

1727 CRESCENT LAKE RD | WATERFORD, MI 48327



VACANT

**FOR
SALE**

OFFERED AT
\$ 999,900

- Pre Approved for 82 Units
- Zoned Residential/Multi-Family
- 773' River Frontage on Clinton River
- 400' Road Frontage on Crescent Lake Rd
- City Water & Sewer at Street
- 7.32 Acres
- Included are Survey, Construction Drawings & Material List
- Completed plans for sanitary, water, storm & Earth work.
- One block from the center of Oakland County

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



VacantLand Full

1727 Crescent Lake Road, Waterford Twp, Michigan 48327-1310

MLS#: **20261039983**
 P Type: **Land**
 Status: **Active**

Area: **02131 - Waterford Twp**
 DOM: **/0/0**

Short Sale: **No**
 Trans Type: **Sale**
ERTS/FS

LP: **\$999,900**
 OLP: **\$999,900**



Location Information

County: **Oakland**
 Township: **Waterford Twp**
 Mailing City: **Waterford**
 Side of Str:
 School District: **Waterford**
 Location: **W of Crescent Lake, N of Highland Rd (M-59)**
Lot Information
 Acreage: **7.32**
 List \$/Acre: **\$136,598.36**
 Min Lots/Acre:
 Lot Dim: **400x705x773x825**
 Road Front Feet: **400**
 Zoning: **Multi-Family, Residential**

Waterfront Information

Water Name: **Clinton River**
 Water Facilities: **River Access, River Front**
 Water Features:
 WaterFront Feet: **773**

Land Contract Information

Land DWP:
 Land Int Rate: **%**
 Land Payment:
 Land Terms:



Contact Information

Name: **TOMWIEHELM**
 Phone: **(248) 891-1000**

Additional Information

Internet Avail:
 Mineral Rights:
 Sqft Min Lot:
 Survey:
 Irrigation: **No**
 Perk:

Recent CH: **06/02/2026 : New : ->ACTV**

Listing Information

| | | | |
|--|----------------------------|-----------------------|-------------------------------------|
| Listing Date: 06/02/26 | Off Mkt Date: | Pending Date: | MLS Source: REALCOMP |
| Restrictions: | ABO Date: | Contingency Date: | BMK Date: |
| Directions: W of Crescent Lake, N of Highland Rd (M-59) | Protect Period: 365 | Exclusions: | Originating MLS# 20261039983 |
| Terms Offered: Cash, Conventional | | Short Sale: No | Possession: At Close |

Current Use: **Unimproved**
 Water Source: **Water at Street**

Sewer: **Sewer at Street**
Legal/Tax/Financial

| | | |
|--|-----------------------------------|--------------------------------------|
| Property ID: 1316478010 | Restrictions: | Ownership: Standard (Private) |
| Tax Summar: \$1,884 | Tax Winter: \$754 | Oth/Spec Assmnt: |
| SEV: 234,360.00 | Taxable Value: \$48,340.00 | Existing Lease: No |
| Legal Desc: T3N, R9E, SEC 16 PART OF SE 1/4 BEG AT PT DIST N 01-20-00 E 936 FT FROM SE SEC COR, TH N 88-30-30 W 824.50 FT TO CENTERLINE OF CLINTON RIVER, TH WLY, NLY & NELY 773 FT M/L ALG SD CENTERLINE, TH S 88-30-30 E 794.50 FT, TH S 01-20-00 W 400 FT TO BEG EX C THAT PART TAKEN FOR RD DESC AS BEG AT PT DIST N 01-20-00 E 936 FT FROM SE SEC COR, TH N 88-30-30 W 60 FT, TH N 01-20-00 E 400 FT, TH S 88-30-30 E 60 FT, TH S 01-20-00 W 400 FT TO BEG 7.32 A 11-21-22 FR 001 & 476-006 CORR 8-17-23 | | |

Agent/Office Information

Remarks

Public Remarks: **Incredible development opportunity in Waterford Township! Pre-Approved Site Plan for a Multi Family Living Facility for 82 Units. Included in Sale are survey, a complete set of Construction Drawings & Material List, completed plans for sanitary, water, storm & earth work. This expansive 7.32-acre parcel features 400 feet of road frontage with 773 feet of scenic frontage along the Clinton River, providing a beautiful natural backdrop. Zoned R-M2 Multi-Family use, offering massive potential for a premium residential development or multi-family project. Utilities are highly accessible with both municipal water and sewer available at the street. Conveniently located just north of Highland Road (M-59), this prime location balances tranquil river views with easy access to local amenities, shopping, and major thoroughfares. Bring your builders and your vision to this rare, high-potential acreage!**

REALTOR® **BATVAI. Walk property with caution.**

Remarks:

Notices and Disclaimers

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**River Walk Manor
Waterford Township, Michigan**

Job Number: 4104

Date: Bid date: February 11, 2022

Architect: Edmund London & Associates, Inc.
20750 Civic Center Drive, Suite 610
Southfield, Michigan 48076

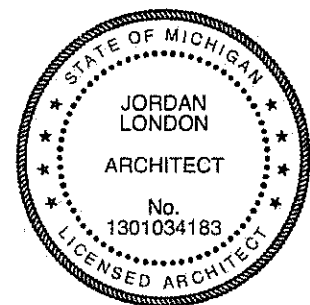
**Surveyor &
Civil Engineer:** Kieft Engineering, Inc.
5852 S. Main St.
Clarkston, MI 48346

Landscape Architect: J. Eppink Partners, Inc.
9336 Sashabaw Road
Clarkston, MI 48348

**Mechanical
Electrical Engineer:** DIN Engineering
33228 W. 12 Mile Rd. Unit 227
Farmington Hills, MI 48334

Structural Engineer: RESURGET Engineering PC
4219 Woodward Avenue, Suite 306
Detroit, MI 48201

Kitchen Consultant: Great Lakes Hotel Supply - MI
Brad Heuton
6565 Meyers Rd. NE
Kalkaska, MI 49646
231-499-1848 (Contact)
231-499-1848 (Cell)
glhstc@gmail.com



A handwritten signature in black ink, appearing to be "JL" or similar initials, located below the professional seal.



