



Dixie Hwy I Davisburg, MI 48329



Commercial

**FOR
SALE**

OFFERED AT
\$ 249,900

- Commercial Land
- 4.4 Acres
- 214' Road Frontage Dixie Hwy
- Rezoned to C2
- 214 X 613 Lot Size
- Parcel ID 07-03-176-001
- Well & Septic Needed
- Located 1 Mile from I-75
- Over 66,000 cars per day
- Prime Location

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



V/L Dixie Highway, Springfield Twp, Michigan 48350

MLS#: **20251027429**
P Type: **Land**
Status: **Active**

Area: **02071 - Springfield Twp**
DOM: **N/333/333**

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

LP: **\$249,900**
OLP: **\$499,900**

Location Information

County: **Oakland**
City: **Springfield Twp**
Mailing City: **Davisburg**
Side of Str: **Holly**
School District: **E of Dixie Hwy, S of Oak Hill**
Location: **E of Dixie Hwy, S of Oak Hill**

Lot Information

Acreage: **4.4**
List \$/Acre: **\$56,795.45**
Min Lots/Acre: **213.95X1066**
Lot Dim: **214**
Road Front Feet: **214**
Zoning: **Commercial**

Contact Information

Name: **THOMAS WILHELM**
Phone: **(248) 625-9500**

Waterfront Information

Water Name:
Water Facilities:
Water Features:
WaterFront Feet:

Land Contract Information

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

Additional Information

Internet Avail:
Mineral Rights:
Sqft Min Lot:
Survey:
Irrigation:
Perk:

Recent CH: **07/28/2026 : DOWN : \$299,900->\$249,900**

Listing Date: 08/29/25				Off Mkt Date:				Pending Date:				MLS Source: REALCOMP			
Restrictions:				ABO Date:				Contingency Date:				BMK Date:			
Directions: E of Dixie Hwy, S of Oak Hill				Protect Period: 360				Exclusions:				Originating MLS#: 20251027429			
Terms Offered: Cash, Conventional								Short Sale: No				Possession: At Close			
Current Use: Unimproved								Features							
Water Source: Well (Existing)								Sewer: Septic Tank (Existing)							
Property ID: 0703176001								Legal/Tax/Financial							
Tax Summer: \$5,190				Restrictions:				Ownership: Standard (Private)							
SEV: 126,310.00				Tax Winter: \$1,286				Oth/Spec Assmnt:							
Legal Desc: T4N, R8E, SEC 3 PART OF SE 1/4 OF NW 1/4 BEG AT PT DIST N 00-30-00 E 1326.72 FT FROM CEN OF SEC, TH S 00-30-00 W 190 FT, TH N 86-54-00 W 994.30 FT TO CEN US-10 HWY, TH N 36-34-00 W ALG SD CEN LINE 237.90 FT, TH S 87-14-00 E 1137.80 FT TO BEG, EXC THA T PART IN US-10 HWY 4.40 AU28B				Taxable Value: \$126,310.00				Existing Lease: No							
Agent/Office Information															
List Office:								List Office Ph:							
List Agent:								List Agent Ph:							
Co-list Agent:								Co-list Agent Ph:							
Remarks															
Public Remarks: 4.4 Acres in a fast-developing area located off Dixie Hwy just 1 Mile from I-75!!! Property has just been rezoned to C2. Perfect Location for a Storage, Storage Units, Specialty Retail, Landscaping supply, etc. Regarding the proposed use of the property for boat repair, maintenance and indoor/outdoor boat storage: Springfield Township has advised that the property should not be rezoned to M-1 Industrial because it would not be consistent with the township's Master Plan. However, the township planner has indicated that the existing conditional zoning can be amended to specifically allow boat repair, maintenance, and indoor/outdoor storage uses.															
REALTOR® Remarks: BATVAI. See Docs for Zoning Change info.															

