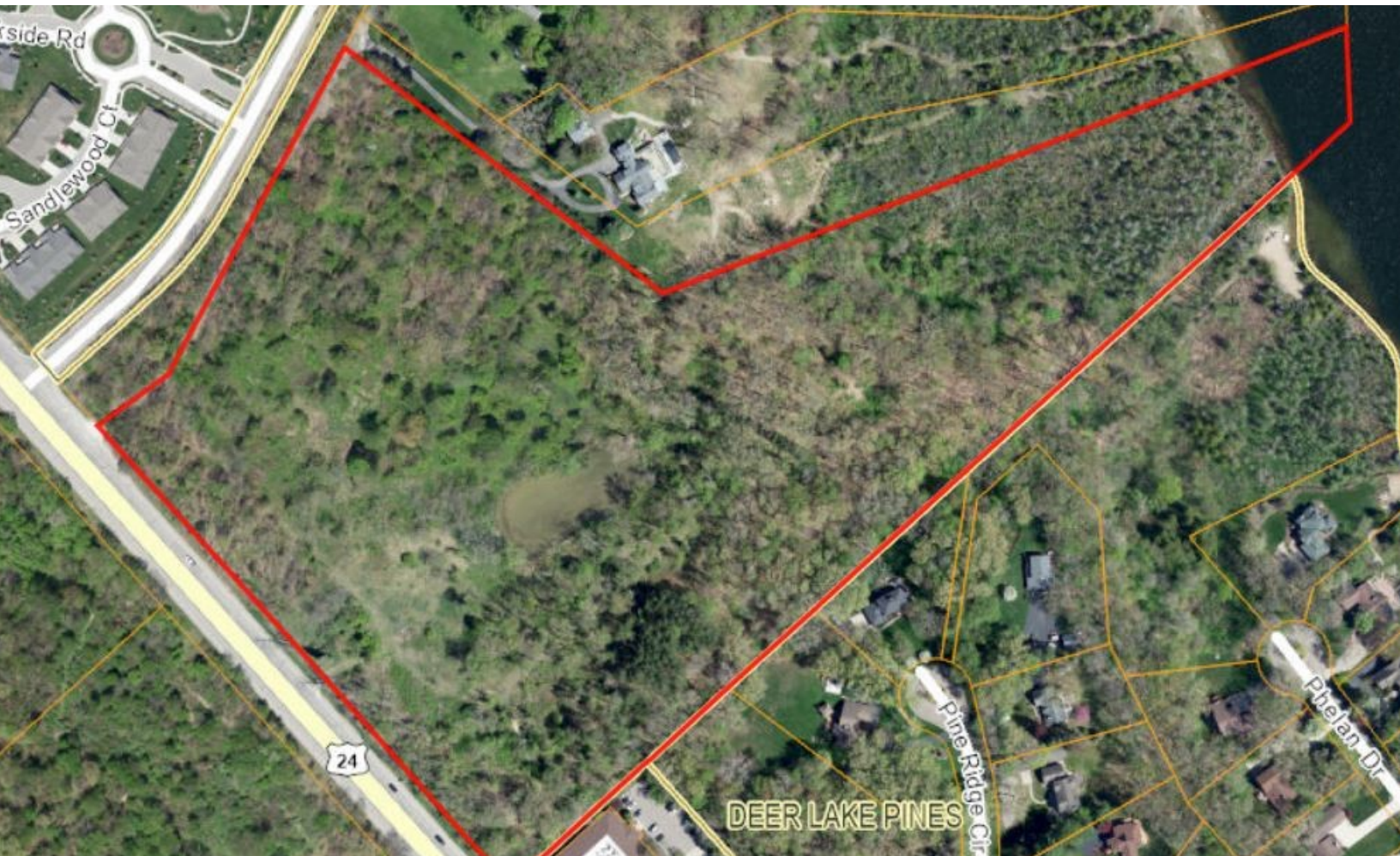


## Dixie/Deerhill | Clarkston, MI 48346



## Development Site

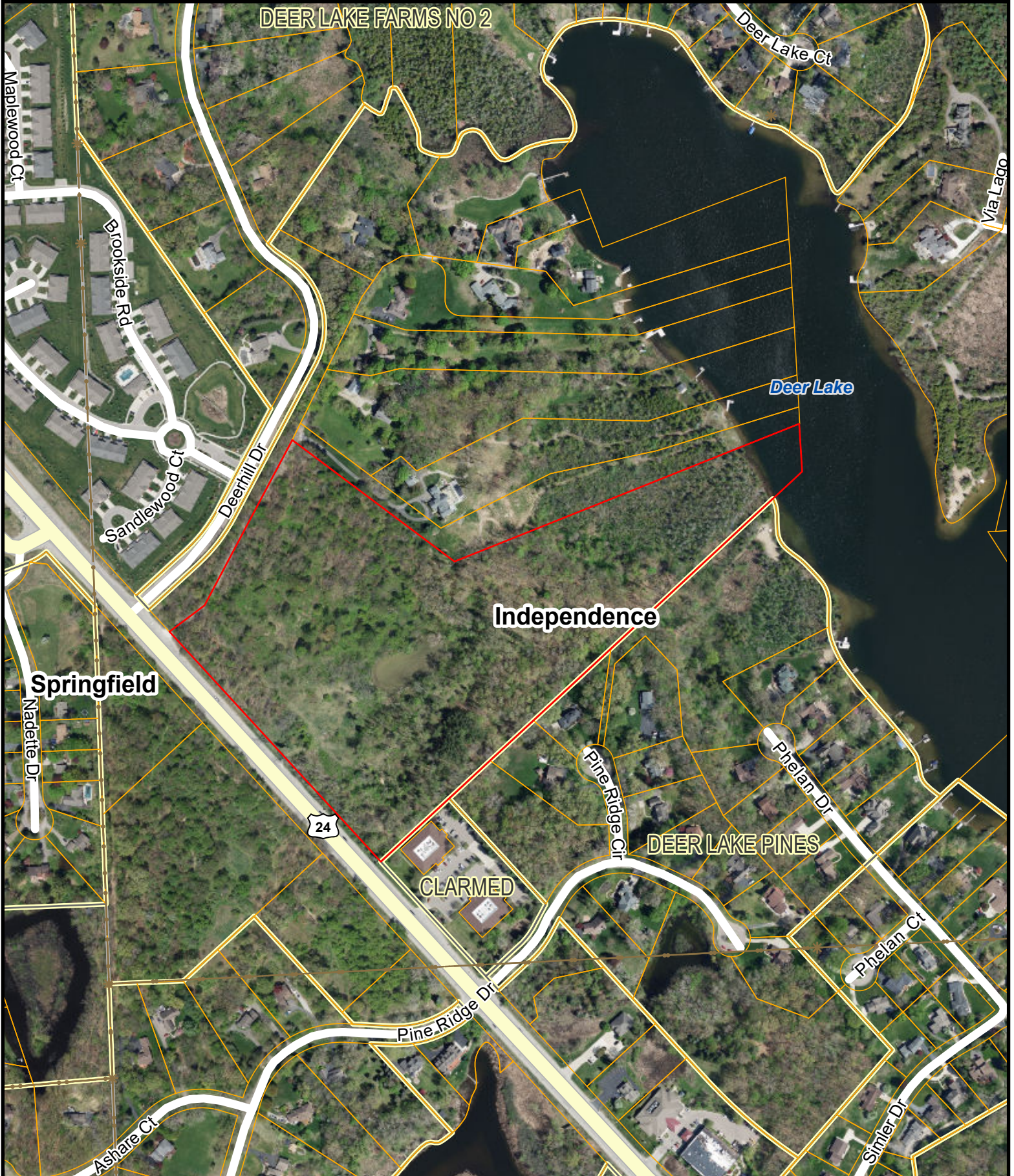
**FOR  
SALE**  
OFFERED AT  
**\$ 6,500,000**









- 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

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



# Gibson Property



-  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.

