



WILHELM & ASSOCIATES
Realtors®

Residential | Commercial | Industrial

3726 Dixie Hwy | Waterford, MI 48329



Commercial — Vacant Land

**FOR
SALE**
OFFERED AT
\$ 299,900

- Zoned C3
- 1.48 Acres
- Great Visibility on Dixie Hwy
- 302' Road Frontage
- High daily traffic count
- Between Hatchery & Watkins Lake Rd
- Perfect for Retail Strip Mall, Car Wash, Restaurant, Office, etc
- Former Putt Putt Course

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



3726 Dixie Highway, Waterford Twp, Michigan 48329-4211MLS#: **20261056847**
P Type: **Land**
Status: **Active**Area: **02131 - Waterford Twp**
DOM: **/0/0**Short Sale: **No**
Trans Type: **Sale**
ERTS/FSLP: **\$299,900**
OLP: **\$299,900**Location InformationCounty: **Oakland**
Township: **Waterford Twp**
Mailing City: **Waterford**
Side of Str:
School District: **Waterford**
Location: **Off Dixie Hwy between Hatchery and Watkins Lake Rd**Waterfront InformationWater Name:
Water Facilities:
Water Features:
WaterFront Feet:Lot InformationAcreage: **1.48**
List \$/Acre: **\$202,635.13**
Min Lots/Acre:
Lot Dim: **302X200**
Road Front Feet: **302**
Zoning: **Commercial**Land Contract InformationLand DWP:
Land Int Rate: **%**
Land Payment:
Land Terms:Contact InformationName: **THOMAS WILHELM**
Phone: **(248) 891-1000**Additional InformationInternet Avail:
Mineral Rights:
Sqft Min Lot:
Survey: **Yes**
Irrigation: **No**
Perk:Recent CH: **07/22/2026 : New : ->ACTV**Listing InformationListing Date: **07/22/26** Off Mkt Date:
ABO Date:
Restrictions: Protect Period: **180** Pending Date:
Contingency Date:
Directions: **Off Dixie Hwy between Hatchery and Watkins Lake Rd on North Side of Dixie Hwy** Exclusions:
Terms Offered: **Cash, Conventional** Short Sale: **No** MLS Source: **REALCOMP**
BMK Date:
Originating MLS# **20261056847**
Possession: **At Close**FeaturesWater Source: **Water at Street**Sewer:
Legal/Tax/Financial**Sewer at Street**Property ID: **1311376009** Restrictions:
Tax Summer: **\$2,667** Tax Winter: **\$1,073** Ownership: **Standard (Private)**
SEV: **68,440.00** Taxable Value: **\$68,440.00** Oth/Spec Assmnt:
Existing Lease: **No**
Legal Desc: **T3N, R9E, SEC 11 PART OF SW 1/4 BEG AT PT DIST N 02-30-15 W 237.20 FT & N 72-15-00 W 106.59 FT FROM S 1/4 COR, TH N 72-15-00 W 302.27 FT, TH N 17-45-00 E 120.00 FT, TH N 72-15-00 W 140.00 FT, TH N 17-45-00 E 80.00 FT, TH S 72-15-00 E 368.47 FT, TH S 02-30-15 E 213.18 FT TO BEG 1.48 A 8-19-97 FR 001**Agent/Office InformationList Office:
List Agent:
Co-list Agent:
List Office Ph:
List Agent Ph:
Co-list Agent Ph:RemarksPublic Remarks: **Prime commercial opportunity! This exceptional 1.48-acre parcel boasts an impressive 302 feet of direct road frontage along heavily traveled Dixie Highway, offering maximum exposure and effortless accessibility for future customers and clients. Strategically zoned C3 (General Commercial), this versatile land parcel is ideally suited for a wide range of development projects. Whether you are looking to build a retail strip mall, a modern automated car wash, professional offices, or a service-oriented retail center, Drive Thru Restaurant, this property provides the ideal foundation to bring your commercial vision to life. Capitalize on high daily traffic counts and position your business in a growing, highly accessible corridor. Bring your builders, developers, and architectural plans—opportunities with this much frontage and flexibility are rarely available!**REALTOR® **BATVAI. Survey in Docs.**
Remarks:Notices and Disclaimers