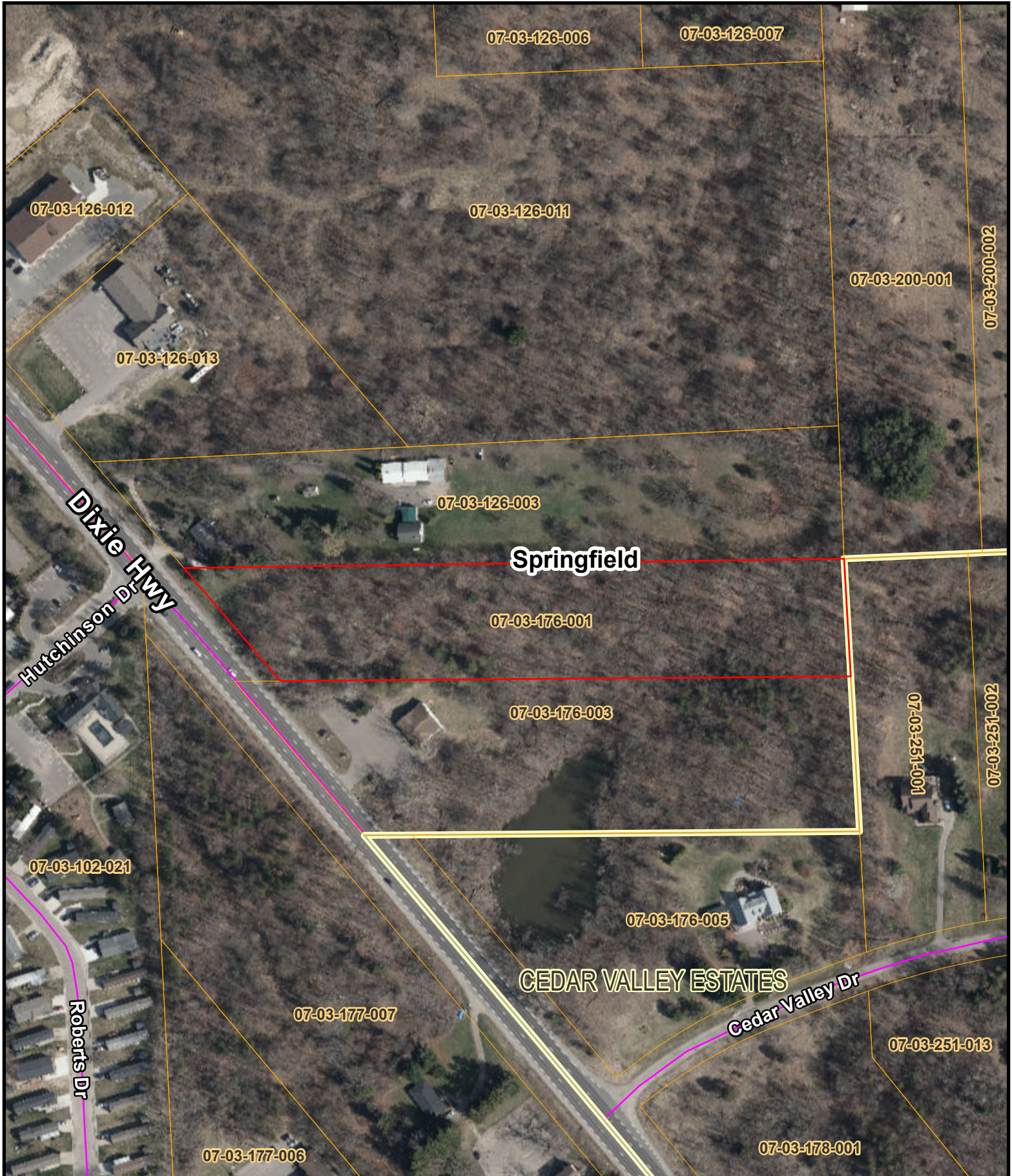
1. Through this platform, users MUST NOT IN ANY WAY: (i) make offers of broker compensation; (ii) disclose broker compensation; (iii) represent brokerage services are free or available at no cost unless no financial compensation from any source will be received; or (iv) make any concession limited to or conditioned on the retention of or payment to another broker or representative. ANY DISCOVERED VIOLATION OF THE FOREGOING SHOULD BE IMMEDIATELY REPORTED BY THE DISCOVERING PARTY TO REALCOMP II LTD FOR APPROPRIATE ACTION.

2. Broker commissions are not set by law and are fully negotiable.

3. The accuracy of all information transmitted herewith, regardless of source, though deemed reliable, is not guaranteed or warranted. All information should be independently verified.