Conditions of approval
 1. Must comply with the 2015
 Site Plan review dated
 9/23/2019
 2. Provide fire flow data for
 the proposed building and
 hydrant information prior to
 any underground work is
 performed



Riverwalk Manor at 1701 Crescent Lake Road requires fire
 hydrants per fire flow calculations at 5500 gpm as stated in
 Site Plan version submitted for review by Kuhl Engineering
 Inc., on 10/02/22 at 8:04am. Hy-1, Hy-2, Hy-3 & Hy-4 will be
 located within the parcel of the property. Hy-5 & Hy-6 (pre
 existing) located on east side of Crescent Lake Road

edmund london & associates, inc.
 architects & planners

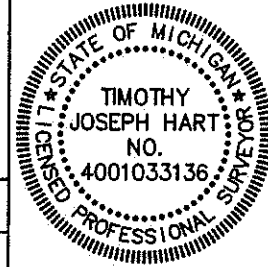
RIVERWALK MANOR

WATERFORD TWP, MICHIGAN

KIEFT ENGINEERING, INC.
 PROFESSIONAL CIVIL ENGINEERS AND LAND SURVEYORS



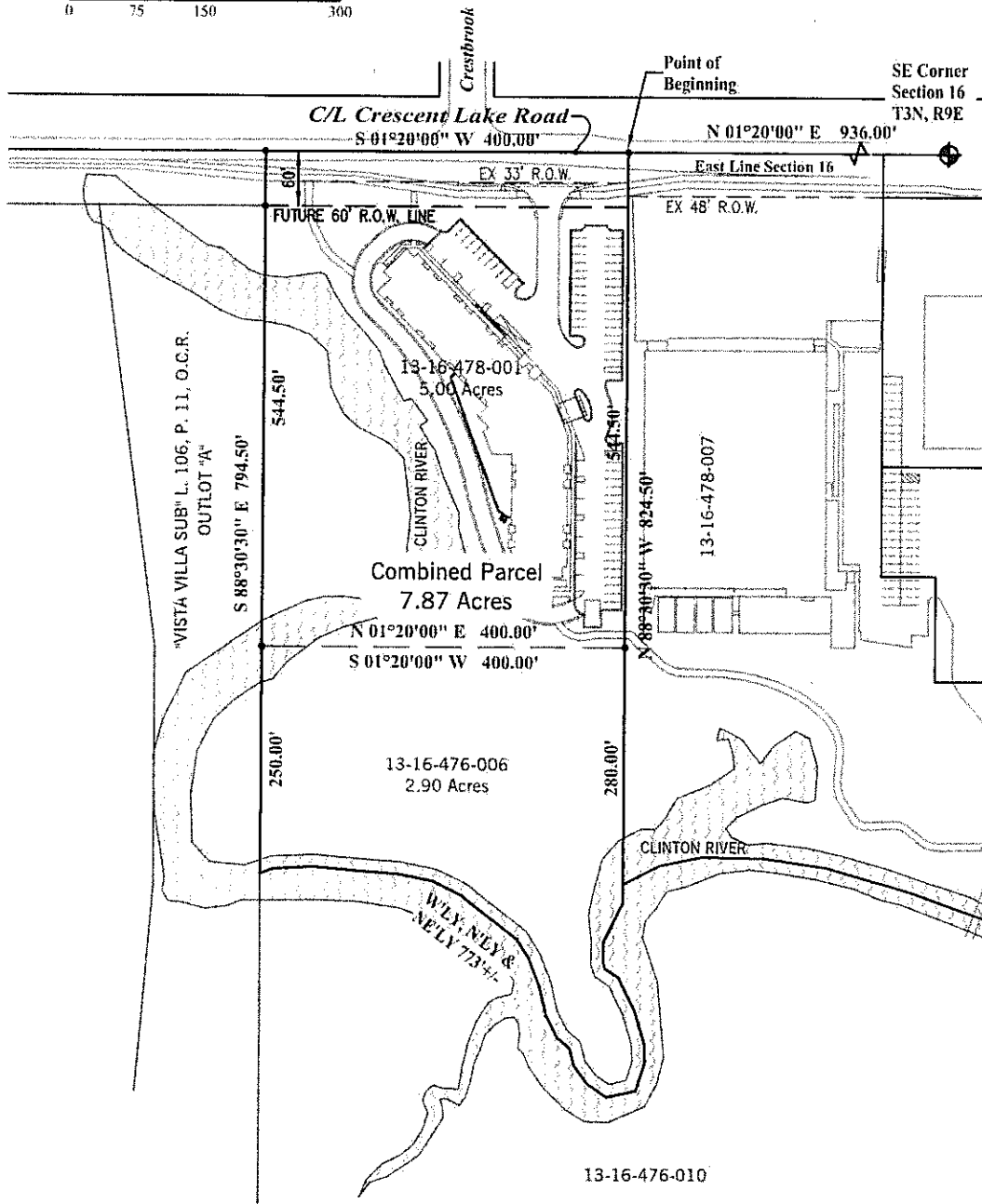
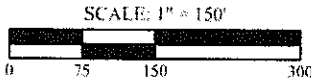
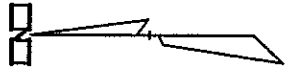
5852 South Main Street, Ste #1
 Clarkston, Michigan 48346
 Tel: 248-625-5251
 Fax: 248-625-7110
 www.kiefteng.com



Survey for SLADE PROPERTIES, LLC Date 11-9-2022
 Address 10399 LAKESHORE DRIVES, GOODRICH, MICHIGAN 48438 Job No. 2018.094

Sheet 1 of 2

Proposed Property Combination
 of Parcels 13-16-476-006 & 13-16-478-001



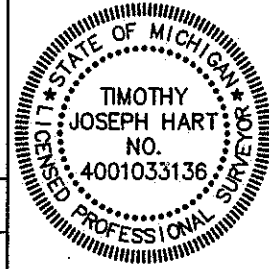
13-16-476-010

KIEFT ENGINEERING, INC.

