

LAND PROPERTY // FOR SALE 21 ACRES

Approved for 80+

21-ACRE LAKEFRONT DEVELOPMENT SITE ON WILLOW LAKE IN OXFORD

402 N OXFORD RD
OXFORD, MI 48371



- 21-Acre Development Opportunity in Oxford
- Zoned Residential
- Approved for 80+ Multi-Family Units
- Lake Frontage on Willow Lake and 1,100' of Frontage on Oxford Rd
- All utilities available at the road
- Located 3 minutes from the Village of Oxford
- Oxford School District
- Across the Lake from "The Shores of Willow Lake," a single-family development



P.A. COMMERCIAL
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EXECUTIVE SUMMARY

21 ACRES



Sale Price	\$2,100,000
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OFFERING SUMMARY

Lot Size:	20.91 Acres
Price / Acre:	\$100,430
Zoning:	Residential
Market:	Detroit
Submarket:	St Clair & Lapeer Counties

PROPERTY OVERVIEW

Unveiling an exceptional investment opportunity in Oxford, MI – a vast 21-acre plot approved for an 80+ unit multi-family development. This property, strategically zoned for residential use, boasts a stunning lake frontage on Willow Lake and an extensive 1,100 feet of frontage along Oxford Rd. Offering the convenience of all utilities to the site, and situated within the prestigious Oxford School District, this prime piece of real estate is a rare find.

LOCATION OVERVIEW

Located at the corner of N Oxford Rd and Polly Ann Trail, a major non-motorized trail in Oakland County extending north from Orion Township in suburban Detroit on a former Pontiac, Oxford & Northern Railroad corridor. This property is also just minutes from M-24 and downtown Oxford.

PROPERTY HIGHLIGHTS

- 21-Acre Development Opportunity in Oxford
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PROPERTY DETAILS

21 ACRES

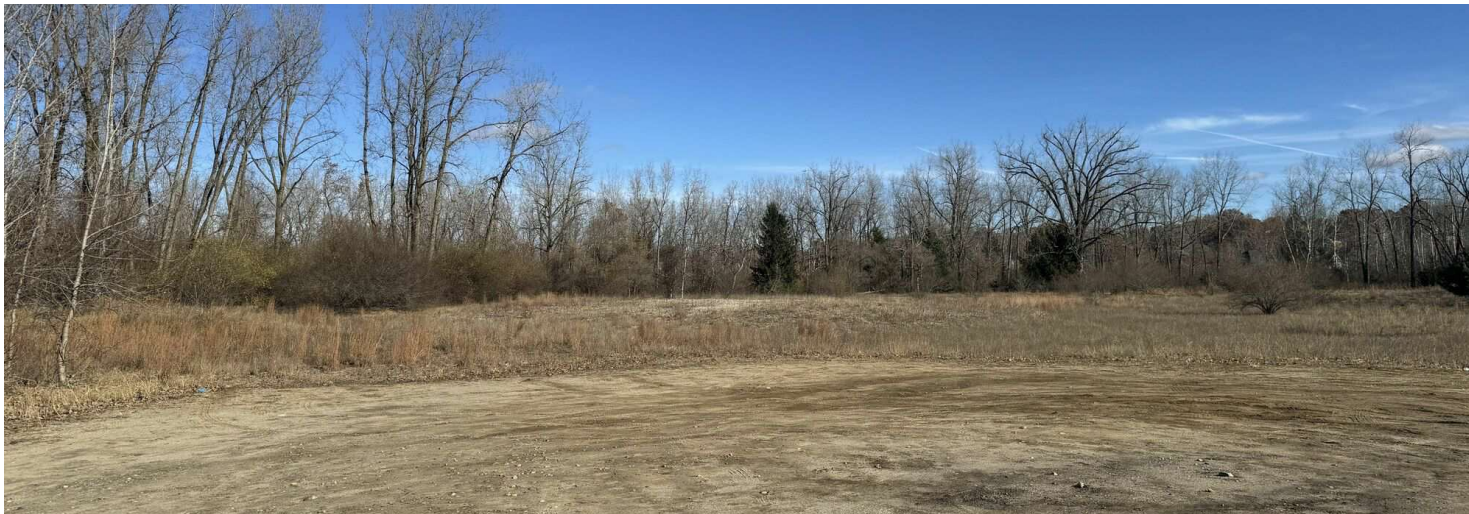
Sale Price	\$2,100,000
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LOCATION INFORMATION	
Street Address	402 N Oxford Rd
City, State, Zip	Oxford, MI 48371
County	Oakland
Market	Detroit
Sub-market	St Clair & Lapeer Counties
Cross-Streets	Lakeville Rd
Township	Oxford
Side of the Street	East
Signal Intersection	Yes
Road Type	Paved
Market Type	Small
Nearest Highway	I-75