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Dixie

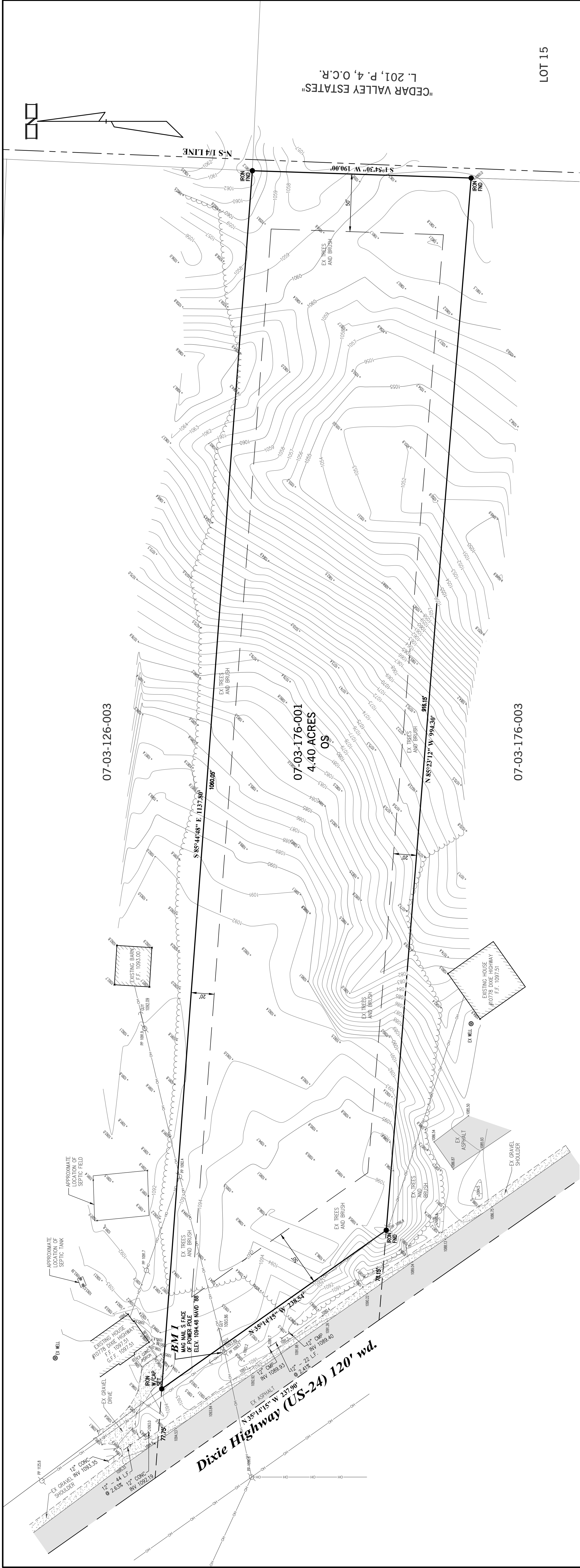


- 2 Foot Contours
- 5 Foot Contours
- FEMA Base Flood Elevations
- FEMA Cross Sections
- 100 yr - FEMA Floodplain
- 100 yr (detailed) - FEMA Floodplain
- 500 yr - FEMA Floodplain
- FLOODWAY - FEMA Floodplain

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.

OAKLAND COUNTY MICHIGAN
Economic Development & Community Affairs
David Coulter
Oakland County Executive

Date Created: 8/14/2025
NORTH
1 inch = 200 feet



Notes:

1. ALL EXISTING UTILITIES SHOWN ON THIS TOPOGRAPHIC SURVEY HAVE BEEN TAKEN FROM VISUAL OBSERVATION, AND RECORD MAPPING, WHERE AVAILABLE. NO GUARANTEE IS MADE, OR SHOULD BE ASSUMED, AS TO THE COMPLETENESS OR ACCURACY OF THE UTILITIES SHOWN ON THIS DRAWING. PARTIES UTILIZING THIS INFORMATION SHALL FIELD VERIFY THE ACCURACY AND COMPLETENESS OF OVERHEAD AND UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION ACTIVITIES.
2. ARCHITECT/BUILDER IS RESPONSIBLE FOR CONFIRMING BUILDING SETBACKS.
3. SEE BUILDER/CONTRACTOR FOR SPECIFIC DEMOLITION REMOVAL, RELOCATE, REUSE AND MAINTAIN INSTRUCTIONS.
4. NO TITLE WORK PROVIDED PRIOR TO SURVEY.