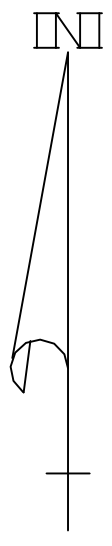
  
**David Coulter**  
 Oakland County Executive

Date Created: 4/17/2026

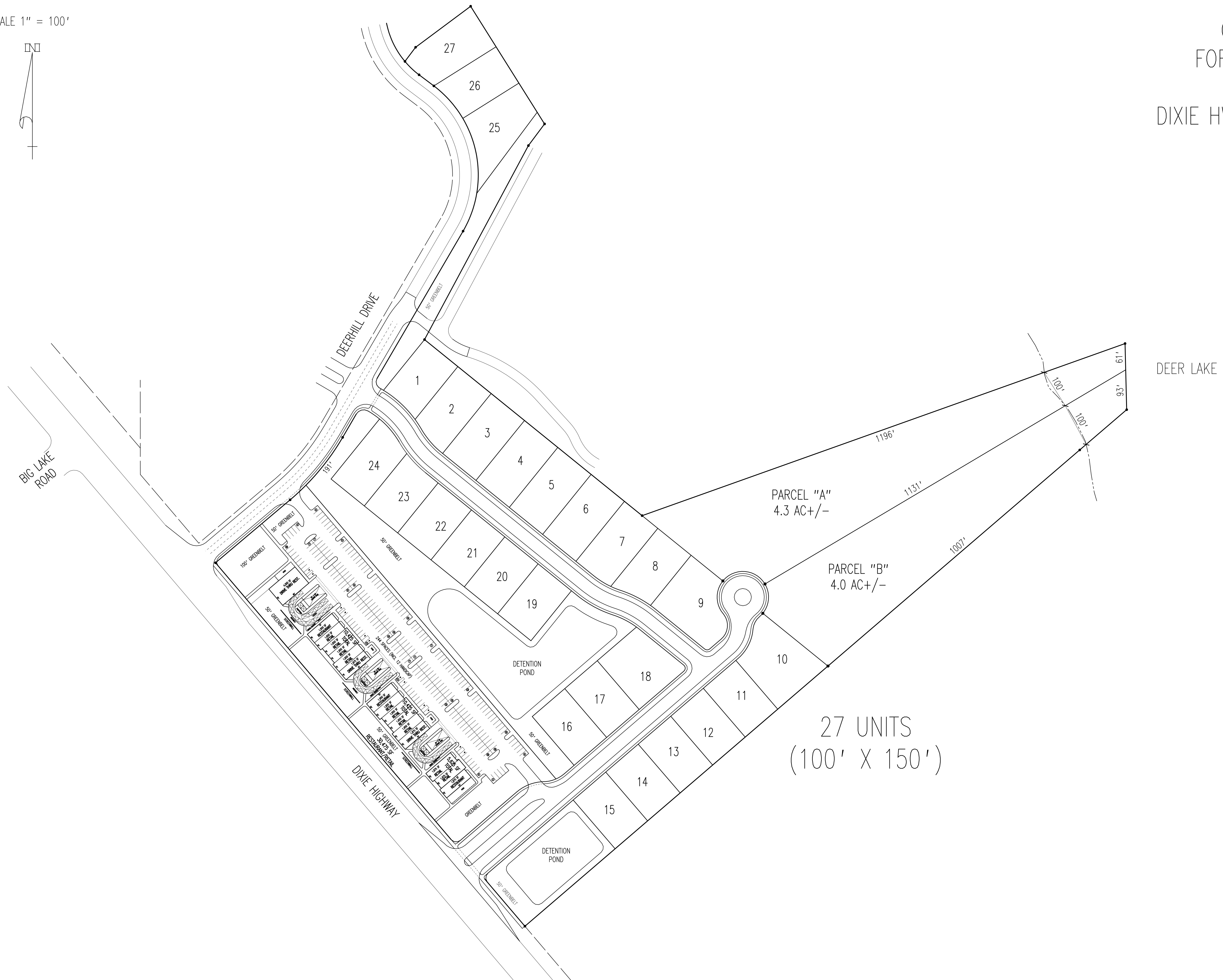
  
**NORTH**  
 1 inch = 400 feet



SCALE 1" = 100'



