

Dixie/Deerhill | Clarkston, MI 48346



Development Site

**FOR
SALE**

OFFERED AT

\$ 6,499,900

- 32 Acres Total
- Hard Corner
- Lot size 1007 x 1706
- Over 1,000' Commercial Road Frontage on Dixie Hwy
- Located off the I-75 Corridor
- 2 Lakefront Lots on Deer Lake
- 600' Road Frontage off Deerhill
- Proposed Concept plans
- Includes 2 Parcels Id's: 08-19-301-034, 08-19-301-024

For more information: **Wilhelm & Associates (248) 625-9500 | www.wilhelmrealtors.com**



Dixie Deerhill



- 2 Foot Contours
- 5 Foot Contours
- FEMA Base Flood Elevations
- FEMA Cross Sections
- 100 yr - FEMA Floodplain
- 100 yr (detailed) - FEMA Floodplain
- 500 yr - FEMA Floodplain
- FLOODWAY - FEMA Floodplain

Disclaimer: The information provided herewith has been compiled from recorded deeds, plats, tax maps, surveys and other public records. It is not a legally recorded map or survey and is not intended to be used as one. Users should consult the information sources mentioned above when questions arise. FEMA Floodplain data may not always be present on the map.



David Coulter
Oakland County Executive

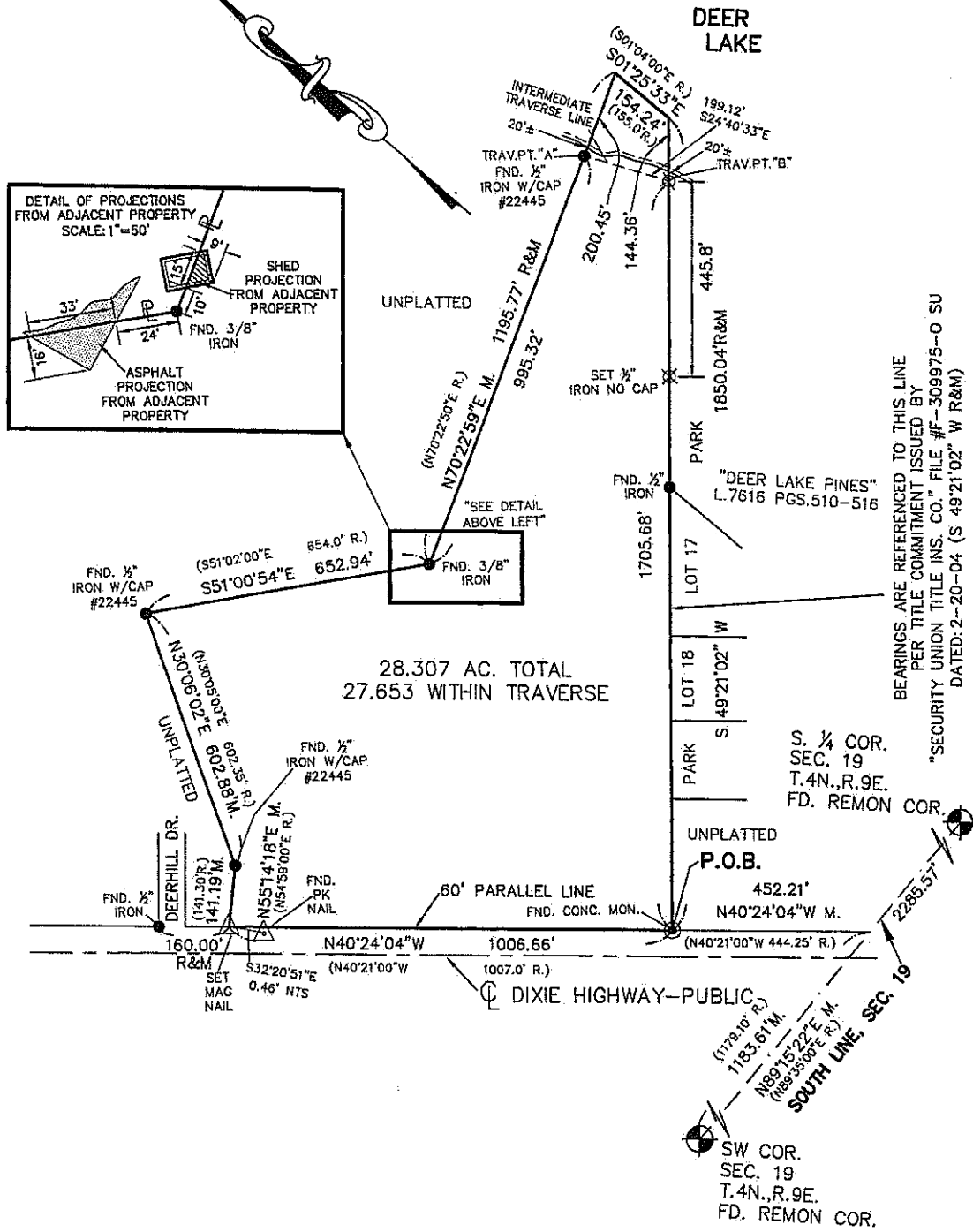
Date Created: 5/11/2026