Benchmark:

Benchmark:
MAG NAIL S FACE
OF POWER POLE
ELEVATION 1094.48 NAVD '88

***Property is Zoned O-S
Office Services***

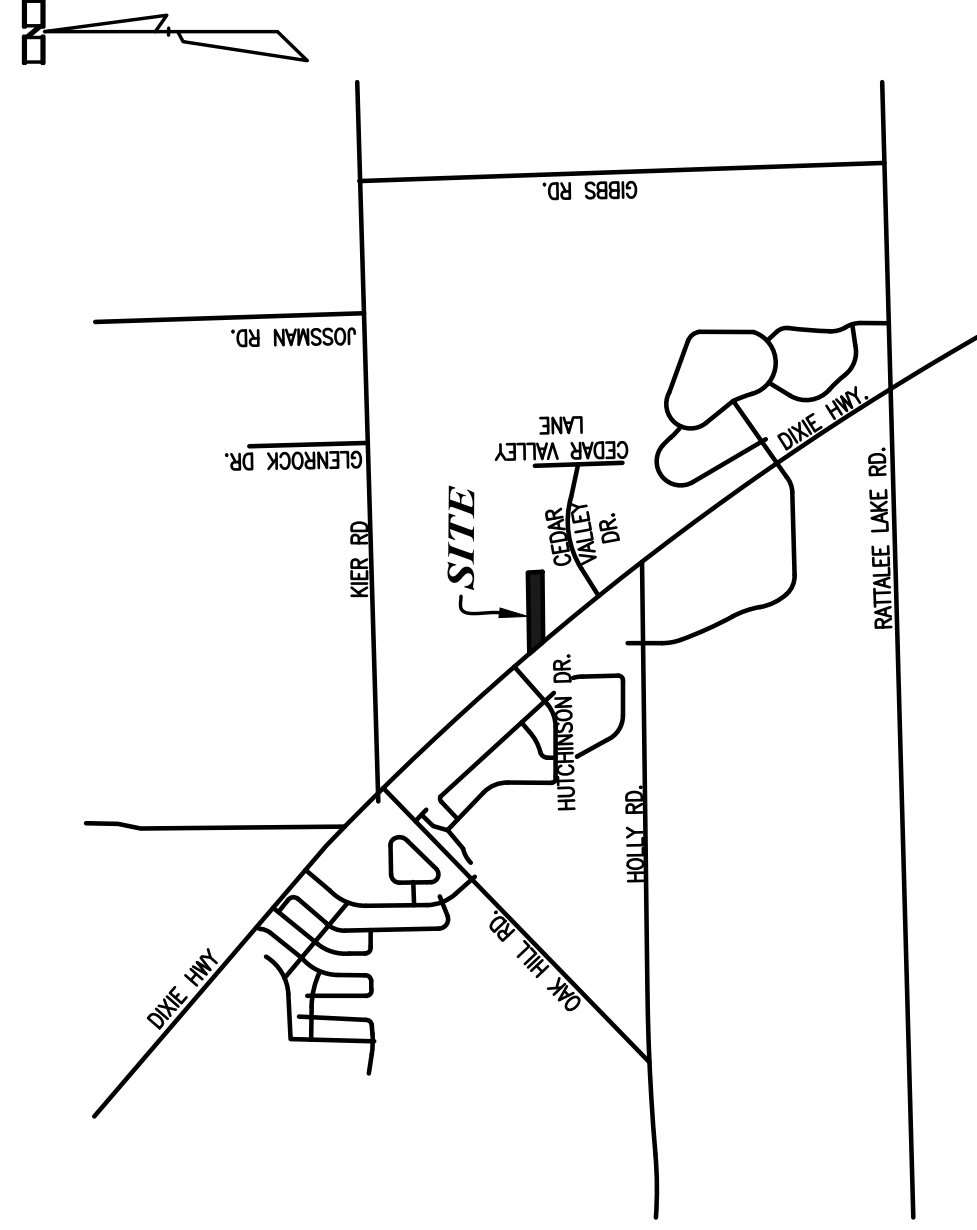
SETBACKS:

FRONT - 50 FEET
SIDES - 20 FEET, TOTAL 20 FEET
REAR - 50 FEET

This is to certify that I, William J. Norman II, a Professional Land Surveyor, have this date made a survey of a parcel of land described as follows:

Parcel 07-03-176-001

PART OF SE 1/4 OF NW 1/4 OF SECTION 3, T4N, R1E, DAVENPORT TOWNSHIP, BEG AT PT SD N 30° 00' E 132.67' TO CENTER OF SEC. TH S 34° 30' 00" W 190 FT.; TH N 86° 52' 00" W 994.30' E TO CENTER US-10 (DIXIE) HWY, TH S 36° 04' 00" W ALONG SD CENTER LINE 237.90 FT; TH S 87° 14' 00" E 1137.80 FT. TO BEG, EXC THAT PART IN US-10 (DIXIE) HWY CONTAINING 4.40 ACRES.