CONCEPT PLAN  
FOR THE NORTHEAST  
OF  
DIXIE HWY & DEERHILL DRIVE



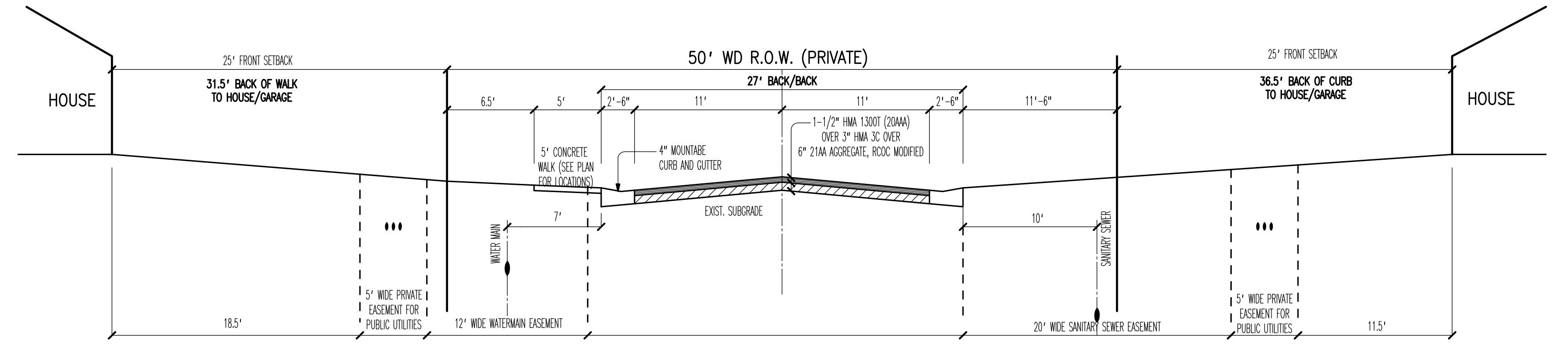
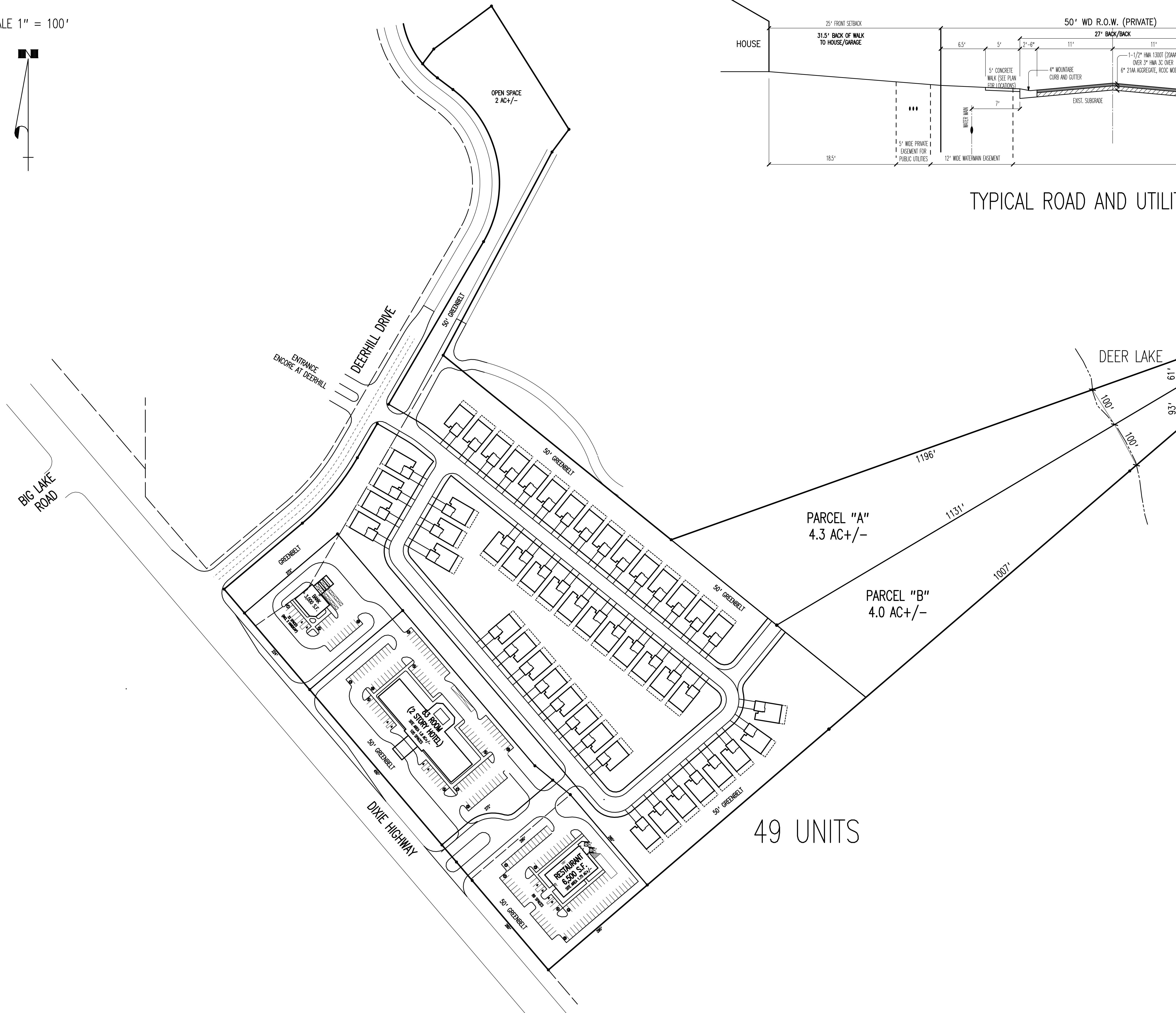
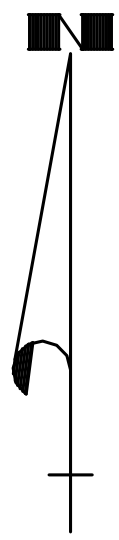
PARCEL "A"  
4.3 AC +/-