PROPERTY INFORMATION	
Property Type	Yes
Property Subtype	Multifamily
Zoning	Residential
Lot Size	20.91 Acres
APN #	04-23-351-001 04-23-351-002 04-23-301-003
Lot Frontage	1,110 ft
Lot Depth	1,085 ft
Corner Property	Yes
Waterfront	Yes
Power	No
Rail Access	No
Environmental Issues	None
Topography	Flat and Slopes near Lake

UTILITIES	
Irrigation	Yes
Water	Yes
Telephone	Yes
Cable	Yes
Sewer	Yes

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ADDITIONAL PHOTOS 21 ACRES



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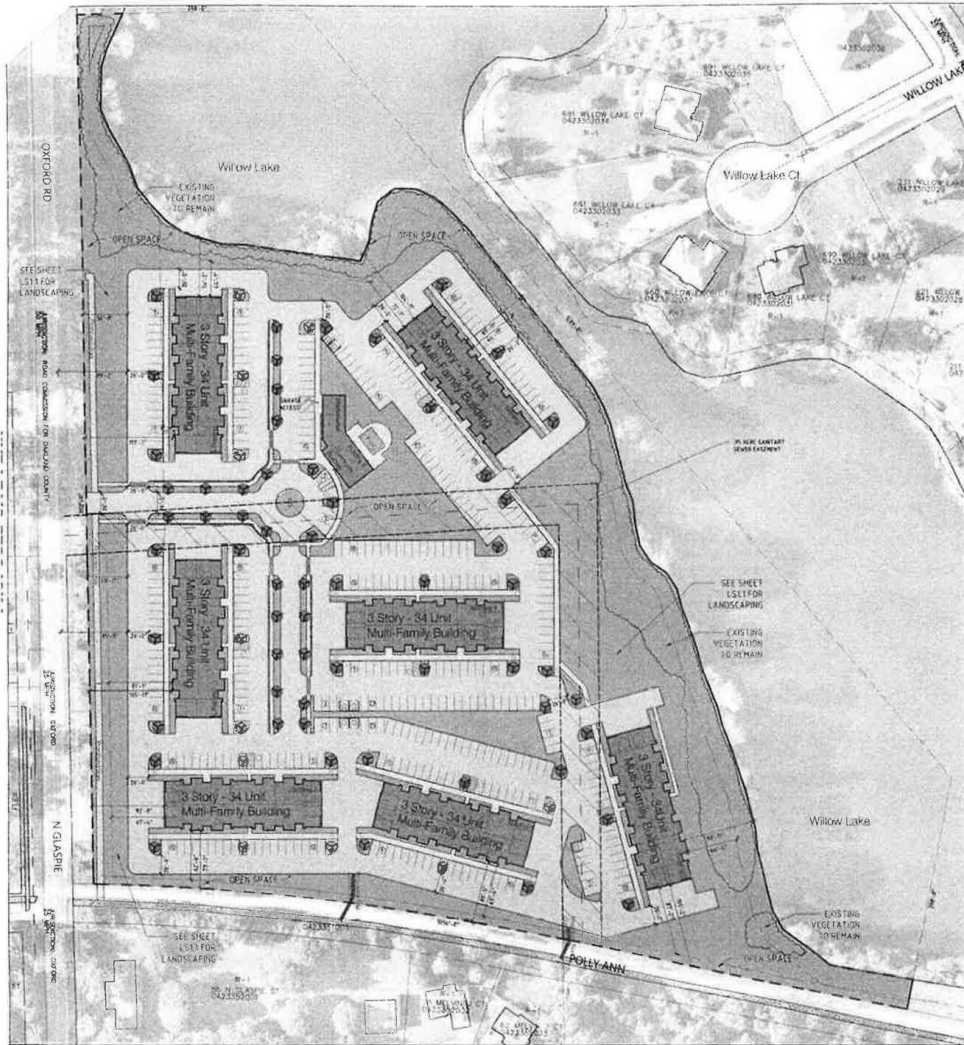
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PROPOSED SITE PLAN

21 ACRES



Zoning | RM Multiple Family Residential
Building Height | Maximum 45' 3 Story
Setbacks | Front 35' | Side 20' | Rear 40'
Openspace | 40% Max Coverage
 60% Min Open space

Density
Units Permitted = GBA * 10 Units per Acre
 8.84 * 10 units per acre = 88 Units Permitted
 PUD Increase (20%) = 106 Unit Permitted
Proposed = 102 Units