Location Map
SCALE: 1" = 2000'

DATE		ISSUE		THIS DRAWING IS THE PROPERTY OF KIEFT ENGINEERING, INC. AND MAY NOT BE USED, REPRODUCED OR PUBLISHED, IN PART OR IN WHOLE, WITHOUT EXPRESSED WRITTEN PERMISSION FROM KIEFT ENGINEERING, INC.	 KIEFT ENGINEERING PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS 5552 SOUTH MAIN STREET, SUITE 1, CLARKSTON, MICHIGAN 48346 PHONE (248) 625-5251 FAX (248) 625-7110 www.kiefteng.com	KIEFT ENGINEERING, INC. PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS 5552 SOUTH MAIN STREET, SUITE 1, CLARKSTON, MICHIGAN 48346 PHONE (248) 625-5251 FAX (248) 625-7110		CKD. BY DATE 7-8-2025	 72 HOURS (3 working days) BEFORE YOU DIG CALL MISS DIG (800) 482-7171 OR 811	BOUNDARY / TOPOGRAPHIC SURVEY PARCEL NO. 07-03-176-001 PART OF THE SE 1/4 OF THE NW 1/4 OF SECTION 3, T4N, R8E, SPRINGFIELD TOWNSHIP, OAKLAND COUNTY, MICHIGAN SCALE 1" = 40' SHEET 1 OF 1 KE 2025.093
						DRAWN TS DESIGN WSN SECTION 3 T-4 -N- R-8 -E.				

RCV'D 06/27/2025

079256 Liber 60323 Page 841 thru 847
7/1/2025 3:48:48 PM Receipt #000475186
\$21.00 Misc Recording
\$4.00 Remonumentation
\$5.00 Automation
\$0.00 Transfer Tax
PAID RECORDED - Oakland County, MI e-recorded
Lisa Brown, Clerk/Register of Deeds

CONDITIONAL ZONING AGREEMENT AND STATEMENT OF CONDITIONS

CONDITIONAL ZONING AGREEMENT AND STATEMENT OF CONDITIONS

This Conditional Zoning Agreement ("Agreement"), effective MAY 5th 2025, between Dina Dalaly Lousia, whose address is 4115 Meadow Way, Bloomfield Hills, Michigan 48301 ("Owner"), and the Charter Township of Springfield, a Michigan municipal corporation, whose address is 12000 Davisburg Road, Davisburg, Michigan 48350 ("Township").

Recitals

- A. Owner has requested, in writing, that the property she owns, the legal description of which is attached as Exhibit A (the "Property"), be conditionally rezoned to the C-2 Zoning District pursuant to Section 405 of the Michigan Zoning Enabling Act and Section 40-99 of the Township's Zoning Ordinance. The Property is currently zoned O-S Office Service.
- B. Owner proposes to use the Property for a self-storage facility. A self-storage facility is not permitted in the O-S Zoning District, and the C-2 Zoning District allows for more intense commercial uses. Owner is willing to voluntarily restrict use of the Property to a self-storage facility, thereby providing for a use that is more in accordance with potential future amendments to the Township's Zoning Ordinance and Master Plan.
- C. Owner has indicated that there is a surplus of vacant O-S property in the Township and there is limited or no market demand for an O-S Office Service use in the general area of the Property.
- D. Owner has voluntarily agreed to provide certain use and development restrictions, as listed in Paragraph 3, as a condition to rezoning the Property.
- E. Providing this Agreement and the conditions provided herein is a material factor in the Township's approving the rezoning.

The parties agree as follows:

- 1. **Effective Date.** The effective date of this Agreement shall be the latest date of execution of this Agreement by Owner and the Township as indicated on the signature page.
- 2. **Zoning Requests.** Owner has requested that the Township rezone the Property from the O-S Office Service to the C-2 General Commercial District zoning classification, subject to the terms and conditions of this Agreement.
- 3. **Prohibited Uses.** Upon rezoning of the Property from O-S to C-2, Owner agrees that no principal permitted use, accessory use, or special land use permitted in the C-2 General Commercial Zoning District shall be permitted on the Property, except for the following:
 - (a) A self-storage facility for motor vehicles, boats, trailers, lawnmowers, appliances, furniture, personal property, and machinery, or similar property, with restrictions as required by Section 40-630 of the Township Zoning Ordinance.

