

9405 Dixie Hwy | Clarkston, MI 48348



Commercial

**FOR
SALE**
OFFERED AT
\$ 349,900

- Zoned C2
- 1.22 Acres
- Great Visibility on Dixie Hwy
- 153' Road Frontage
- 1 Mile from I-75
- Corner Parcel w/2 Curb cuts
- Large Storage area behind building
- Property next door also for Sale. Seller will "Make a Deal" for both!
- Seller says "BRING OFFER"
- Land Contract also possible

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



9405 Dixie Highway, Springfield Twp, Michigan 48348-4138

MLS#: **20261043370**
 P Type: **Real Estate Only**
 Status: **Active**

Area: **02071 - Springfield Twp**
 DOM: **N/55/55**

Short Sale:
 Trans Type:

**No
 Sale
 ERTS/FS**

LP: **\$349,900**
 OLP: **\$399,900**

Location Information

County: **Oakland**
 Township: **Springfield Twp**
 Mailing City: **Clarkston**
 School Dist: **Clarkston**
 Location: **S of Davisburg, W of Dixie Hwy**
 Directions: **S of Davisburg, W of Dixie Hwy**

Side of Str:

Lot Information

Acres: **1.22**
 Rd/Wtr Frt Ft: **153 /**
 Lot Dim: **153x332**

General Information

Year Blt/Rmd: **1979**
 #Units/ % Lsd: **/ 100%**
 # Loft Units:
 # Eff/Std Units:
 # 1 BR Units:
 # 2 BR Units:
 # 3 BR Units:
 # 4 BR Units:
 Encroachments:

Business Information

Zoning: **Commercial, Office**
 Current Use: **Commercial, Retail**
 Bus Type:
 Licenses:
 Rent Incl:
 Inv List:
 Inv Incl: **No**
 APOD Avail:

Zone Conform:
 Rent Cert'd:
 Restrictions:

Income and Expenses

Monthly Sales:
 Annl Net Inc: **0**
 Annl Gross Inc: **0**
 Annl Oper Exp: **0**

Access To / Distance To

Interstate:
 Railroad:
 Airport:
 Waterway:

Square Footage

Bldg Area Tot: **3,167** (LP/SqFt: \$110.48)
 Abv Gr Tot SF: **3,168**
 Office Sqft:
 Sqft Source: **Public Records**

Recent CH: **08/17/2026 : DOWN : \$399,900->\$349,900**

Listing Information

Listing Date: **06/24/2026**
 Listing Exemptions:
 Exclusions:
 Terms Offered: **Cash, Conventional**
 Access: **Appointment**

Off Mkt Date:
 Protect Period: **365**

Pending Date:
 ABO Date:
 Possession: **Close Plus 30 Days**
 MLS Source: **REALCOMP**
 LB Location:

BMK Date:
 Contingency Date:
 Originating MLS# **20261043370**

Features

Arch Level: **2 Story**
 Foundation: **Basement**
 Exterior Feat:
 Accessibility:
 Heating Fuel: **Natural Gas**
 Wtr Htr Fuel: **Natural Gas**
 Water Source: **Well (Existing)**

Exterior: **Vinyl**
 Foundation Mtrl: **Block**
 Roof Mtrl: **Metal**

Plant Heating:
 Office Heating:
 Sewer: **Septic Tank (Existing)**

Unit Information

Unit Type	Baths	Lavs	Square Ft	Furnished	# of Unit Type	Rent
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Legal/Tax/Financial

Property ID: **0714402011**
 Tax Summer: **\$4,173**
 SEV: **213,690.00**
 Legal Desc:

Tax Winter: **\$1,067**
 Taxable Value: **\$105,540.00**

Ownership: **Standard (Private)**
 Oth/Sp Assmnt:
 Existing Lease: **Yes**

Occupant: **Tenant**

T4N, R8E, SEC 14 SUPERVISOR'S PLAT NO 6 PART OF LOT 12 BEG AT SE COR OF SD LOT 12, (ALSO BEING INTERSEC OF WLY R/W LI OF DIXIE HWY & NLY R/W LI OF OLD POND RD), TH S 30-34-20 W 331.73 FT, TH N 59-25-40 W 160.28 FT, TH N 31-50-23 E 344.91 FT, TH S 54- 31-23 E 153.21 FT TO BEG 6-1-12 FR 004
 Subdivision: **Suprvrs 6 - Springfield Township**

Agent/Office/Contact Information

Listing Office:
 Listing Agent:
 Co-List Agent:
 Contact Name:

List Ofc Ph:
 List Agt Ph:
 Co-List Agt Ph:
 Contact Phone:

Remarks

Public Remarks: **9405 Dixie is a Free Standing 2 story Commercial Building with 3,168 SF total, situated on 1.22 Acres of C2 Land on Dixie Hwy with 153' Road frontage and Great visibility, Located on the corner of Dixie and Old Pond Drive with access to the large back STORAGE LOT. Currently being leased until October 31st then will be month to month at \$1,600 a month, Tenant is responsible for lawn & snow maintenance, gas, electric & trash. Property is Well/Septic. Metal Roof! 9421 Dixie Hwy is the property next door ALSO FOR SALE. This Property Offers a combination of 3 rental opportunities or Owner-User Live/Work!!! This unique setup features a prime, free-standing 589 SF commercial building positioned directly on Dixie Highway—perfect for maximum retail or office exposure. Located right behind it is a charming 1,500 SF, 2-bedroom, 1-bath residential home with a basement and a 5-car garage. House and a 5 Car garage is currently being leased separately from the house tenant. Commercial building is leased at \$700 month, The Total Combined rental income of all 3 Lease Spaces is \$1,850 month. All Leases are month-to-month. Tenants are responsible for their own lawn & snow maintenance, gas, electric & trash. This Property has a separate Well & Septic for house & the commercial building. Front side of roof on house & garage from peak down being replaced. Property is Zoned C2. Buy both for a better deal and expand your growing business. Seller says Bring all offers! Land Contract is possibly with no set terms (Make Offer). BUY THEM BOTH would include; 2 Commercial Buildings, a House, 5 Car Garage and a Storage Lot FOR SALE on DIXIE HWY in CLARKSTON!!!! 9405 Dixie is asking \$349,900 9421 Dixie is asking \$319,900**

REALTOR® Remarks: **BATVAI. No lockbox. Showings only allowed within store operating hours: Mon-Fri 10am to 6 pm, Sat 9am - 2 pm. Closed on Sundays. The property next door also for sale for \$319,900. (see MLS #20261043391)**

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9405 Dixie Hwy



- 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: 6/10/2026



1 inch = 100 feet

CERTIFICATE OF SURVEY

DIXIE HIGHWAY (U.S. 10) 120 FEET WIDE

POINT OF BEGINNING
PARCEL "A"
SE. CORNER LOT 12



PARCEL A
AREA = 1.760 ACRES±

LOT 11
SUPERVISOR'S PLAT NO. 6
(LIBER 54A, PAGE 85)

LOT 12
SUPERVISOR'S PLAT NO. 6
(LIBER 54A, PAGE 85)

LOT 14
SUPERVISOR'S PLAT NO. 6
(LIBER 54A, PAGE 85)

LOT 10
SUPERVISOR'S PLAT NO. 6
(LIBER 54A, PAGE 85)

49.5 FEET WIDE

OLD POND DRIVE

PARCEL B
AREA = 1.336 ACRES±
OSPRY SUBSTATION SITE

POINT OF BEGINNING
PARCEL "B"

BEARING STRUCTURE IS BASED ON
SUPERVISOR'S PLAT NO. 6, LIBER 54A,
PAGE 85, OAKLAND COUNTY RECORDS.

BASED ON MY KNOWLEDGE, INFORMATION AND BELIEF, I CERTIFY THAT AS A RESULT OF A SURVEY MADE ON THE GROUND TO THE NORMAL STANDARDS OF CARE OF PROFESSIONAL (LAND) SURVEYORS IN THE STATE OF MICHIGAN, THAT THE MAP DELINEATED HEREON CORRECTLY REPRESENTS SUCH SURVEY AND THAT RATIO OF CLOSURE OF THE UNADJUSTED FIELD OBSERVATIONS OF SUCH SURVEY WAS 1:_____ AND THAT ALL APPLICABLE REQUIREMENTS OF P.A. 132 OF 1970, AS AMENDED BY P.A. 24 OF 1988, HAVE BEEN COMPLIED WITH.

SURVEYOR **GREGORY D. STEPHENS**

PS NO. 29252

DATE 4-1-2011

SHEET 1 OF 2

Detroit Edison

A DTE Energy Company

CENTRAL DESIGN
SURVEYING SERVICES
560 SERVICE BUILDING

PROPERTY SURVEY
OF LOTS 11 AND 12, SUPERVISOR'S PLAT NO. 6
PART OF THE S. 1/2 OF SEC. 14, T. 4 N., R. 8 E.,
SPRINGFIELD TWP., OAKLAND COUNTY, MICHIGAN
OSPRY SUBSTATION

LEGEND

R. = RECORDED I.P. = IRON PIPE
M. = MEASURED RR. = RE-ROD
C. = CALCULATED MON. = MONUMENT

JOB NUMBER

201101018

SCALE

1 INCH = 80 FEET

DRAWN BY

C. ZBOCH

SURVEY ENGINEER

G.D. STEPHENS

DATE OF SURVEY

3/8/2011

DRAWING NO.