Bedrooms Permitted = GBA / 1800sf
 385,181s / 1800 = 214 Bedrooms

Minimum Lot Area per Dwelling Unit
 Efficiency / One Bedroom = 3,000 sf
 Two Bedroom = 4,000 sf
 Three Bedroom = 5,000 sf
 Four + Bedroom = 6,000 sf

Parking
Required Spaces = [units*2] + [units/10 (guest)]
 [102 * 2] + [102 / 10] = 204 unit + 10 guest
Total Spaces Required = 214

Parking Space | 10'x20'
Drive Aisle | 24'
Fire Lanes | 28'

Zoning | F - Flex (per RM Regulations)
Building Height | Maximum 25' - 2 Story
Setbacks | Front 25' | Side 10' | Rear 30'
Openspace | n/a

Density
Units Permitted = GBA * 21.2 Units per Acre
 6.42 * 21.2 units per acre = 136 Units Permitted
Proposed = 136 Units

Minimum Floor Area per Dwelling Unit
 Efficiency = 350 sf
 One Bedroom = 500 sf
 Two Bedroom = 700 sf
 Three + Bedroom = 700 + 200 sf / add. room

Parking
Required Spaces = [unit*1.5] + [unit/5 (guest)]
 [136 * 1.5] + [136 / 5] = 204 unit + 28 guest
Total Spaces Required = 232

Parking Space | 9'x18'
Drive Aisle | 20'