Conditional Zoning Agreement
Dina Dalaly Lousia / Charter Township of Springfield
Page 2

4. Conditions. The operation of the business on the Property as described in the preceding paragraph shall be further subject to the following conditions:

- (a) Owner agrees to abide by the conditions as set forth in the narrative provided by Leach Engineering, Inc., dated February 10, 2025, in connection with the rezoning of the Property, including, without limitation, the conditions set forth in subsections (b)-(e) below.
- (b) Owner shall provide a buffer within an open space measured from the rear lot line of the Property, with the following standards:
 - i. The existing woodland would be preserved within a setback area one hundred feet from the rear lot line of the Property;
 - ii. No drive aisles shall be placed, or parking allowed, within three hundred feet of the rear lot line of the Property; and
 - iii. No buildings shall be constructed within four hundred feet of the rear lot line of the Property.
- (c) Owner understands that the Township is contemplating a North Dixie Highway Overlay District within its Zoning Ordinance within which the Property would be located. Owner further understands that this possible future overlay district will incorporate design elements from the current Dixie Highway Design Guidelines ("DHDG"). Notwithstanding that the DHDG are not currently mandatory for development of the Property, the Owner voluntarily proposes to incorporate certain design elements in accordance with the DHDG as follows:
 - i. The final site plan and subsequent development of the Property shall incorporate the following subsections from the DHDG:
 - a. Subsection 1.1 Greenbelt and Site Entrance Landscape Details
 - b. Subsection 1.2 Roadway and Entry Lighting Details
 - c. Subsection 1.3 Fence Details
 - d. Subsection 1.4 Sign Details
 - ii. Owner agrees to incorporate into the buildings to be constructed on the Property, certain building design elements in accordance with the DHDG by including craftsman or prairie style architectural features, as described in Section 2.3 of the DHDG, on building elevations that face the road frontage and on any building sides (excluding rear sides) within 300 feet of the road frontage.

Conditional Zoning Agreement
Dina Dalaly Lousia / Charter Township of Springfield
Page 3

- ii. Owner agrees to incorporate certain site design elements in accordance with the DHDG by including community amenities into the project including a sitting area with picnic tables, benches, and bike racks, along the frontage safety path.
2. Voluntary Agreement. Owner acknowledges that it is entering into this Agreement and providing the conditions described here voluntarily, and that the Township has not required Owner to offer these conditions as a requirement for rezoning.
3. Site Plan. Owner agrees that she shall submit a site plan in accordance with the Township Zoning Ordinance requirements and that the site plan to be submitted will be consistent with the conceptual site plan provided by Leach Engineering, Inc., Project No. 24006, Sheet Number C1.01.
4. Modification. During the term of this Agreement, the Township shall not add to or alter the conditions set forth herein.
5. Successors and Assigns. This Agreement shall run with the land and be binding on the parties, and all successors and assigns of Owner.
6. Term of Agreement. This Agreement shall remain in effect until all parties (or their successors) mutually agree to terminate or modify it.
7. Amendments. Any amendment to this Agreement shall be in writing and approved by all parties.
8. Reversion. Notwithstanding any provision to the contrary, if Owner breaches this Agreement by utilizing the Property for a use not allowed in Paragraph 3 above, the Township, at its discretion, may void the rezoning, and shall cause the suspension of any and all rights to development and use not in conformance with the O-S Zoning District.
9. Enforcement. The Township shall be entitled to enforce this Agreement by action for injunctive relief in the Oakland County Circuit Court. If enforcement action is commenced by the Township and the Township prevails, Owner shall be liable for the actual attorney fees and costs incurred by the Township in bringing such action.
10. Recording. This Agreement shall be recorded at the office of the Oakland County Register of Deeds.

TOWNSHIP:

Conditional Zoning Agreement
Dina Dalaly Lousia / Charter Township of Springfield
 Page 4

CHARTER TOWNSHIP OF SPRINGFIELD, a
 Michigan municipal corporation,

Dated: 5/9/25

By: 

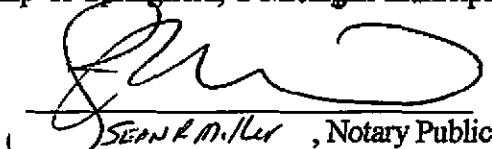
Richard Davis

Its:

Supervisor

STATE OF MICHIGAN)
) SS
 COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 9TH day of May
 2025, by Richard Davis, Supervisor of the Charter Township of Springfield, a Michigan municipal
 corporation, on behalf of said municipality.