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3726 Dixie



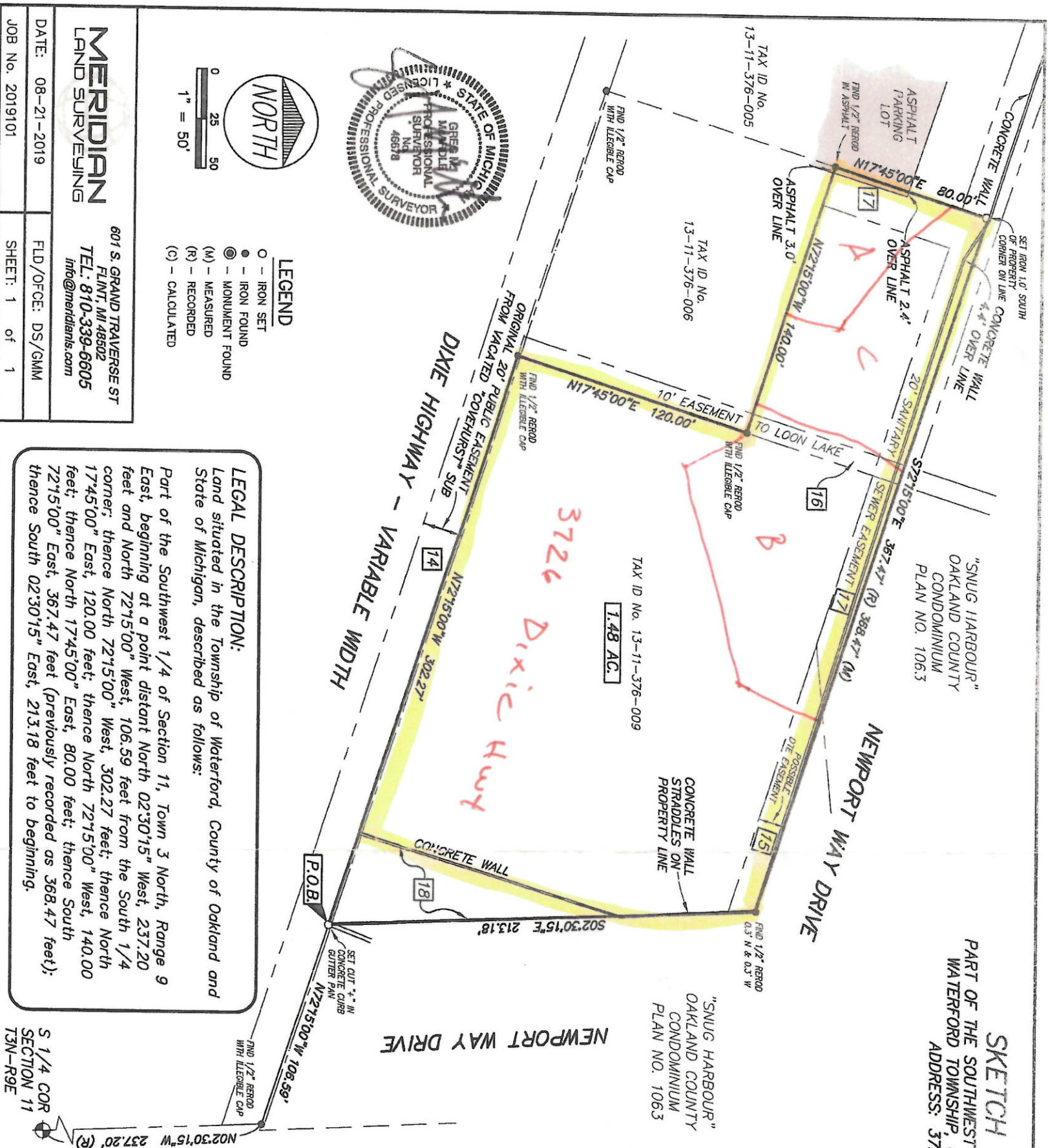
- 2 Foot Contours
- 5 Foot Contours
- FEMA Base Flood Elevations
- 500 yr - FEMA Floodplain
- FLOODWAY - FEMA Floodplain