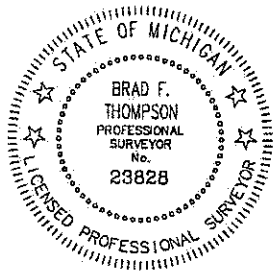

1 inch = 400 feet

BOUNDARY SURVEY

SCALE: 1"=300'



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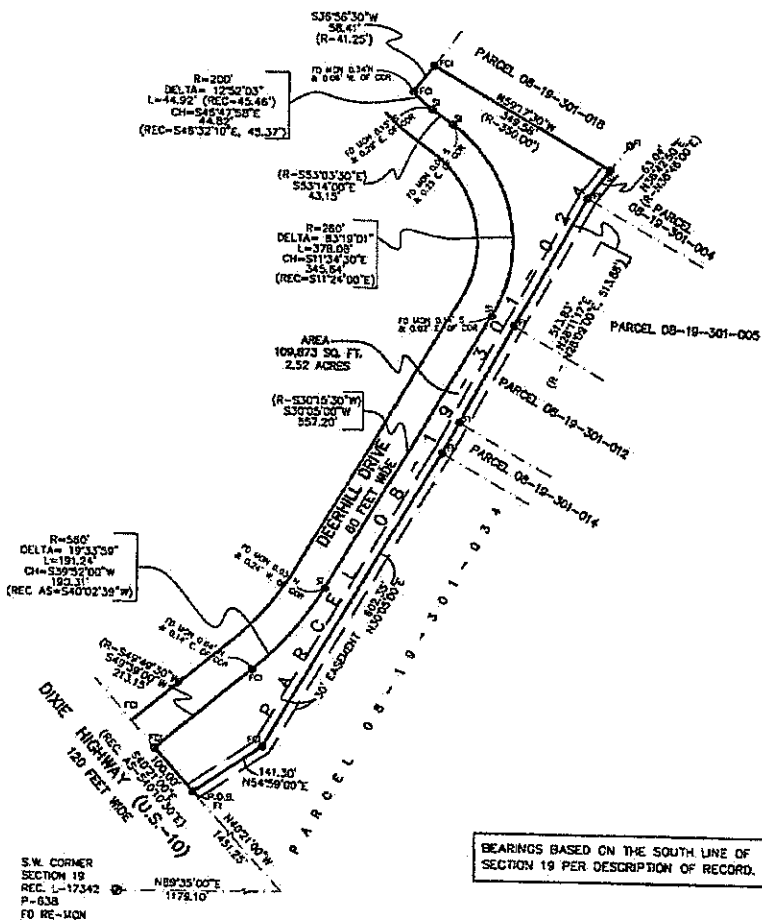
NTS= Not to Scale (R)=Recorded (M)=Measured (C)=Calculated ●=Found Iron ☒=Set Iron *—*—=Fence	
TAX I.D.#08-19-301-009, 027 & 028	CERTIFIED EXCLUSIVELY TO: RBI, INC. ATT. MR. TIMOTHY BIRTSAS Closure error: 1/35,542
LOCATION: SW 1/4, SEC. 19, T.4N., R.9E., INDEPENDENCE TWP., OAKLAND CO.	
SCALE: 1"=300' DATE: 06-25-04 BY: WHR JOB# 01-3156 SH. 1 of 3	
I hereby certify that this survey was prepared by me, or under my direct supervision, and that all of the requirements of P.A. 132, 1970 have been complied with.	
	When recorded return to: B.F. Thompson, P.C. <div style="text-align: right; margin-top: 10px;">  Brad F. Thompson, P.E., P.C. #23828 </div>
B.F. THOMPSON, P.C. Registered Professional Engineer & Land Surveyor 517/ 548-3142 1520 Gulley Road, Howell, Michigan 48843 FAX 517/ 548-0049	

CERTIFICATE OF SURVEY

GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

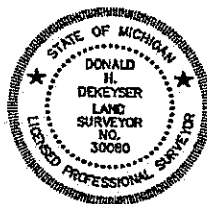


PAGE 1 OF 2

FOR: MLB LAND CO., LLC & PHILLIP R. SEAVER TITLE CO.