SE 1439-001

CERTIFICATE OF SURVEY

TOTAL SITE DESCRIPTION

Lots 11 and 12 of "Supervisor's Plat No. 6 Springfield Township" being a part of the South 1/2 of Section 14, Town 4 North, Range 8 East, Springfield Township, Oakland County, Michigan, as recorded in Liber 54A of Plats on Page 85 of Oakland County Records.

PARCEL A DESCRIPTION

A parcel being part of Lots 11 and 12 of "Supervisor's Plat No. 6 Springfield Township" being a part of the South 1/2 of Section 14, Town 4 North, Range 8 East, Springfield Township, Oakland County, Michigan, as recorded in Liber 54A of Plats on Page 85 of Oakland County Records. Being more particularly described as: Beginning at the Southeast corner of said Lot 12 of Supervisor's Plat No. 6 also being the intersection of the Westerly right of way line of Dixie Highway (120 feet wide) and the Northerly line of Old Pond Road (49.5 feet wide); thence South $30^{\circ}34'20''$ West, 331.73 feet, along the Southerly line of said Lot 12 and the Northerly line of Old Pond Road (49.5 feet wide); thence North $59^{\circ}25'40''$ West, 228.32 feet; thence North $31^{\circ}47'43''$ East, 350.76 feet, along the Northerly line of said Lot 11 to a found capped re-rod at Northeast corner of said Lot 11; thence South $54^{\circ}31'23''$ East 221.65 feet, along the Easterly line of said Lots 11 and Lot 12 and the Westerly right of way line of Dixie Highway (120 feet wide) to the point of beginning. Containing 1.760 acres of land in area, more or less.

PARCEL B DESCRIPTION

A parcel being part of Lots 11 and 12 of "Supervisor's Plat No. 6 Springfield Township" being a part of the South 1/2 of Section 14, Town 4 North, Range 8 East, Springfield Township, Oakland County, Michigan, as recorded in Liber 54A of Plats on Page 85 of Oakland County Records. Being more particularly described as: Commencing at the Southeast corner of said Lot 12 of Supervisor's Plat No. 6 also being the intersection of the Westerly right of way line of Dixie Highway (120 feet wide) and the Northerly line of Old Pond Road (49.5 feet wide); thence South $30^{\circ}34'20''$ West, 331.73 feet, along the Southerly line of said Lot 12 and the Northerly line of Old Pond Road (49.5 feet wide) to the POINT OF BEGINNING; thence South $30^{\circ}34'20''$ West, 256.80 feet, along the Southerly line of said Lot 12 and the Northerly line of Old Pond Road (49.5 feet wide) to a found concrete monument at the Southwest corner of said Lot 12; thence North $56^{\circ}50'32''$ West, 165.20 feet, along the Westerly line of said Lot 12 to a found re-rod at Northwest corner of said Lot 12; thence North $59^{\circ}24'59''$ West, 68.61 feet, along the Westerly line of said Lot 11 to a found capped re-rod at Northwest corner of said Lot 11; thence North $31^{\circ}47'43''$ East, 249.39 feet, along the Northerly line of said Lot 11; thence South $59^{\circ}25'40''$ East, 228.32 feet, to the point of beginning. Containing 1.336 acres of land in area, more or less.

BASED ON MY KNOWLEDGE, INFORMATION AND BELIEF, I CERTIFY THAT AS A RESULT OF A SURVEY MADE ON THE GROUND TO THE NORMAL STANDARDS OF CARE OF PROFESSIONAL (LAND) SURVEYORS IN THE STATE OF MICHIGAN, THAT THE MAP DELINEATED HEREON CORRECTLY REPRESENTS SUCH SURVEY AND THAT RATIO OF CLOSURE OF THE UNADJUSTED FIELD OBSERVATIONS OF SUCH SURVEY WAS 1:_____ AND THAT ALL APPLICABLE REQUIREMENTS OF P.A. 132 OF 1970, AS AMENDED BY P.A. 24 OF 1988, HAVE BEEN COMPLIED WITH.