PROFESSIONAL CIVIL ENGINEERS AND LAND SURVEYORS



5852 South Main Street, Ste #1
Clarkston, Michigan 48346
Tel: 248-625-5251
Fax: 248-625-7110
www.kiefteng.com



Survey for SLADE PROPERTIES, LLC Date 11-9-2022
Address 10599 LAKESHORE DRIVES, GOODRICH, MICHIGAN 48438 Job No. 2018.094

Sheet 2 of 2

Proposed Property Combination of Parcels 13-16-476-006 & 13-16-478-001

Parcel 13-16-478-001:

THE NORTH 400 FT OF THE EAST 544.5 FT OF THE SE 1/4 OF THE SE 1/4 OF SECTION 16, T3N, R9E, WATERFORD TOWNSHIP, OAKLAND COUNTY, MICHIGAN. CONTAINING 5.0 ACRES.

Parcel 13-16-476-006:

PART OF THE SE 1/4 OF SECTION 16, T3N, R9E, WATERFORD TOWNSHIP, OAKLAND COUNTY, MICHIGAN DESCRIBED AS BEGINNING AT A POINT DISTANT N 01°20'00" E 936.00 FT AND N 88°30'30" W 544.50 FT FROM THE SE CORNER OF SECTION 16, T3N, R9E; TH N 88°30'30" W 280.00 FT TO THE CENTERLINE OF THE CLINTON RIVER; TH W'LY AND N'LY ALONG SAID LINE TO A POINT LOCATED N 01°20'00" E 400.00 FT AND N 88°30'30" W 250.00 FT FROM THE POINT OF BEGINNING; TH S 88°30'30" E 250.00 FT; TH S 01°20'00" W 400.00 FT TO BEGINNING. CONTAINING 2.90 ACRES.

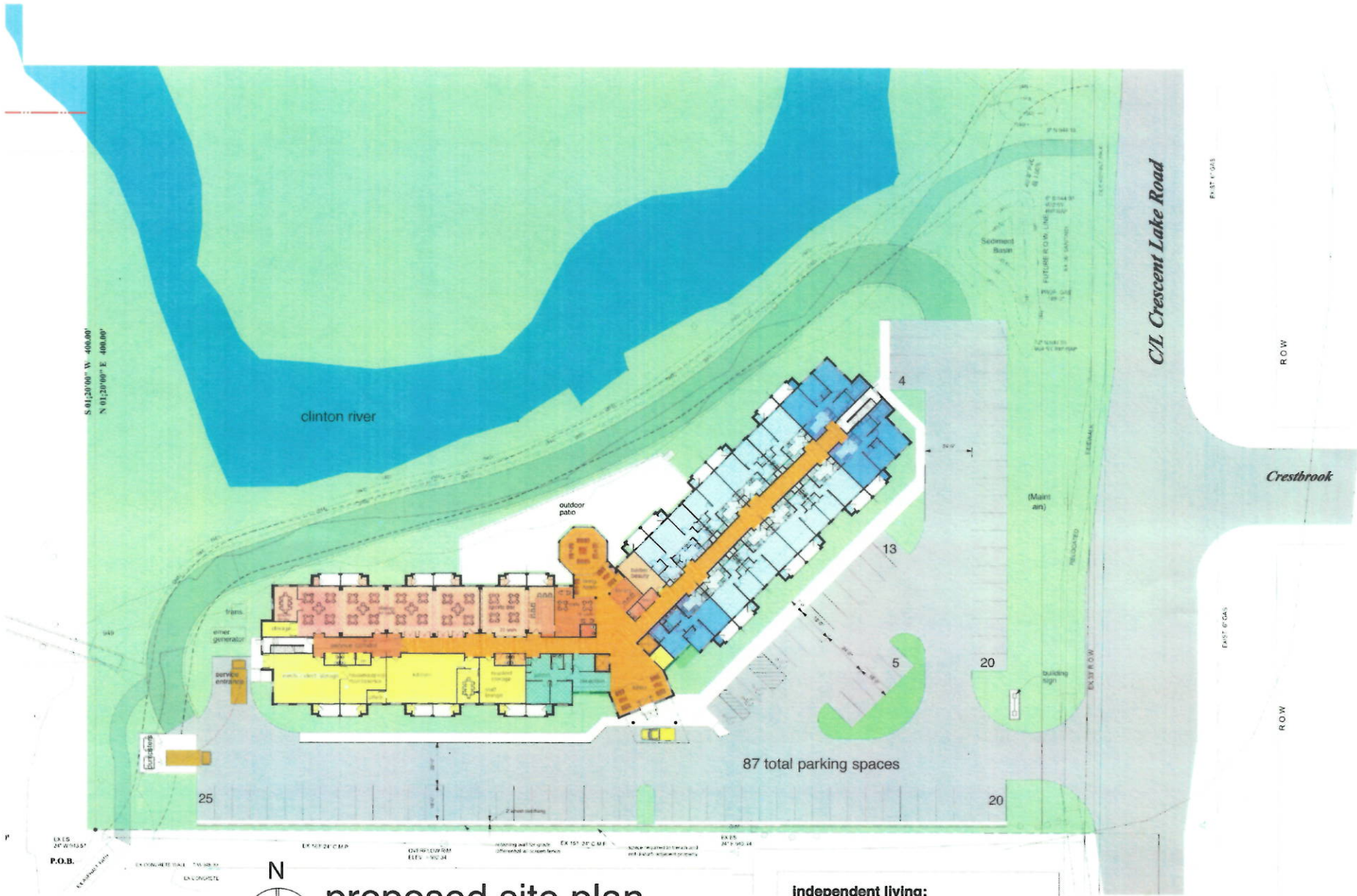
Combined Parcel Description:

PART OF THE SE 1/4 OF SECTION 16, T3N, R9E, WATERFORD TOWNSHIP, OAKLAND COUNTY, MICHIGAN DESCRIBED AS BEGINNING AT A POINT ON THE EAST LINE OF SECTION 16 LOCATED N 01°20'00" E 936.00 FT FROM THE SE CORNER, T3N, R9E; TH N 88°30'30" W 824.50 FT TO THE CENTERLINE OF THE CLINTON RIVER; TH W'LY, N'LY & NE'LY 773 FT+/- ALONG SAID CENTERLINE TO A POINT ON THE SOUTH LINE OF "VISTA VILLA" A SUBDIVISION OF PART OF THE SE 1/4 OF SECTION 16, T3N, R9E, WATERFORD TOWNSHIP, OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 106 OF PLATS, PAGE 11, OAKLAND COUNTY RECORDS; TH S 88°30'30" E 794.50 FT ALONG SAID SOUTH LINE TO A POINT ON SAID EAST SECTION LINE; TH S 01°20'00" W 400.00 FT ALONG SAID EAST LINE TO THE POINT OF BEGINNING. CONTAINING 7.87 ACRES. SUBJECT TO THE RIGHTS OF THE PUBLIC OVER THE EAST 33 FT FOR CRESCENT LAKE ROAD. ALSO SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Witness:

Center, Section 21, T4N, R9E

*Found 5/8" Iron W/O.C. Remon Cap in Mon Box
N 80° E 80.36' - NW CORNER OF BRICK WALL EXTENSION OF BUILDING
N 40° W 88.44' - NAIL W/TAG SW FACE 4" MAPLE
N 75° W 73.65' - TO BEND POINT BRICK FENCE
N 10° E 131.94' - TO CONCRETE MONUMENT*



independent living:
 54 one bedroom units (650SF)
 28 two bedroom units (900 - 1000 SF)
 total IL units: 82

edmund london & associates, inc.
 architects & planners
 10000 Grand Haven Ave., Grand Haven, MI 49424
 616-941-1111



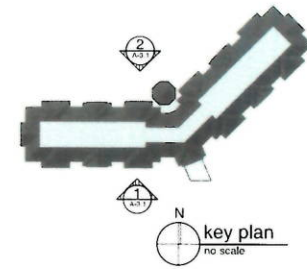
Riverwalk Manor
 Waterford Twp, Michigan

conceptual
 site plan

DATE: 05/12/12

DRAWN BY: [blank]
 APPROVED BY: [blank]
 SHEET NUMBER: 3503
 A-1.0

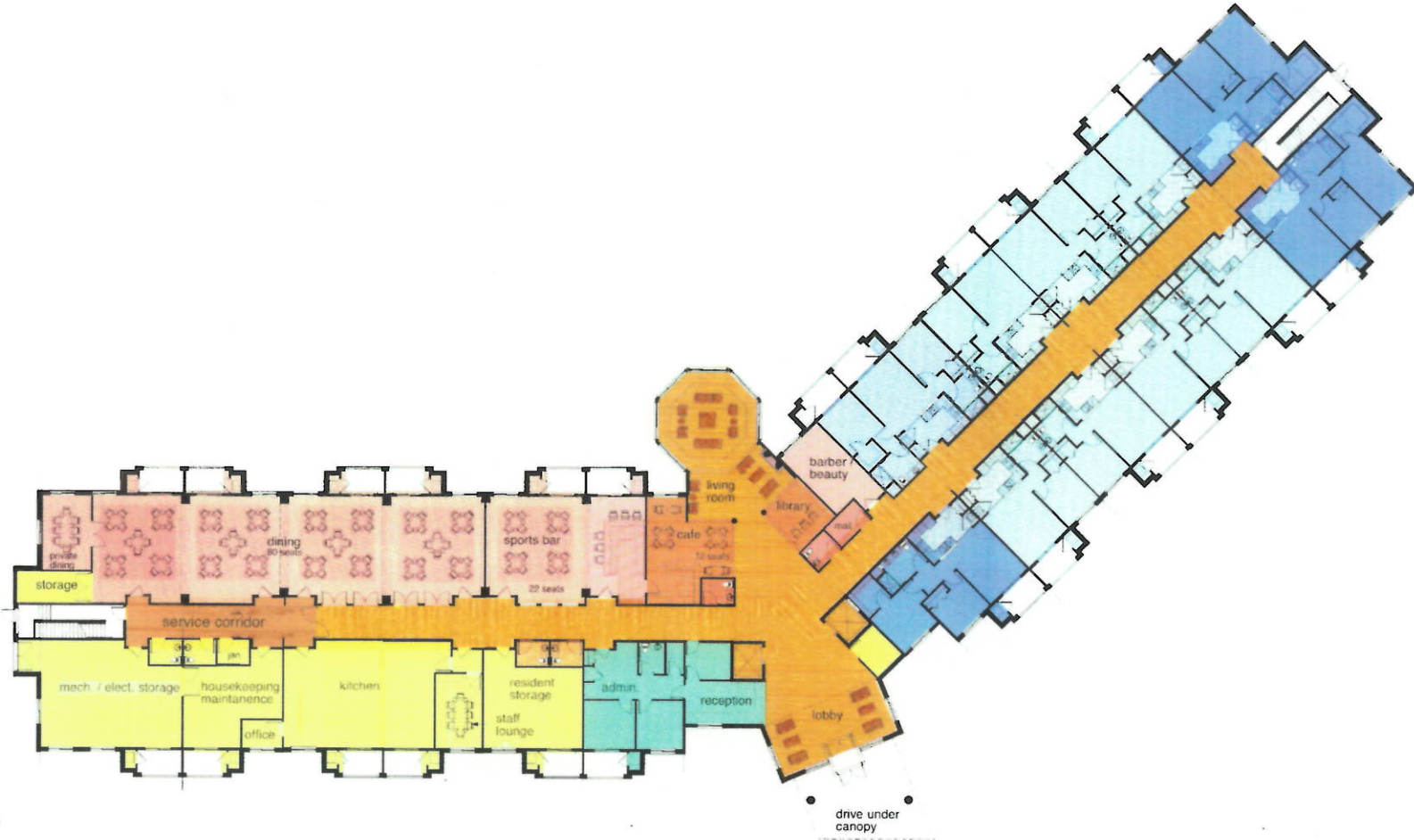
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2 exterior elevation
A-3.1 scale: 1/16" = 1'-0"