I HEREBY CERTIFY that I have surveyed and mapped the above described land on the date stated below; that there are no encroachments except as shown; the error of closure is 1 in 5000 +, which is within the accuracy of survey as required in Act No. 288 of Public Acts of 1957.

I Donald H. Dekeyser certify that this survey was prepared by me, or under my direct supervision, and that all of the requirements of Sec. 3, Public Act 132 of 1970, as amended.



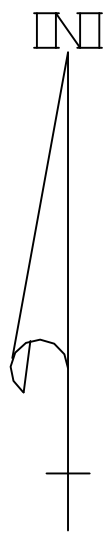
DEKEYSER SURVEYING

6038 NORTHRUP ST.
WATERFORD, MICHIGAN 48329
PHONE (248)623-1518 FAX (248)623-3078

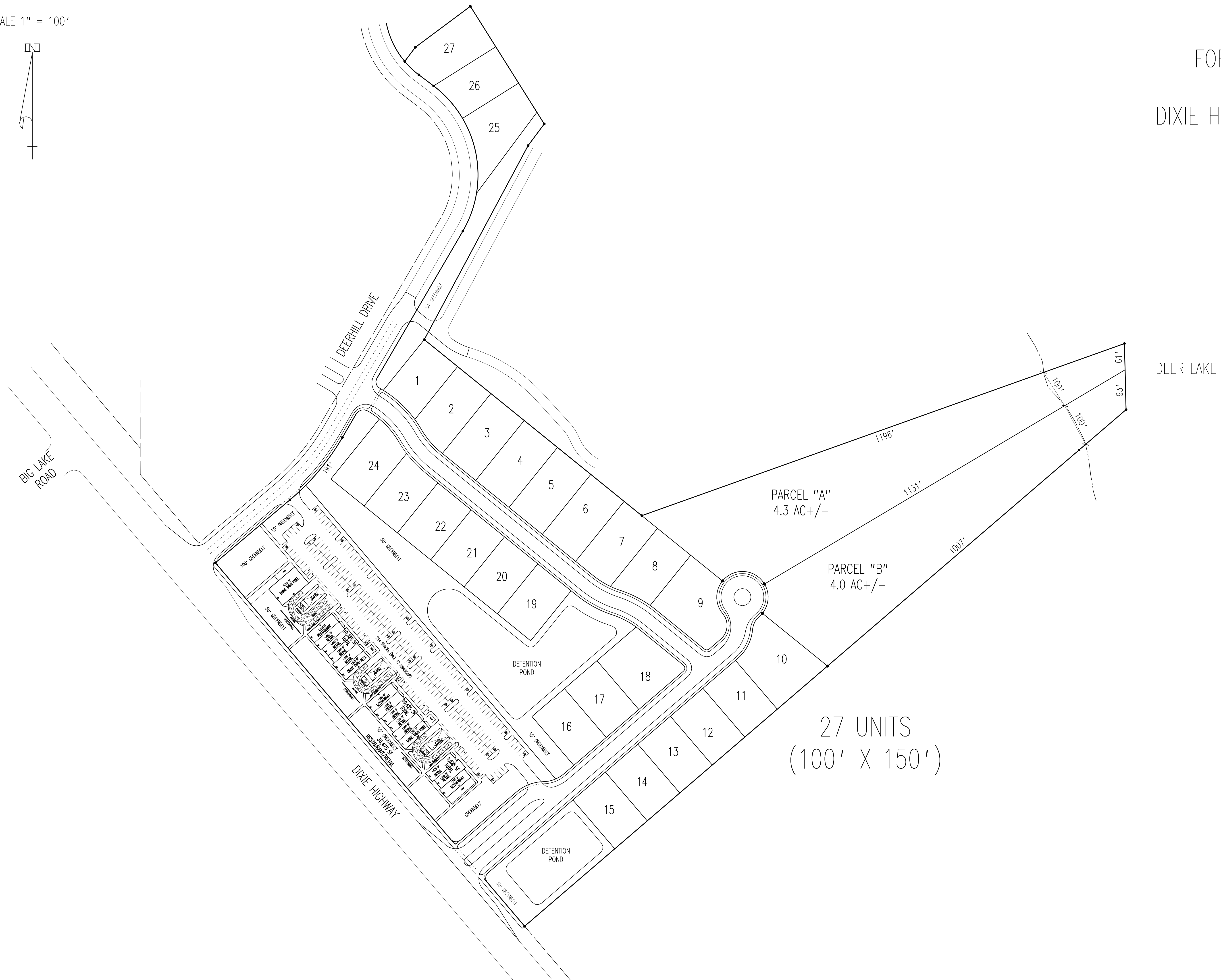
JOB NO.: 4574	SCALE: 1"=200'	DATE: 7/25/07
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Donald H. Dekeyser
DONALD H. DEKEYSER P.L.S. 30080