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: 7/22/2026
NORTH
1 inch = 100 feet

SKETCH OF SURVEY
PART OF THE SOUTHWEST 1/4 OF SECTION 11, T3N-R9E
WATERFORD TOWNSHIP, OAKLAND COUNTY, MICHIGAN
ADDRESS: 3726 DIXIE HIGHWAY



S 1/4 COR
SECTION 11
T3N-R9E

Bob Meridian

SECTION 3-705. C-3, GENERAL BUSINESS DISTRICT

The regulations in the subsections below shall apply to properties in the C-3 General Business Zoning District:

3-705.1. Purpose and Intent. The C-3 zoning district is intended to implement the goals of the Community Business land use designation as described in Chapter 8 of the Waterford Township Master Plan-2003-2023 and identified on the Future Land Use Maps as well as implement Master Plan Objective 4.4, *Improve the Physical Appearance and Functional Character of the Commercial Corridors*, by permitting the development of a broad range of general commercial uses on zoning lots properly scaled and designed to serve broad areas of the Township. This zoning district is intended to limit the intensity of commercial development through the height and usable floor area restrictions specified within *Section 3-900* and *3-901*, and ensure that effective setbacks and landscape buffers are established so that the quality of life in adjacent residential areas is not adversely affected. To ensure effective vehicular and pedestrian accessibility, this zoning district shall be primarily located with access along major arterial streets, and may be located with access along minor arterial streets where the zoning lot and use are properly scaled. This zoning district may serve as a transitional zone between light industrial or extensive business zoning districts and existing single-family residential zoning districts.

3-705.2. Conformance to Regulatory Standards. All zoning lots, uses, buildings, and structures within this zoning district shall comply with *Section 3-900* and *3-901* and the **Waterford Code of Ordinances, Buildings and Building Regulations, Fire Prevention and Protection, Flood Control and Environmental Protection, Health and Sanitation, and Water and Sewers**. In addition to all other plan review requirements applicable under this Zoning Ordinance, developments in this zoning district shall require approval through the applicable site plan review procedure in accordance with *Section 4-004*.

3-705.3. Permitted Principal Uses. The following uses shall be permitted as principal permitted uses in the C-3 district:

- A. Convenience stores, department stores, drug stores, limited merchandise stores, merchandise display stores, specialty retail stores, and supermarket establishments (*See Retail Establishments in Section 1-007*) without outdoor sales display areas.
- B. Shopping centers (*See Retail Establishments in Section 1-007*) without outdoor sales display areas.
- C. Animal grooming establishments, banquet and food preparation establishments, building systems repair establishments, commercial school establishments, household service repair establishments, laundry establishments, media production establishments, media communications establishments, personal advice establishments, personal grooming establishments, personal improvement service establishments, personal service establishments, and pet shop establishments (*See Commercial Service Establishments in Section 1-007*).
- D. Child day care centers (*See Child Day Care Facilities in Section 1-007*). (Effective 12-6-2022)
- E. Drop-off dry cleaning establishments (*See Dry-Cleaning Establishments in Section 1-007*).
- F. Professional medical care offices and medical clinics (*See Medical Establishments in Section 1-007*).
- G. Office establishments (*See Office Establishments in Section 1-007*).
- H. Restaurant establishments (*See Restaurant Establishments in Section 1-007*) without outdoor dining patios or drive-thru facilities. (Amended 11/30/2021)
- I. Entertainment rental establishments and rent-to-own establishments (*See Rental Establishments in Section 1-007*).
- J. Entertainment activity centers and theaters (*See Entertainment Establishments in Section 1-007*).
- K. Hotels and motels (*See Hotel And Motel in Section 1-007*).
- L. Fitness centers and health/recreation facilities (*See Recreational Facilities in Section 1-007*).
- M. Antique stores, used book shops, consignment shops, and thrift shops (*See Resale Establishments in Section 1-007*).