 SEAN R. MILLER, Notary Public
 Oakland County, Michigan
 Acting in Oakland County
 My commission expires: 7-21-2027

SEAN R MILLER
 NOTARY PUBLIC - STATE OF MICHIGAN
 COUNTY OF OAKLAND
 My Commission Expires July 21, 2027
 in the County of OAKLAND

Conditional Zoning Agreement
Dina Dalaly Lousia / Charter Township of Springfield
 Page 5

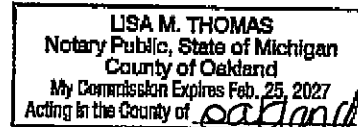
OWNER:Dated: 5/5/25By: *Dina Dalaly Lousia*
Dina Dalaly LousiaSTATE OF MICHIGAN)
COUNTY OF Oakland) SS

The foregoing instrument was acknowledged before me this 5 day of may,
 2025 by Dina Dalaly Lousia.

Lisa M. Thomas, Notary Public
Oakland County, Michigan
 Acting in Oakland County
 My commission expires: 2/25/27

Drafted and when recorded
 Return to:

Gregory K. Need, Esq.
 Adkison, Need, Allen & Rentrop, PLLC
 39572 Woodward Avenue, Suite 222
 Bloomfield Hills, MI 48304
 (248) 540-7400



c:\users\gneed\downloads\2025-04-24 conditional rezoning agt (dalaly).docx

Exhibit A
Legal Description

The following premises situated in the Charter Township of Springfield, County of Oakland and State of Michigan:

Part of the Southeast 1/4 of Northwest 1/4, Section 3, Town 4 North, Range 8 East, Springfield Township, Oakland County, Michigan, described as: Beginning at point distance North 0 degrees 30 minutes East, 1326.72 feet from center Section 3; thence South 0 degrees 30 minutes West, 190 feet; thence North 86 degrees 54 minutes West, 994.30 feet to center of US-10 Highway; thence North 36 degrees 34 minutes West along said centerline 237.90 feet; thence South 87 degrees 14 minutes East, 1137.80 feet to beginning. Except a strip of land 60 feet wide for highway purposes across the Westerly end of the property parallel and adjacent to the center line of US-10 Highway.