PARCEL "B"  
4.0 AC +/-

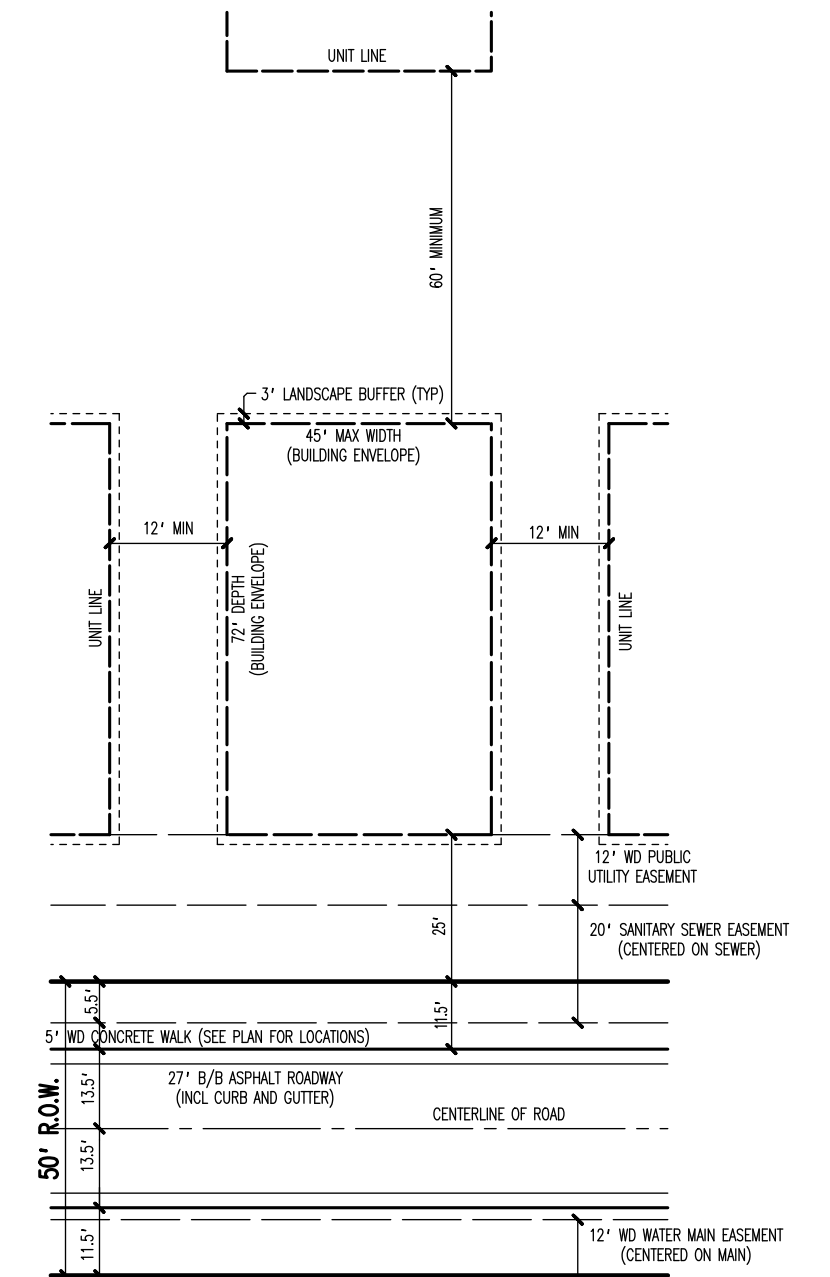
27 UNITS  
(100' X 150')

DEER LAKE

SCALE 1" = 100'