SURVEYOR *Gregory D. Stephens* 29252 4-01-2011
GREGORY D. STEPHENS PS. NO. DATE

SHEET 2 OF 2



PROPERTY SURVEY
OF LOTS 11 AND 12, SUPERVISOR'S PLAT NO. 6
PART OF THE S. 1/2 OF SEC. 14, T. 4 N., R. 8 E.,
SPRINGFIELD TWP., OAKLAND COUNTY, MICHIGAN
OSPRY SUBSTATION

LEGEND
R. = RECORDED I.P. = IRON PIPE
M. = MEASURED RR = RE-ROD
C. = CALCULATED MON. = MONUMENT

JOB NUMBER
201101018

SCALE
1 INCH = N.A. FEET

DRAWN BY

SURVEY ENGINEER

DATE OF SURVEY

DRAWING NO.

G.D. STEPHENS

3/8/2011

SE 1439-001

Demographic Summary Report

9405 Dixie Hwy, Clarkston, MI 48348

Building Type: **General Retail** Total Available: **0 SF**
 Secondary: - % Leased: **100%**
 GLA: **2,787 SF** Rent/SF/Yr: -
 Year Built: **1979**

Radius	1 Mile		3 Mile		5 Mile	
Population						
2030 Projection	2,825		16,856		42,963	
2025 Estimate	2,784		16,423		41,856	
2020 Census	2,814		15,775		40,183	
Growth 2025 - 2030	1.47%		2.64%		2.64%	
Growth 2020 - 2025	-1.07%		4.11%		4.16%	
2025 Population by Hispanic Origin	93		655		1,904	
2025 Population	2,784		16,423		41,856	
White	2,495	89.62%	14,655	89.23%	37,084	88.60%
Black	28	1.01%	196	1.19%	610	1.46%
Am. Indian & Alaskan	4	0.14%	21	0.13%	48	0.11%
Asian	50	1.80%	244	1.49%	624	1.49%
Hawaiian & Pacific Island	0	0.00%	4	0.02%	15	0.04%
Other	207	7.44%	1,303	7.93%	3,474	8.30%
U.S. Armed Forces	0		0		7	
Households						
2030 Projection	1,092		6,114		16,488	
2025 Estimate	1,076		5,953		16,061	
2020 Census	1,085		5,715		15,446	
Growth 2025 - 2030	1.49%		2.70%		2.66%	
Growth 2020 - 2025	-0.83%		4.16%		3.98%	
Owner Occupied	910	84.57%	5,311	89.22%	13,617	84.78%
Renter Occupied	165	15.33%	642	10.78%	2,444	15.22%
2025 Households by HH Income	1,076		5,954		16,060	
Income: <\$25,000	122	11.34%	413	6.94%	1,237	7.70%
Income: \$25,000 - \$50,000	187	17.38%	660	11.08%	2,067	12.87%
Income: \$50,000 - \$75,000	154	14.31%	743	12.48%	2,341	14.58%
Income: \$75,000 - \$100,000	113	10.50%	627	10.53%	1,730	10.77%
Income: \$100,000 - \$125,000	27	2.51%	610	10.25%	1,970	12.27%
Income: \$125,000 - \$150,000	70	6.51%	556	9.34%	1,422	8.85%
Income: \$150,000 - \$200,000	155	14.41%	890	14.95%	2,174	13.54%
Income: \$200,000+	248	23.05%	1,455	24.44%	3,119	19.42%
2025 Avg Household Income	\$134,039		\$148,206		\$134,192	
2025 Med Household Income	\$91,592		\$121,884		\$108,312	

Traffic Count Report

9405 Dixie Hwy, Clarkston, MI 48348

Building Type: **General Retail**
 Secondary: -
 GLA: **2,787 SF**
 Year Built: **1979**
 Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: -



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Dixie Highway	M E Cad Blvd	0.03 SE	2023	19,483	MPSI	.17
2	DIXIE HWY	M E Cad Blvd	0.00	2024	19,574	MPSI	.17
3	0.9 MILE SE OF DAVISBURG	M E Cad Blvd	0.00	2021	20,507	AADT	.17
4	Dixie Highway	M E Cad Blvd	0.00	2025	19,422	MPSI	.17
5	Dixie Hwy	Ridgevalley Dr	0.03 NW	2022	17,410	MPSI	.19
6	Dixie Hwy	Ridgevalley Dr	0.03 NW	2025	21,517	MPSI	.19
7	Cobblestone Ln	Lake Shore Dr	0.04 SW	2025	531	MPSI	.24
8	Cobblestone Ln	Lake Shore Dr	0.04 SW	2024	531	MPSI	.24
9	Cobblestone Ln	Lake Shore Dr	0.04 SW	2020	540	MPSI	.24
10	Dixie Hwy	Davisburg Rd	0.09 N	2025	19,777	MPSI	.68