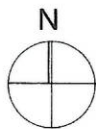
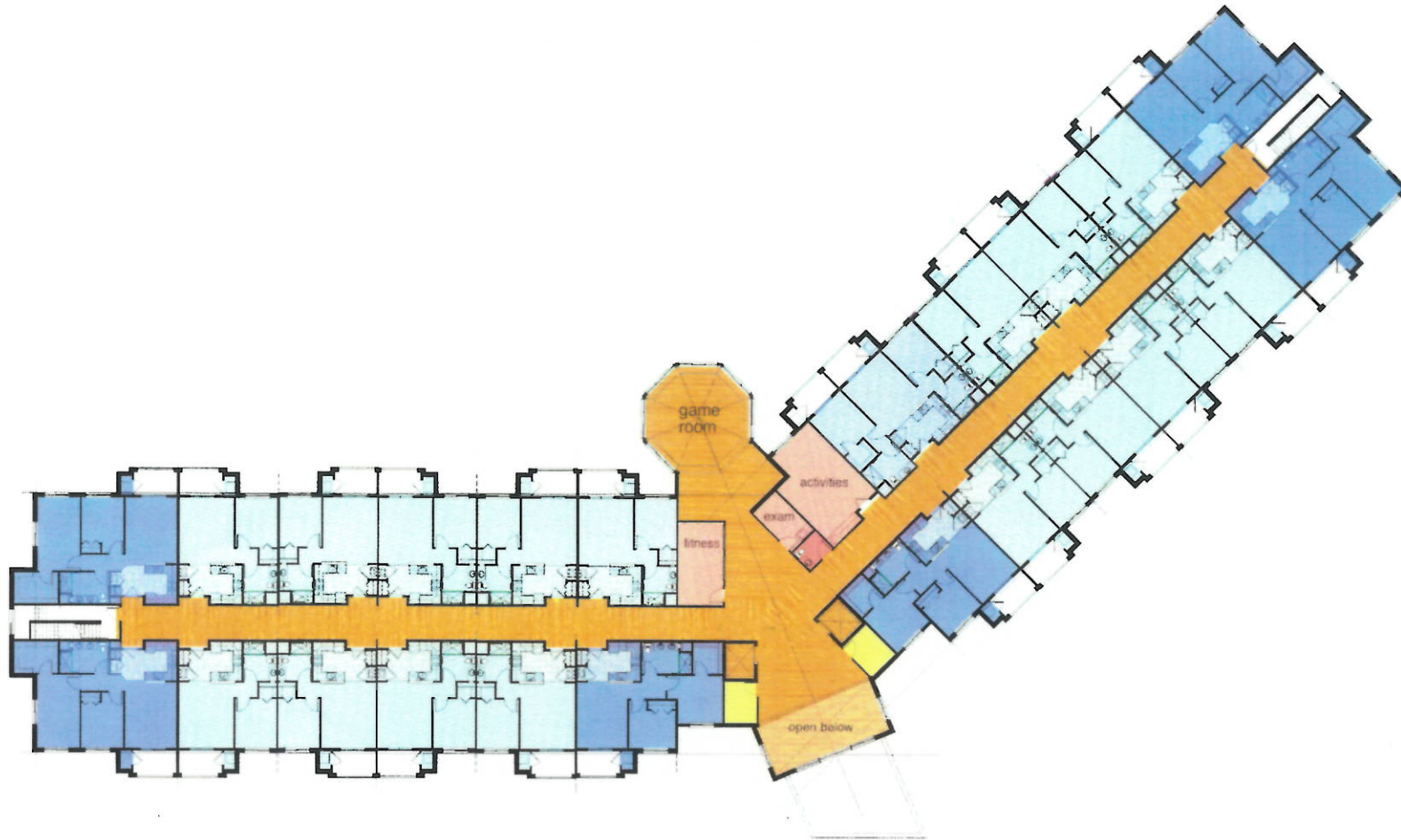


1 exterior elevation
A-3.1 scale: 1/16" = 1'-0"