- N. Veterinary clinics (See *Veterinary Establishments* in *Section 1-007*). A veterinary clinic may include customary pens or cages which are permitted only within the clinic building and limited to overnight observation and shall only be incidental to such clinic use.
- O. Funeral home establishments (See *Funeral Home Establishments* in *Section 1-007*).
- P. Precious metal and gem dealers (See *Section 1-006*) in conformance with *Section 2-602*.
- Q. Public utility facilities and public utility hardware (See *Public Utility* in *Section 1-007*).
- R. Licensed medical marijuana provisioning centers that comply with the applicable regulations in *Section 2-604*. (See *MEDICAL MARIHUANA USES AND DEFINED TERMS* in *Section 1-007*).
- S. Electric Vehicle Charging Stations (See *Electric Vehicle Charging Stations* in *Section 1-007*). (Effective 5/4/2021)
- T. Outfitters (See *Outfitters* in *Section 1-007*). (Effective 8/17/2021)
- U. Licensed adult use marijuana retailers that comply with the applicable regulations in *Section 2-605* (See *Marihuana Adult Establishments Uses Defined Terms* in *Section 1-007*). (Effective 7/25/2023)

3-705.4. Permitted Uses after Wellhead Protection Compliance. The following uses shall be permitted as principal permitted uses in the C-3 district, subject to receiving a Determination of Compliance with Wellhead Protection from the Public Works Official as defined and regulated by the *Waterford Code of Ordinances* prior to consideration through the applicable site plan review procedure in accordance with *Section 4-004*:

- A. Landscaping maintenance establishments (See *Commercial Service Establishments* in *Section 1-007*).
- B. Local dry-cleaning and commercial dry cleaning establishments (See *Dry-Cleaning Establishments* in *Section 1-007*).

3-705.5. Permitted Uses after Special Approval. The following uses shall be permitted as special approval uses in the C-3 district, subject to the review and approval of the use in accordance with *Section 4-006* and any conditions hereinafter imposed for each such use:

- A. Cultural facilities (See *Cultural Establishments* in *Section 1-007*).
- B. Institutional facilities (See *Institutional Facilities* in *Section 1-007*).
- C. Religious facilities (See *Religious Facilities* in *Section 1-007*).
- D. Hospitals (See *Medical Establishments* in *Section 1-007*).
- E. Elder care facilities (See *Elder Care Facilities* in *Section 1-007*). (Effective 3/2/2021)
- F. Vehicle (car) wash establishments (See *Commercial Service Establishments* in *Section 1-007*) subject to the following requirements:
 - (1) A minimum of five thousand two hundred eighty (5,280) feet shall be provided between any existing vehicle (car) wash establishments.
 - (2) Shall be contingent upon the subject zoning lot maintaining effective pedestrian and vehicular circulation, required parking, and required setbacks and landscaping after installation of such establishment.
 - (3) A six (6) foot high masonry-screening wall shall be provided along all property lines abutting a residential zoning district.
 - (4) The site shall have a minimum of one hundred fifty (150) feet of frontage.
 - (5) Points of vehicular ingress and egress shall be limited to
- G. Veterinary hospitals (See *Veterinary Establishments* in *Section 1-007*). A veterinary hospital may include customary pens or cages as an accessory use on the zoning lot, provided that they are an identified part of an approved site plan.
- H. Vehicle lease or rental agencies (See *Vehicle Lease Or Rental Agency* in *Section 1-007*). An approved site plan for a vehicle rental agency office shall incorporate plan details for all zoning lots utilized for outdoor vehicle inventory storage, and provide and maintain current information on all storage locations of its inventory, ensuring that zoning lots shall not exceed Zoning Ordinance requirements for inventory storage.

