

Lake Front Opportunity Devils Lake - Manitou Beach

4020 Round Lake Highway, Manitou Beach-Devils Lake, MI 49253



FOR SALE



OFFERING SUMMARY

Sale Price:	\$1,750,000
Lot Size:	8.1 Acres
Lake Frontage:	278 ft
APN:	WD0-135-3100-00
Zoning (Woodstock Twp):	RL (Lake Residential District)
SEV 2025:	\$494,400
Taxable Value 2025:	\$483,642
Taxes 2026:	\$2,798.04

**Conservation-easement benefits require a qualified appraisal and each party's own tax and legal advisors. Information deemed reliable but not guaranteed.*

Charlie Koenn

734.926.0230

ckoenn@swishercommercial.com

Jeff Evans

734.926.0222

jeffevans@swishercommercial.com

VIDEO

PROPERTY HIGHLIGHTS

- Rare developable frontage (278 ft) on highly desirable Devils Lake, a 1,330 +/- acre, all-sports lake in Manitou Beach
- Suitable for private estate living or as a development opportunity scalable from 11 waterfront homes up to a 30-unit condominium
- Elevated lake living close to golf, MIS (Michigan International Speedway), and local vineyards
- Residential-marina / boardwalk potential — deeded lake access
- *Potential tax-advantaged wetland conservation easement
- Municipal sewer available
- Preliminary concept layout+professional aerial film
- www.youtube.com/watch?v=s9uhsWYSwAY

Lake Front Opportunity Devils Lake - Manitou Beach

4020 Round Lake Highway, Manitou Beach-Devils Lake, MI 49253



For Sale



PROPERTY DESCRIPTION

Devils Lake anchors the Irish Hills, one of southeast Michigan's most established lake recreation corridors — a $\pm 1,330$ -acre, all-sports lake with depths exceeding 90 feet, 45 minutes from Ann Arbor and 20 minutes from Tecumseh via US-12. The offering is a ± 8.1 -acre lakefront site in Manitou Beach, the lake's commercial hub, with an option to assemble an additional ± 0.9 acres for a total of ± 9 acres. The site is offered as-is, supported by a preliminary concept layout and a professional aerial film, in a shoreline market defined by predominantly private residential ownership and very limited developable inventory.

Build your own private waterfront estate or compound or develop the site for multiple homes. The parcel is a scalable canvas suited to a high-end lakefront program: concepts range from 11 single-family waterfront home sites to a 30-unit luxury condominium community, with residential-marina and boardwalk frontage among the design possibilities, and the adjoining assembly positioned for a resident clubhouse amenity. Concept Rendering #1: 11 homes + boardwalk marina, home sites around a shared boardwalk and marina basin - the raised-walkway approach the township has favored; Concept Rendering #2: 11 homes, dredged to waterfront, dredge so each of the 11 lots fronts water with a private dock-canal-style waterfront homes; Concept Rendering #3: large condominium community, dredge a central marina basin for a larger condominium community - the maximum-density upside.

Market data shows new construction waterfront listings on Devils Lake and surrounding lakes have a median SOLD price of \$1.2 million. Demand is driven by second home and day-trip buyers from Ann Arbor, Toledo, and Jackson, and reinforced by the surrounding amenity base — more than 50 lakes within a 15-mile radius, state parks and hiking trails, wineries, marinas, and the Manitou Beach commercial district itself.

For a developer building luxury lakefront product in the Great Lakes region, this is a ground-floor position on one of the last assemblage waterfront parcels of scale on Devils Lake.

manitoubeachmichigan.com | manitoubeachmichigan.com/wineries | <https://www.irishhills.com/irish-hills-recreation/>

Concept renderings and video are illustrative only; dredging, marina, and density are subject to feasibility and EGLE / Woodstock Township approval pursued by the buyer.

Charlie Koenn

734.926.0230

ckoenn@swishercommercial.com

Jeff Evans

734.926.0222

jeffevans@swishercommercial.com

Lake Front Opportunity - Devils Lake - Manitou Beach

4020 Round Lake Highway, Manitou Beach-Devils Lake, MI 49253



For Sale



CONCEPT RENDERING #1

11 Homes + Boardwalk Marina

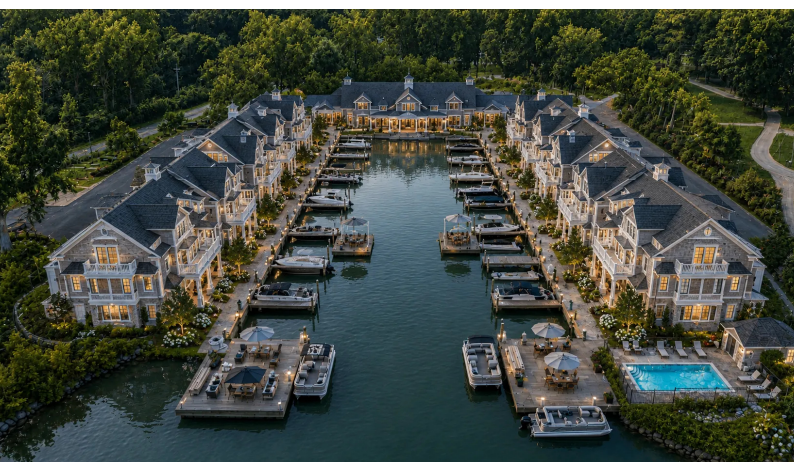
Home sites around a shared boardwalk and marina basin - the raised-walkway approach the township has favored.