N
 conceptual 1st floor plan
 0 20 40 60 80 100 FT

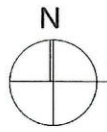
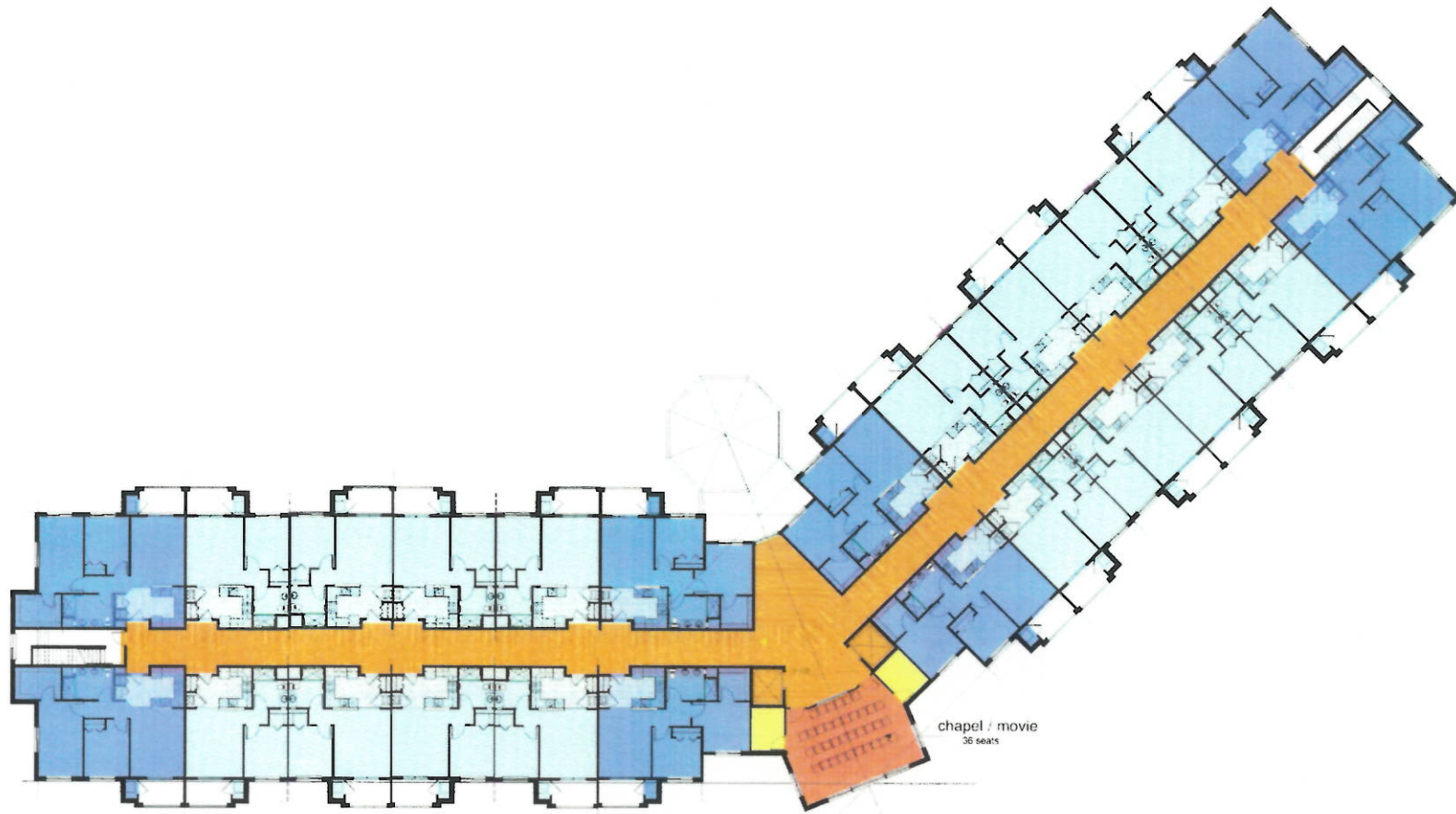
independent living:
 55 one bedroom units (650SF)
 27 two bedroom units (900-1000SF)
 total IL units: 82



conceptual 2nd floor plan



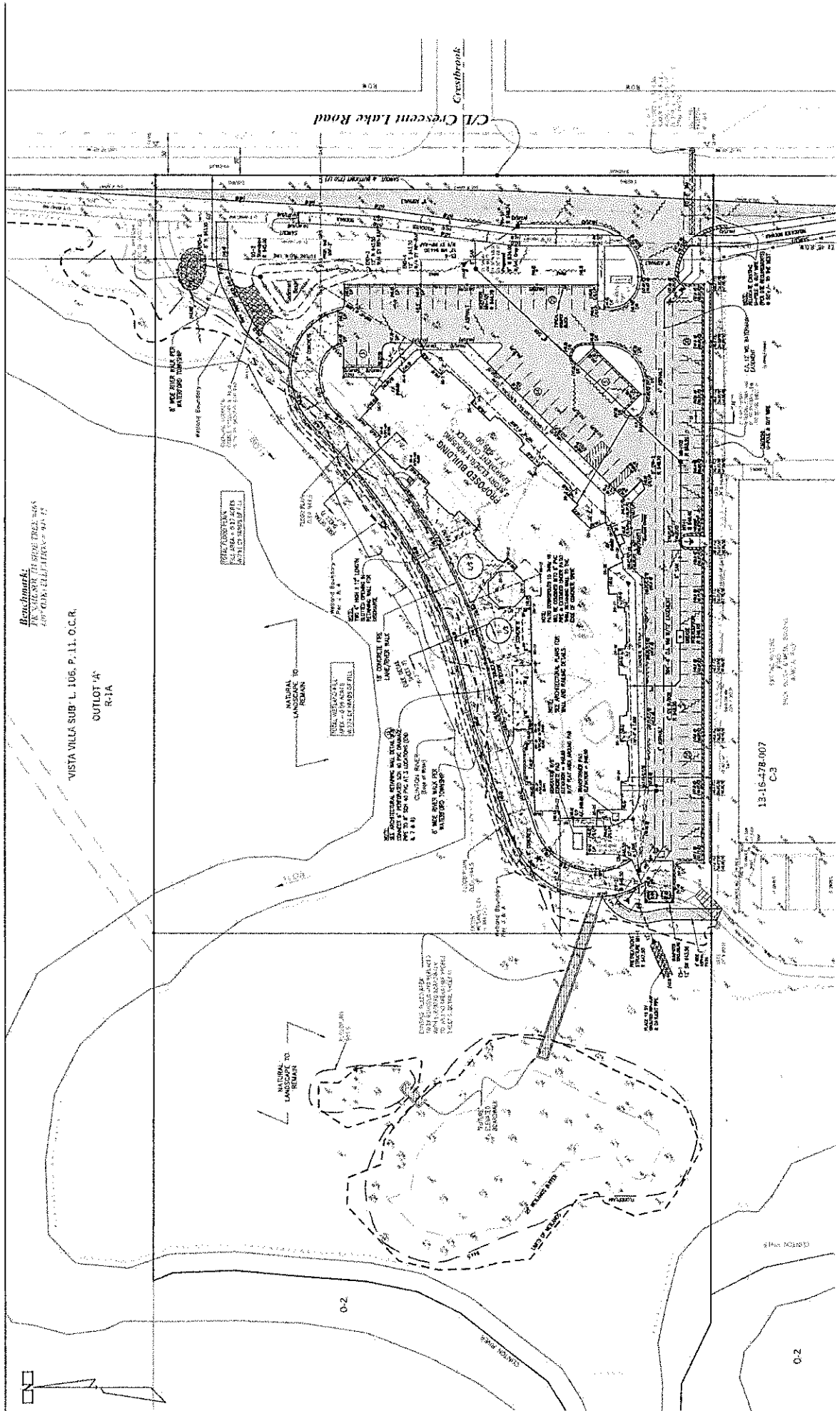
independent living:
 55 one bedroom units (650SF)
 27 two bedroom units (900-1000SF)
 total IL units: 82