SECTION 3-704. C-2, SMALL BUSINESS DISTRICT

The regulations in the subsections below shall apply to properties in the C-2 Small Business Zoning District:

3-704.1. Purpose and Intent. The C-2 zoning district is intended to implement the goals of the Community Business land use designation as described in Chapter 8 of the Waterford Township Master Plan-2003-2023 and identified on the Future Land Use Maps as well as implement Master Plan Objective 4.1, *Develop and Utilize Township Capacity for Proactive Economic Development*, by permitting commercial uses properly scaled and designed for zoning lots with limited lot area that were established along commercial corridors prior to the adoption of commercial zoning regulations in Waterford Township.

3-704.2. Conformance to Regulatory Standards. All zoning lots, uses, buildings, and structures within this zoning district shall comply with *Section 3-900* and *3-901* and the *Waterford Code of Ordinances, Buildings and Building Regulations, Fire Prevention and Protection, Flood Control and Environmental Protection, Health and Sanitation, and Water and Sewers*. In addition to all other plan review requirements applicable under this Zoning Ordinance, developments in this zoning district shall require approval through the applicable site plan review procedure in accordance with *Section 4-004*.

3-704.3. Permitted Principal Uses. The following uses shall be permitted as principal permitted uses in the C-2 district:

- A. Convenience stores, limited merchandise stores, drug stores, and specialty retail stores (*See Retail Establishments in Section 1-007*). (Amended 12/6/2023)
- B. Animal grooming establishments, building systems repair establishments, commercial school establishments, household service repair establishments, laundry establishments, media production establishments, media communications establishments, personal advice establishments, personal grooming establishments, personal improvement service establishments, personal service establishments, and pet shop establishments (*See Commercial Service Establishments in Section 1-007*).
- C. Child day care centers (*See Child Day Care Facilities in Section 1-007*). (Effective 12/6/2022)
- D. Drop-off dry cleaning establishments (*See Dry-Cleaning Establishments in Section 1-007*).
- E. Professional medical care offices (*See Medical Establishments in Section 1-007*).
- F. Office establishments (*See Office Establishments in Section 1-007*).
- G. Bar/lounges, carryout restaurants and fast food/delicatessen/sandwich shop restaurants (*See Restaurant Establishments in Section 1-007*) without drive-thru facilities. (Amended 11/30/2021)
- H. Entertainment rental establishments (*See Rental Establishments in Section 1-007*).
- I. Used book shops (*See Resale Establishments in Section 1-007*).
- J. Neighborhood public utility facilities (*See Public Utility in Section 1-007*) and public utility hardware (*See Public Utility in Section 1-007*).
- K. Area public utility facilities (*See Public Utility in Section 1-007*) and regional public utility facilities (*See Public Utility in Section 1-007*), provided that any installations located closer than fifty (50) lineal feet from any adjacent residential dwelling shall be screened with landscaping materials as provided for in *Division 2-8* and identified in a landscape plan reviewed and approved by the Zoning Official and Township Engineer, and such landscaping shall not negatively impact accessibility by utility maintenance crews. (Amended 7/5/2022)
- L. Licensed medical marijuana provisioning centers that comply with the applicable regulations in *Section 2-604*. (*See MEDICAL MARIJUANA USES AND DEFINED TERMS in Section 1-007*).
- M. Outfitters (*See Outfitters in Section 1-007*). (Effective 8/17/2021)
- N. Licensed adult use marijuana retailers that comply with the applicable regulations in *Section 2-605* (*See Marijuana Adult Establishments Uses Defined Terms in Section 1-007*). (Effective 7/25/2023)

3-704.4. Permitted Uses after Wellhead Protection Compliance.

