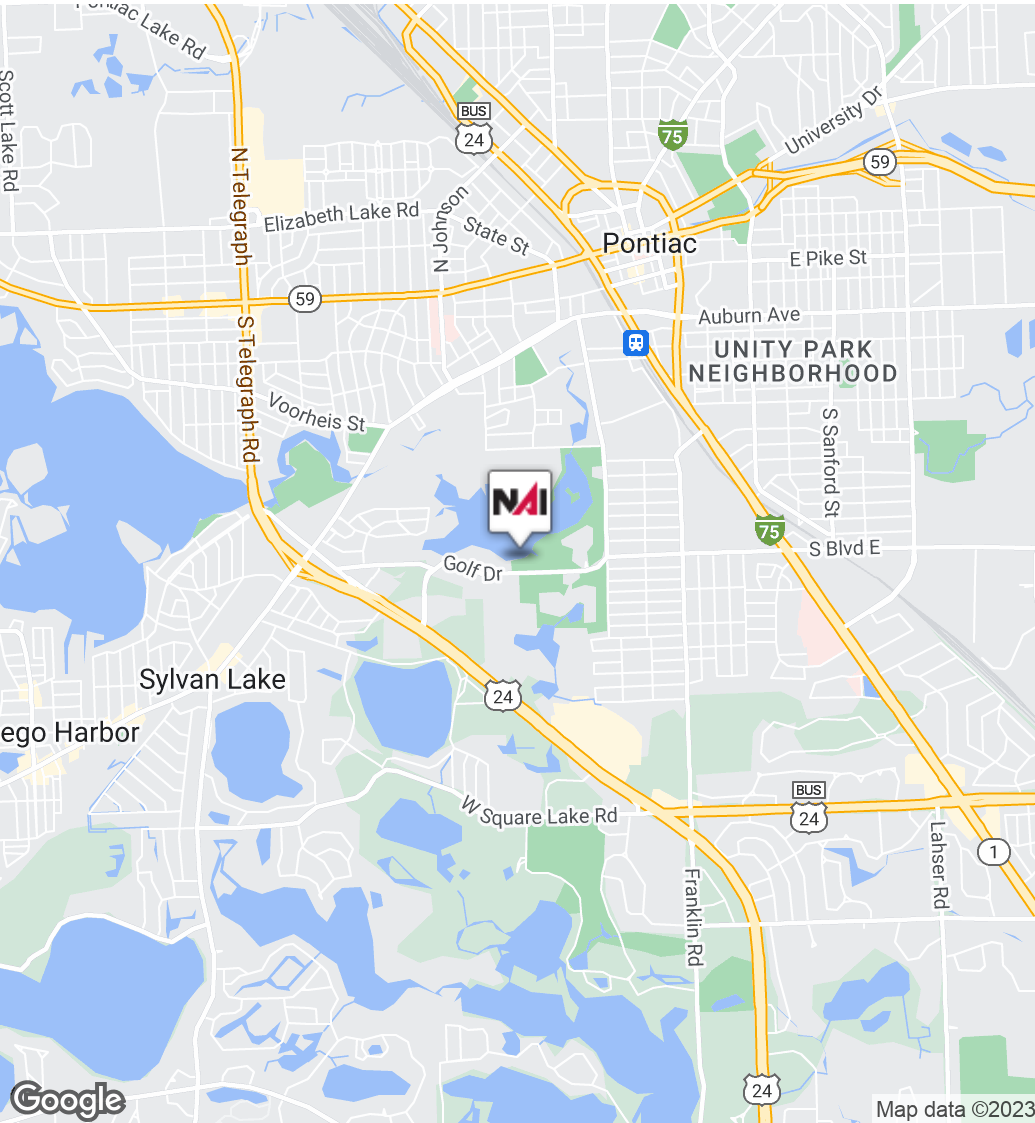
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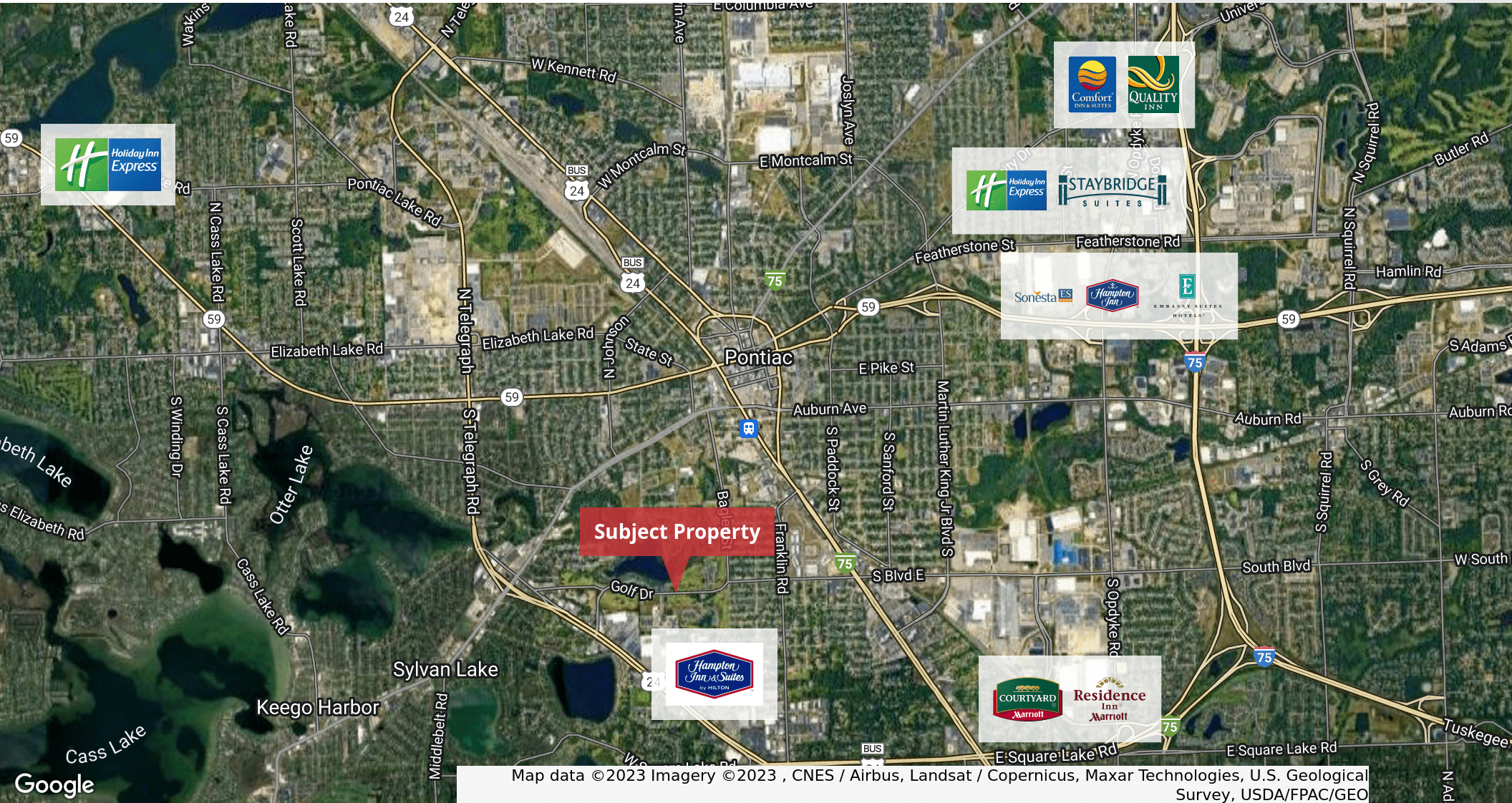
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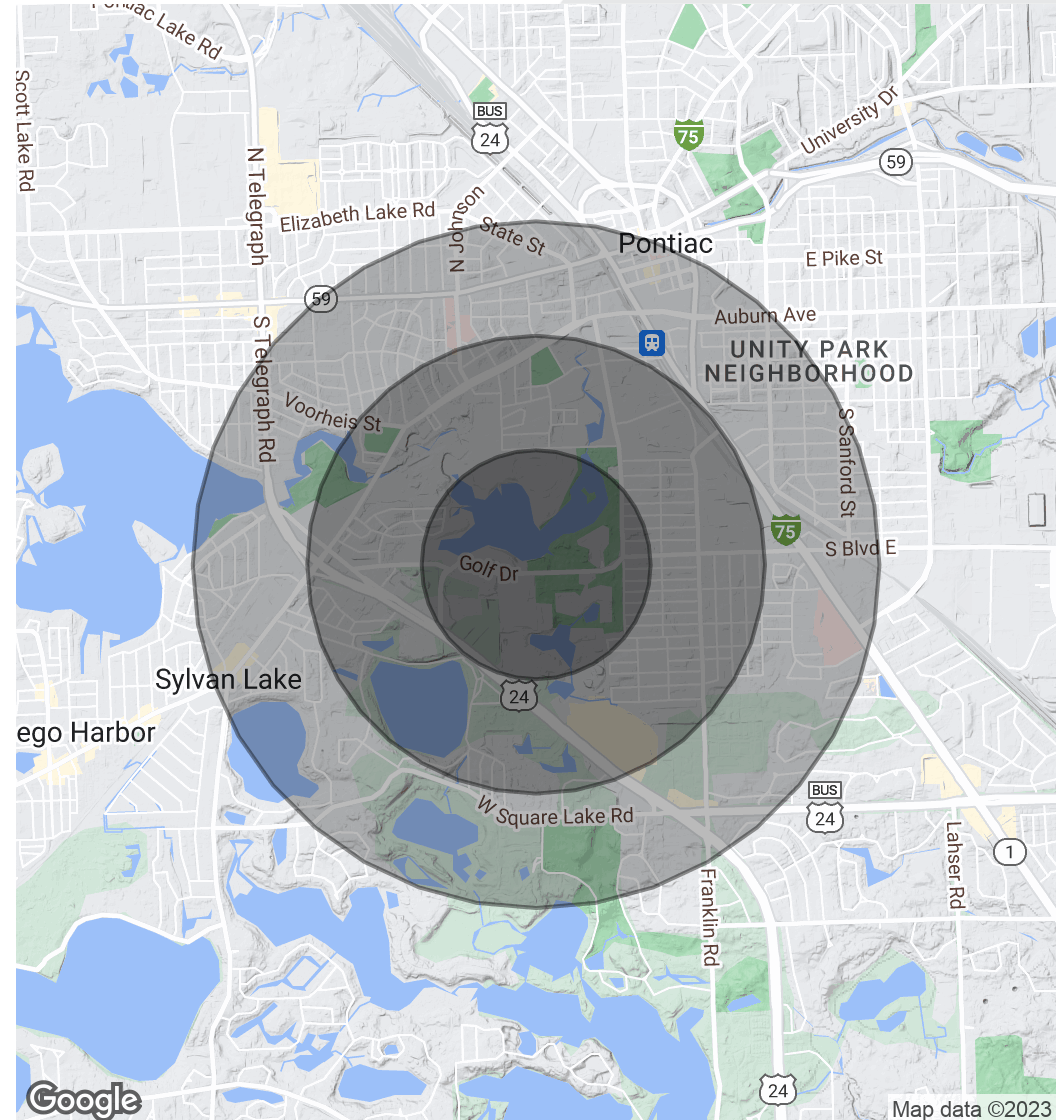


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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,439	6,071	15,848
Average Age	40.6	42.0	40.6
Average Age (Male)	38.7	38.1	38.0
Average Age (Female)	42.3	45.3	42.0

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	738	3,300	8,232
# of Persons per HH	1.9	1.8	1.9
Average HH Income	\$56,792	\$54,184	\$58,008
Average House Value	\$126,657	\$130,709	\$143,971

RACE	0.5 MILES	1 MILE	1.5 MILES
Total Population - White	324	1,574	5,390
% White	22.5%	25.9%	34.0%
Total Population - Black	884	3,688	8,362
% Black	61.4%	60.7%	52.8%
Total Population - Asian	131	347	693
% Asian	9.1%	5.7%	4.4%
Total Population - Hawaiian	0	0	0
% Hawaiian	0.0%	0.0%	0.0%
Total Population - American Indian	18	55	128
% American Indian	1.3%	0.9%	0.8%
Total Population - Other	3	35	188



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% Other	0.2%	0.6%	1.2%
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\* Demographic data derived from 2020 ACS - US Census

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