conceptual 3rd & 4th floor plan



independent living:
 55 one bedroom units (650SF)
 27 two bedroom units (900-1000SF)
 total IL units: 82



Benchmarks
1000000.00
1000000.00
1000000.00

VISTA VILLA SUB L. 106, P. 11, O.C.R.
OUTLOT 'A'
R-1A

NOTE:
APPLICANT WILL COMPLY WITH
ALL WATERFORD TOWNSHIP FIRE
DEPARTMENT REGULATIONS

License Certification

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KIEFT ENGINEERING, INC.
PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS
2500 W. WALKER AVE., SUITE 100, WALKER, MICHIGAN 48344
PHONE: (248) 859-5757 FAX: (248) 859-5758
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PROPRIETOR:
KIEFT ENGINEERING, INC.
2500 W. WALKER AVE., SUITE 100
WALKER, MICHIGAN 48344
(248) 859-5757

Site Plan
"RIVER WALK MANOR"
PART OF THE 36.174 AC. SECTION 16, T19N, R16E,
MUSKEGON TOWNSHIP, OAKLAND COUNTY, MICHIGAN



| DATE | BY | CHK. BY | DATE |
|----------|----|---------|----------|
| 12/15/14 | SM | SM | 12/15/14 |
| | | | |
| | | | |

Scale: 1" = 20'
SHEET 3 OF 18
DATE: 12/15/14

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River Walk Manor
Project No. 4104**

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N.A.

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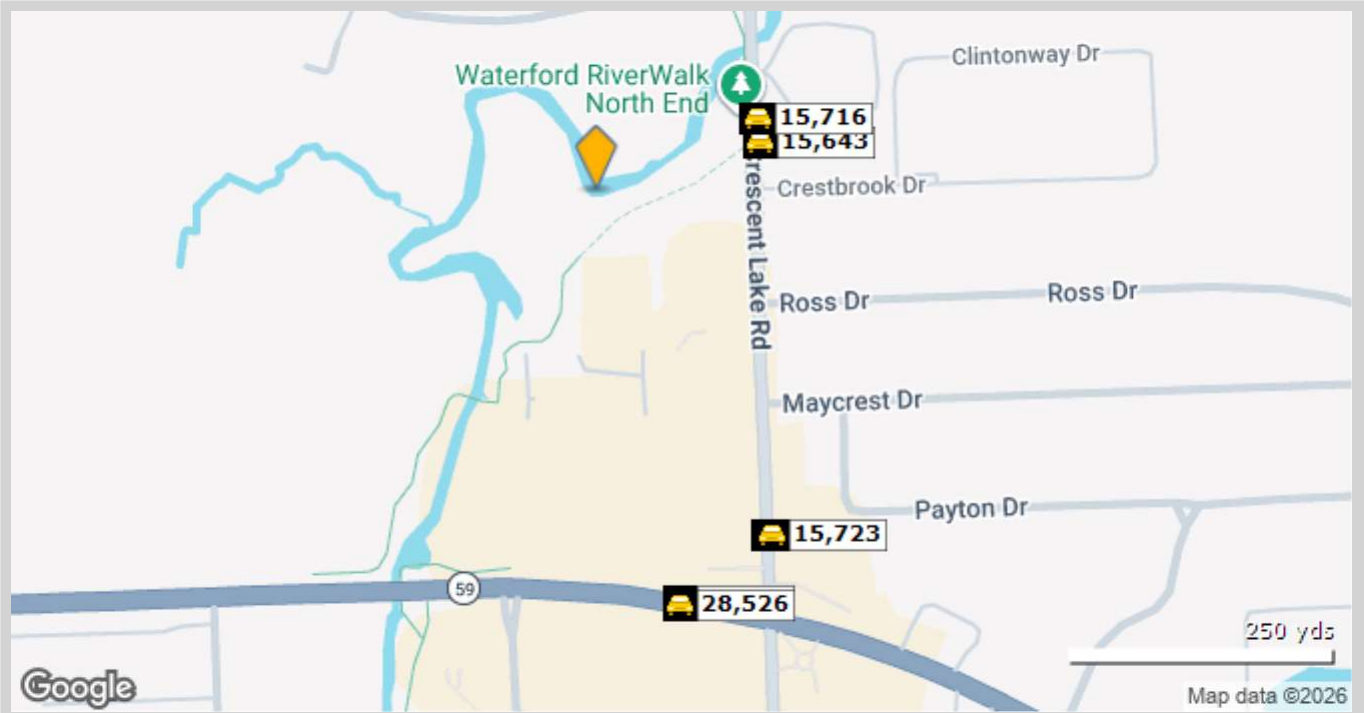
DIVISION 16- ELECTRICAL (Refer to Separate Book)