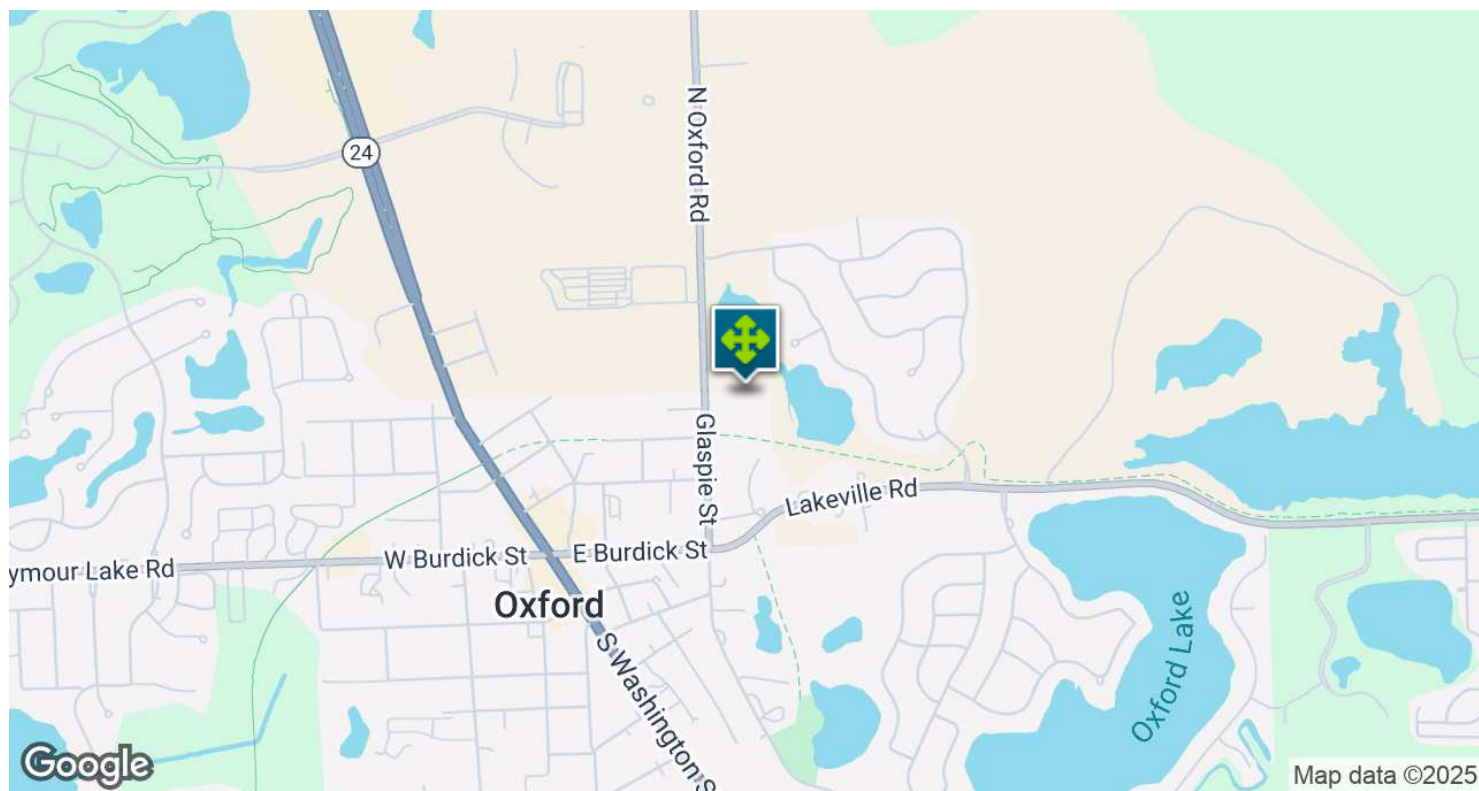
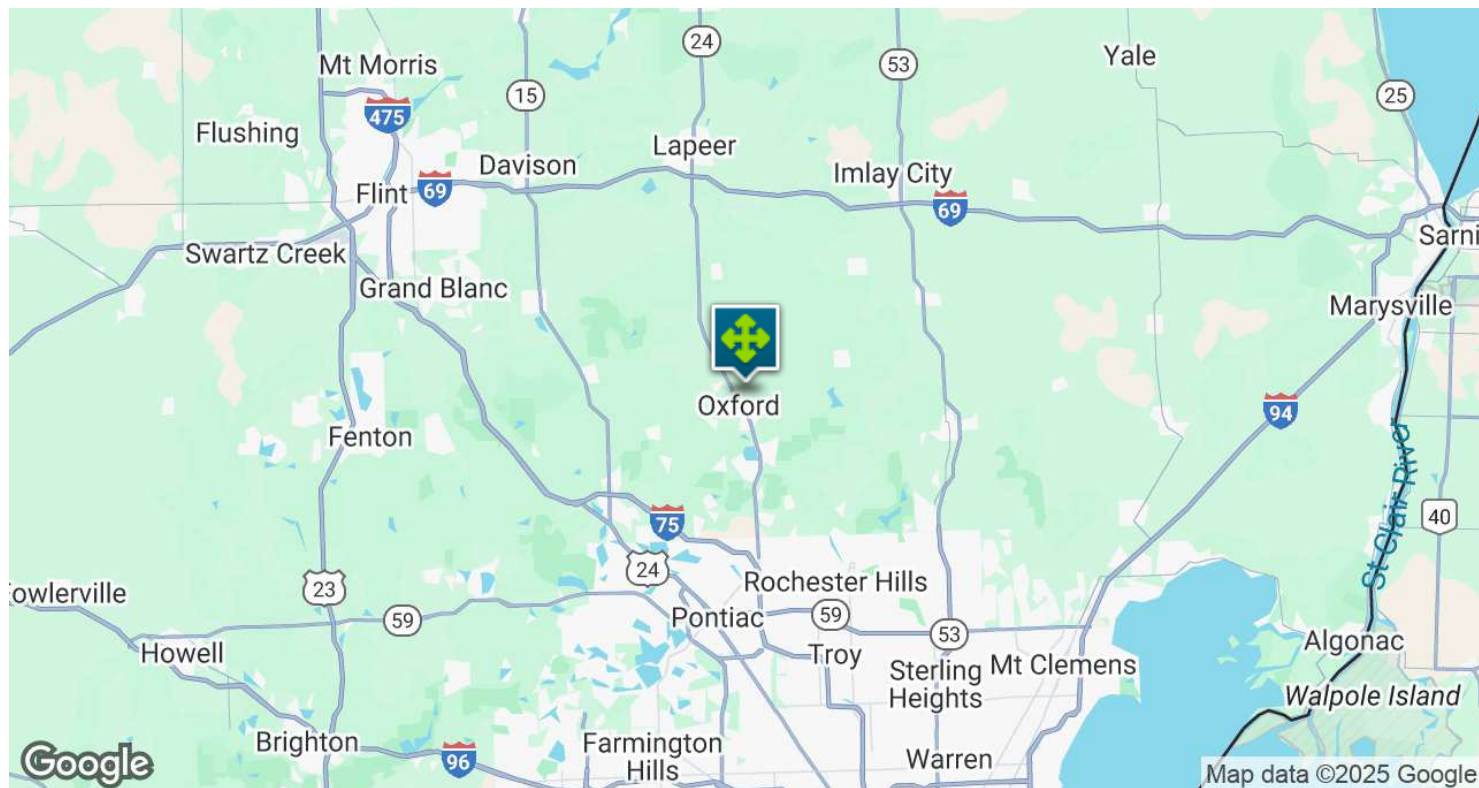
Proposed Deviations
 Maximum Building Height | 25' - 2 Story
 Proposed Building Height | 35' - 3 Story