SCALE 1" = 100'



CONCEPT PLAN
FOR THE NORTHEAST
OF
DIXIE HWY & DEERHILL DRIVE



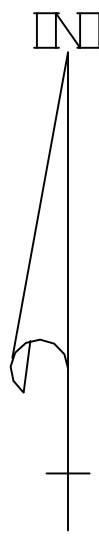
DEER LAKE

PARCEL "A"
4.3 AC +/-

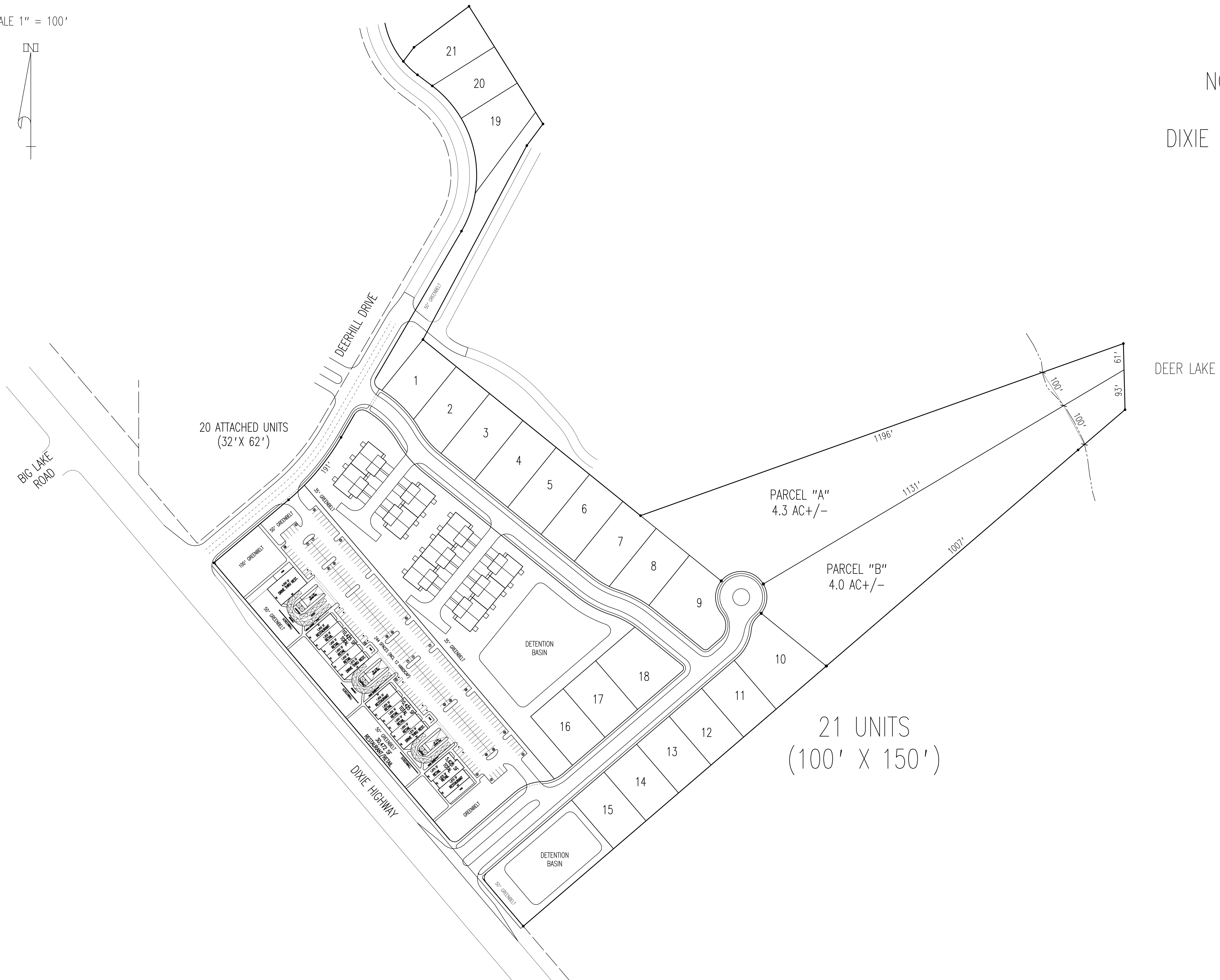
PARCEL "B"
4.0 AC +/-

27 UNITS
(100' X 150')

SCALE 1" = 100'