Commonly Known as: Vacant

Tax Parcel No. 07-03-176-001

Traffic Count Report

9457 Dixie Hwy

9457 Dixie Hwy, Springfield Township, MI 48350

Building Type: **Land**

Class: -

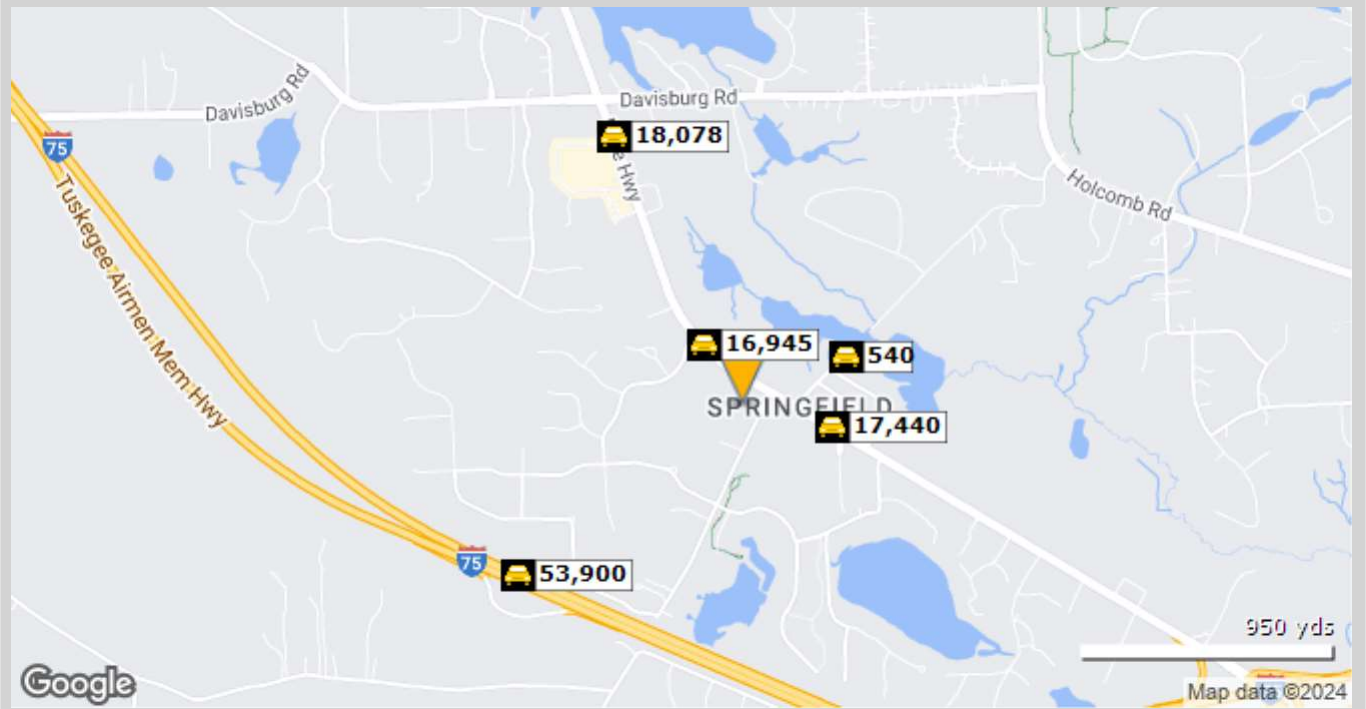
RBA: -

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	Dixie Hwy	Ridgevalley Dr	0.03 NW	2022	17,410	MPSI	.16
2	Dixie Hwy	Ridgevalley Dr	0.03 NW	2020	16,945	MPSI	.16
3	Dixie Highway	M E Cad Blvd	0.03 SE	2022	18,582	MPSI	.20
4	DIXIE HWY	M E Cad Blvd	0.00	2020	17,440	AADT	.20
5	Cobblestone Ln	Lake Shore Dr	0.04 SW	2018	755	MPSI	.26
6	Cobblestone Ln	Lake Shore Dr	0.04 SW	2022	516	MPSI	.26
7	Cobblestone Ln	Lake Shore Dr	0.04 SW	2020	540	MPSI	.26
8	I- 75	Davisburg Rd	1.45 NW	2016	53,900	MPSI	.60
9	Dixie Hwy	Davisburg Rd	0.09 N	2018	13,579	MPSI	.65
10	Dixie Hwy	Davisburg Rd	0.09 N	2022	18,078	MPSI	.65

Demographic Summary Report

9457 Dixie Hwy

9457 Dixie Hwy, Springfield Township, MI 48350

Building Type: **Land**

Class: -

RBA: -

Typical Floor: -

Total Available: **0 SF**

% Leased: **0%**

Rent/SF/Yr: -



Radius	1 Mile		2 Mile		5 Mile	
Population						
2028 Projection	2,775		7,480		39,946	
2023 Estimate	2,774		7,470		39,717	
2010 Census	2,749		7,358		38,149	
Growth 2023 - 2028	0.04%		0.13%		0.58%	
Growth 2010 - 2023	0.91%		1.52%		4.11%	
2023 Population by Hispanic Origin	96		263		1,780	
2023 Population	2,774		7,470		39,717	
White	2,596	93.58%	7,102	95.07%	37,538	94.51%
Black	49	1.77%	98	1.31%	600	1.51%
Am. Indian & Alaskan	6	0.22%	31	0.41%	143	0.36%
Asian	60	2.16%	109	1.46%	738	1.86%
Hawaiian & Pacific Island	4	0.14%	4	0.05%	11	0.03%
Other	60	2.16%	127	1.70%	687	1.73%
U.S. Armed Forces	0		0		3	
Households						
2028 Projection	1,042		2,729		15,090	
2023 Estimate	1,041		2,722		14,983	
2010 Census	1,025		2,665		14,283	
Growth 2023 - 2028	0.10%		0.26%		0.71%	
Growth 2010 - 2023	1.56%		2.14%		4.90%	
Owner Occupied	882	84.73%	2,439	89.60%	12,855	85.80%
Renter Occupied	159	15.27%	283	10.40%	2,128	14.20%
2023 Households by HH Income	1,043		2,722		14,983	
Income: <\$25,000	43	4.12%	192	7.05%	1,158	7.73%
Income: \$25,000 - \$50,000	121	11.60%	344	12.64%	2,312	15.43%
Income: \$50,000 - \$75,000	150	14.38%	337	12.38%	2,235	14.92%
Income: \$75,000 - \$100,000	154	14.77%	438	16.09%	2,043	13.64%
Income: \$100,000 - \$125,000	119	11.41%	376	13.81%	2,011	13.42%
Income: \$125,000 - \$150,000	80	7.67%	211	7.75%	1,250	8.34%
Income: \$150,000 - \$200,000	120	11.51%	301	11.06%	1,818	12.13%
Income: \$200,000+	256	24.54%	523	19.21%	2,156	14.39%
2023 Avg Household Income	\$146,634		\$133,037		\$120,589	
2023 Med Household Income	\$111,239		\$103,324		\$96,860	