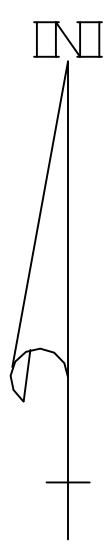


TYPICAL ROAD AND UTILITY SECTION

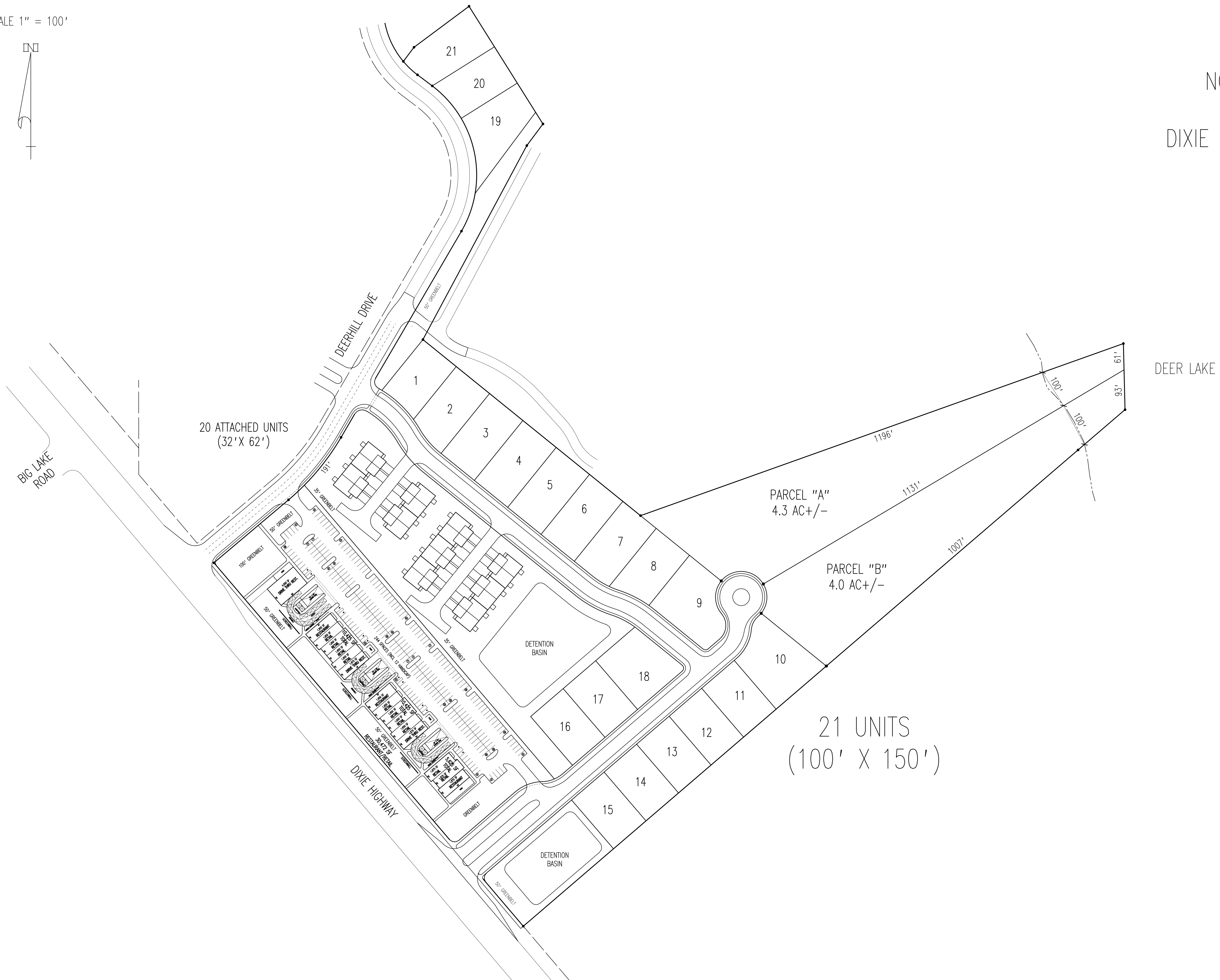


TYPICAL UNIT DETAIL

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	
<b>Population</b>						
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%	
<b>2025 Population by Hispanic Origin</b>	89		1,149		3,423	
<b>2025 Population</b>	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	
<b>Households</b>						
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%
<b>2025 Households by HH Income</b>						
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%
<b>2025 Avg Household Income</b>	\$192,488		\$135,453		\$127,335	
<b>2025 Med Household Income</b>	\$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