D August 17, 2023

Zoning Information | THE BLUFFS AT WILLOW LAKE

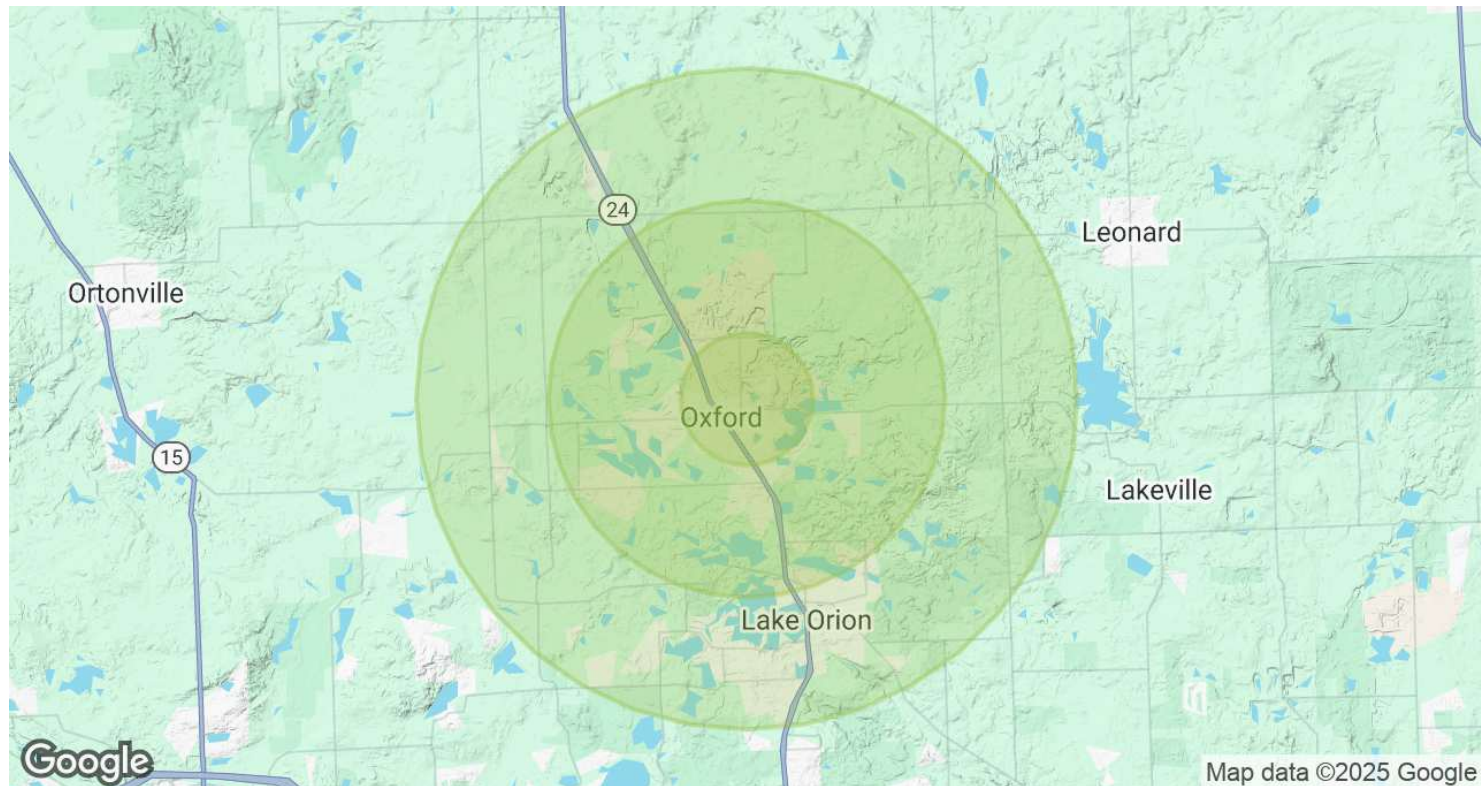
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LOCATION MAP 21 ACRES



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,309	22,939	43,864
Average Age	40	40	41
Average Age (Male)	39	39	40
Average Age (Female)	41	41	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,722	8,506	16,577
# of Persons per HH	2.5	2.7	2.6
Average HH Income	\$123,097	\$126,236	\$130,472
Average House Value	\$356,925	\$375,934	\$401,668

Demographics data derived from AlphaMap

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CONTACT US

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FOR MORE INFORMATION, PLEASE CONTACT:



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