CONCEPT PLAN
FOR THE
NORTHEAST CORNER
OF
DIXIE HWY & DEERHILL DRIVE



SCALE 1" = 100'



CONCEPT PLAN
FOR THE
NORTHEAST CORNER
OF
DIXIE HWY & DEERHILL DRIVE



DEER LAKE

20 ATTACHED UNITS
(32' X 62')

PARCEL "A"
4.3 AC +/-

PARCEL "B"
4.0 AC +/-

21 UNITS
(100' X 150')

SCALE 1" = 100'



CONCEPT PLAN
FOR THE NORTHEAST
OF
DIXIE HWY & DEERHILL DRIVE



Demographic Summary Report

0 Dixie Hwy, Clarkston, MI 48346

Radius	1 Mile		3 Mile		5 Mile	
Population						
2030 Projection	2,647		26,374		63,627	
2025 Estimate	2,537		25,814		62,270	
2020 Census	2,246		25,322		60,999	
Growth 2025 - 2030	4.34%		2.17%		2.18%	
Growth 2020 - 2025	12.96%		1.94%		2.08%	
2025 Population by Hispanic Origin	89		1,149		3,423	
2025 Population	2,537		25,814		62,270	
White	2,255	88.88%	22,875	88.61%	54,177	87.00%
Black	40	1.58%	370	1.43%	1,180	1.89%
Am. Indian & Alaskan	2	0.08%	32	0.12%	80	0.13%
Asian	55	2.17%	390	1.51%	1,020	1.64%
Hawaiian & Pacific Island	1	0.04%	10	0.04%	19	0.03%
Other	183	7.21%	2,137	8.28%	5,794	9.30%
U.S. Armed Forces	0		0		12	
Households						
2030 Projection	904		10,314		25,073	
2025 Estimate	864		10,095		24,539	
2020 Census	761		9,926		24,100	
Growth 2025 - 2030	4.63%		2.17%		2.18%	
Growth 2020 - 2025	13.53%		1.70%		1.82%	
Owner Occupied	832	96.30%	8,441	83.62%	20,677	84.26%
Renter Occupied	32	3.70%	1,654	16.38%	3,863	15.74%
2025 Households by HH Income						
Income: <\$25,000	37	4.28%	850	8.42%	1,982	8.08%
Income: \$25,000 - \$50,000	42	4.86%	1,340	13.27%	3,585	14.61%
Income: \$50,000 - \$75,000	89	10.29%	1,440	14.26%	3,739	15.24%
Income: \$75,000 - \$100,000	37	4.28%	971	9.62%	2,981	12.15%
Income: \$100,000 - \$125,000	93	10.75%	1,299	12.87%	2,884	11.75%
Income: \$125,000 - \$150,000	73	8.44%	689	6.83%	1,860	7.58%
Income: \$150,000 - \$200,000	133	15.38%	1,446	14.32%	3,216	13.11%
Income: \$200,000+	361	41.73%	2,060	20.41%	4,292	17.49%
2025 Avg Household Income	\$192,488		\$135,453		\$127,335	
2025 Med Household Income	\$173,120		\$108,593		\$99,852	

Traffic Count Report

0 Dixie Hwy, Clarkston, MI 48346

	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Dixie Hwy	Pine Ridge Dr	0.06 NW	2020	25,334	MPSI	.16
2	Dixie Hwy	Pine Ridge Dr	0.06 NW	2025	25,743	MPSI	.16
3	Dixie Hwy	Pine Ridge Dr	0.06 NW	2024	25,695	MPSI	.16
4	Dixie Hwy	Deerhill Dr	0.03 SE	2020	27,053	MPSI	.27
5	Dixie Hwy	Deerhill Dr	0.03 SE	2025	26,981	MPSI	.27
6	Dixie Hwy	Deerhill Dr	0.03 SE	2024	26,964	MPSI	.27
7	Biglake Rd	Englewood	0.01 SW	2018	3,521	MPSI	.31
8	Biglake Rd	Englewood	0.01 SW	2025	3,696	MPSI	.31
9	Biglake Rd	Englewood	0.01 SW	2024	3,690	MPSI	.31
10	Dixie Highway	Biglake Rd	0.10 SE	2025	24,741	MPSI	.34