END OF SECTION 00002

Traffic Count Report

1727 Crescent Lake rd, Waterford, MI 48327

Building Type: **Land**
 Class: -
 RBA: -
 Typical Floor: -
 Total Available: **0 SF**
 % Leased: **0%**
 Rent/SF/Yr: -



| | Street | Cross Street | Cross Str Dist | Count Year | Avg Daily Volume | Volume Type | Miles from Subject Prop |
|----|--------------------|------------------|----------------|------------|------------------|-------------|-------------------------|
| 1 | Crescent Lake Rd | Joangay Blvd | 0.03 N | 2023 | 13,874 | MPSI | .10 |
| 2 | Crescent Lake Road | Crestbrook Dr | 0.04 S | 2025 | 15,912 | MPSI | .10 |
| 3 | Crestbrook Dr | Crestbrook Dr | 0.04 S | 2024 | 15,643 | MPSI | .10 |
| 4 | Crescent Lake Rd | Crestbrook Dr | 0.04 S | 2018 | 15,695 | MPSI | .10 |
| 5 | Crescent Lake Rd | Crestbrook Dr | 0.04 S | 2022 | 15,716 | MPSI | .10 |
| 6 | Crescent Lake Rd | Highland Rd | 0.05 S | 2024 | 15,743 | MPSI | .21 |
| 7 | Crescent Lake Rd | Highland Rd | 0.05 S | 2025 | 15,723 | MPSI | .21 |
| 8 | Highland Rd | Crescent Lake Rd | 0.05 E | 2025 | 28,610 | MPSI | .23 |
| 9 | Highland Rd | Crescent Lake Rd | 0.05 E | 2018 | 23,583 | MPSI | .23 |
| 10 | Highland Rd | Crescent Lake Rd | 0.05 E | 2024 | 28,526 | MPSI | .23 |

Demographic Summary Report

1727 Crescent Lake rd, Waterford, MI 48327

Building Type: **Land** Total Available: **0 SF**
 Class: - % Leased: **0%**
 RBA: - Rent/SF/Yr: -
 Typical Floor: -



| Radius | 1 Mile | 3 Mile | 5 Mile |
|---|--------------|---------------|----------------|
| Population | | | |
| 2030 Projection | 5,735 | 57,056 | 154,464 |
| 2025 Estimate | 5,670 | 56,009 | 151,107 |
| 2020 Census | 5,817 | 55,634 | 147,818 |
| Growth 2025 - 2030 | 1.15% | 1.87% | 2.22% |
| Growth 2020 - 2025 | -2.53% | 0.67% | 2.23% |
| 2025 Population by Hispanic Origin | 394 | 4,678 | 16,651 |
| 2025 Population | 5,670 | 56,009 | 151,107 |
| White | 4,759 83.93% | 45,309 80.90% | 110,205 72.93% |
| Black | 174 3.07% | 2,896 5.17% | 15,219 10.07% |
| Am. Indian & Alaskan | 8 0.14% | 76 0.14% | 260 0.17% |
| Asian | 123 2.17% | 1,047 1.87% | 3,887 2.57% |
| Hawaiian & Pacific Island | 4 0.07% | 22 0.04% | 62 0.04% |
| Other | 601 10.60% | 6,659 11.89% | 21,474 14.21% |
| U.S. Armed Forces | 0 | 0 | 1 |
| Households | | | |
| 2030 Projection | 2,607 | 25,234 | 65,361 |
| 2025 Estimate | 2,576 | 24,743 | 63,918 |
| 2020 Census | 2,641 | 24,509 | 62,565 |
| Growth 2025 - 2030 | 1.20% | 1.98% | 2.26% |
| Growth 2020 - 2025 | -2.46% | 0.95% | 2.16% |
| Owner Occupied | 1,917 74.42% | 18,057 72.98% | 44,246 69.22% |
| Renter Occupied | 659 25.58% | 6,687 27.03% | 19,672 30.78% |
| 2025 Households by HH Income | 2,575 | 24,742 | 63,919 |
| Income: <\$25,000 | 258 10.02% | 3,268 13.21% | 9,143 14.30% |
| Income: \$25,000 - \$50,000 | 676 26.25% | 4,779 19.32% | 11,973 18.73% |
| Income: \$50,000 - \$75,000 | 345 13.40% | 4,643 18.77% | 11,020 17.24% |
| Income: \$75,000 - \$100,000 | 389 15.11% | 3,472 14.03% | 8,533 13.35% |
| Income: \$100,000 - \$125,000 | 378 14.68% | 2,952 11.93% | 7,340 11.48% |
| Income: \$125,000 - \$150,000 | 168 6.52% | 1,628 6.58% | 3,630 5.68% |
| Income: \$150,000 - \$200,000 | 196 7.61% | 2,235 9.03% | 5,844 9.14% |
| Income: \$200,000+ | 165 6.41% | 1,765 7.13% | 6,436 10.07% |
| 2025 Avg Household Income | \$91,541 | \$93,408 | \$99,224 |
| 2025 Med Household Income | \$75,546 | \$73,196 | \$74,572 |