CONCEPT RENDERING #2

11 Homes + Dredged to Waterfront

Dredge so each of the 11 lots fronts water with a private dock-canal-style waterfront homes.



CONCEPT RENDERING #3

Large Condominium Community

Dredge a central marina basin for a larger condominium community - the maximum-density upside.

Charlie Koenn

734.926.0230

ckoenn@swishercommercial.com

Jeff Evans

734.926.0222

jeffevans@swishercommercial.com

Lake Front Opportunity Devils Lake - Manitou Beach

4020 Round Lake Highway, Manitou Beach-Devils Lake, MI 49253



For Sale



Charlie Koenn

734.926.0230

ckoenn@swishercommercial.com

Jeff Evans

734.926.0222

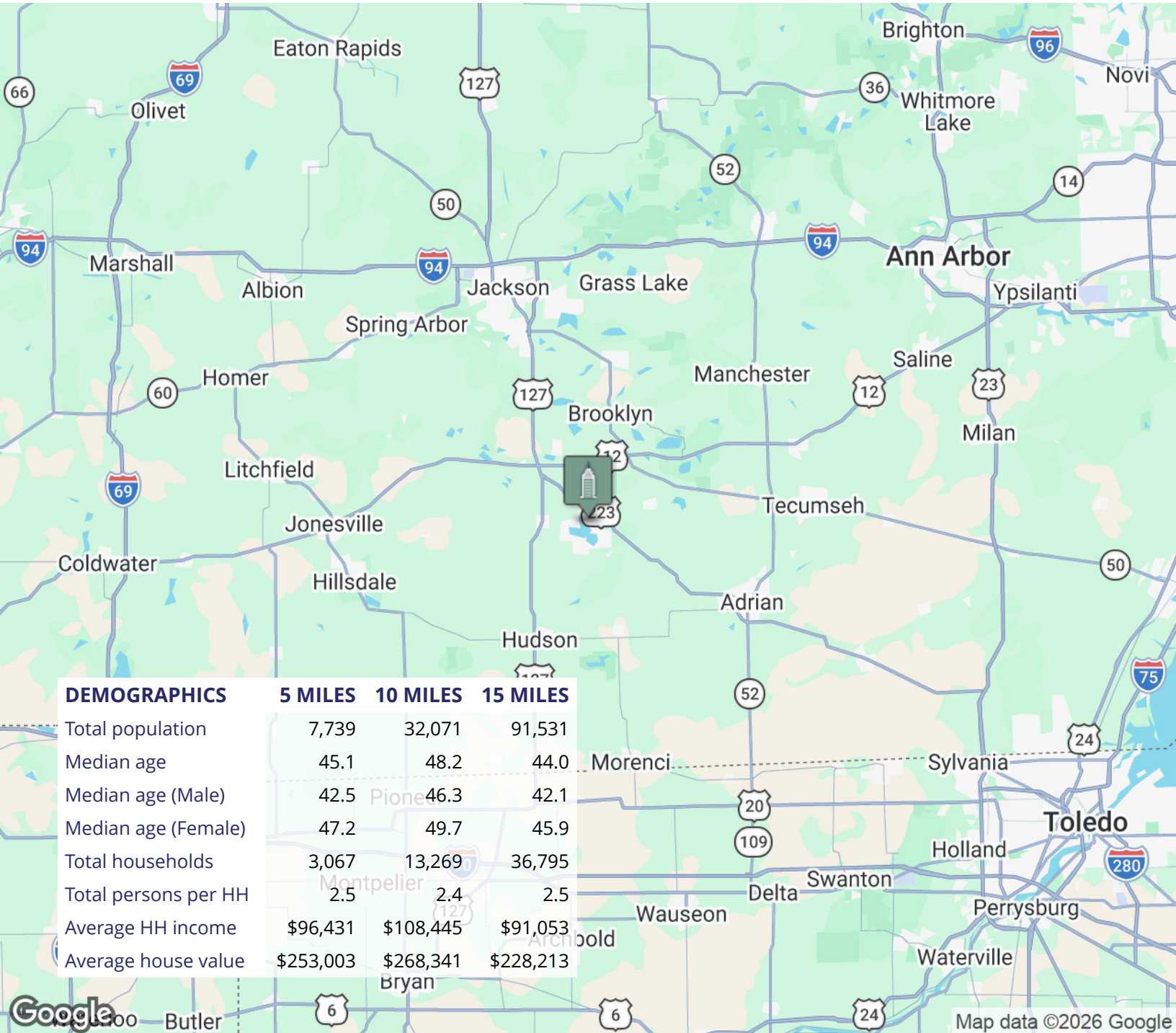
jeffevans@swishercommercial.com

Lake Front Opportunity Devils Lake - Manitou Beach

4020 Round Lake Highway, Manitou Beach-Devils Lake, MI 49253



For Sale



Charlie Koenn

734.926.0230

ckoenn@swishercommercial.com

Jeff Evans

734.926.0222

jeffevans@swishercommercial.com