- A. Reserved

- 3-704.5. Permitted Uses after Special Approval** The following uses shall be permitted as special approval uses in the C-2 district, subject to the review and approval of the use in accordance with *Section 4-006* and any conditions hereinafter imposed for each such use:
- A. Banquet and food preparation establishments (*See Commercial Service Establishments in Section 1-007*). (Effective 8/4/2020)
 - B. Electric Vehicle Charging Stations (*See Electric Vehicle Charging Stations in Section 1-007*). (Effective 5/4/2021)
 - C. Restaurant Establishments (*See Restaurant Establishments in Section 1-007*) with outdoor dining patios conducted in areas structurally attached to and/or located directly adjacent to or upon the principal building used for restaurant establishments. The Planning Commission shall review and may stipulate requirements for reasonable restrictions on the hours of operation, additional screening and fencing, service area accessibility, waste material containers and disposal of waste materials, effective pedestrian circulation, seating capacity, additional required parking, and future review to ensure conformance with such stipulations and the performance standards established in this Zoning Ordinance. (Effective 9/27/2021)
 - D. Bar/lounges, carryout restaurants and fast food/delicatessen/sandwich shop restaurants (*See Restaurant Establishments in Section 1-007*) with drive-thru facilities. (Amended 11/30/2021)
 - E. Veterinary Clinics (*See Veterinary Establishments in Section 1-007*) A veterinary clinic may include customary pens or cages which are permitted only within the clinic building and limited to overnight observation and shall only be incidental to such clinic use. (Effective 1/31/23)

The following uses shall be considered for special approval, provided that the proposed use and site plan receives a Determination of Compliance with Wellhead Protection from the Public Works Official as defined and regulated by the Waterford Code of Ordinances prior to consideration by the Planning Commission under this Section.

- (1) Minor vehicle service facilities (*See Vehicle Repair Facilities in Section 1-007*). (Effective 3/7/23)
- (2) Nursery establishments (*See Commercial Bulk Vegetation And Soil Resource Establishments in Section 1-007*) (Effective 1/30/24)

Demographic Summary Report

3726 Dixie Hwy, Waterford, MI 48329

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



Radius	1 Mile		3 Mile		5 Mile	
Population						
2030 Projection	6,290		60,511		156,960	
2025 Estimate	6,205		59,433		153,446	
2020 Census	6,306		59,241		149,652	
Growth 2025 - 2030	1.37%		1.81%		2.29%	
Growth 2020 - 2025	-1.60%		0.32%		2.54%	
2025 Population by Hispanic Origin	469		7,855		20,821	
2025 Population	6,205		59,433		153,446	
White	5,154	83.06%	42,315	71.20%	101,949	66.44%
Black	221	3.56%	5,876	9.89%	22,047	14.37%
Am. Indian & Alaskan	11	0.18%	121	0.20%	294	0.19%
Asian	153	2.47%	1,509	2.54%	3,908	2.55%
Hawaiian & Pacific Island	0	0.00%	28	0.05%	62	0.04%
Other	667	10.75%	9,584	16.13%	25,187	16.41%
U.S. Armed Forces	0		0		0	
Households						
2030 Projection	2,630		26,193		65,667	
2025 Estimate	2,593		25,701		64,176	
2020 Census	2,633		25,563		62,638	
Growth 2025 - 2030	1.43%		1.91%		2.32%	
Growth 2020 - 2025	-1.52%		0.54%		2.46%	
Owner Occupied	2,137	82.41%	16,558	64.43%	41,794	65.12%
Renter Occupied	457	17.62%	9,143	35.57%	22,382	34.88%
2025 Households by HH Income	2,593		25,700		64,176	
Income: <\$25,000	355	13.69%	4,159	16.18%	9,867	15.37%
Income: \$25,000 - \$50,000	319	12.30%	5,450	21.21%	12,695	19.78%
Income: \$50,000 - \$75,000	558	21.52%	4,468	17.39%	11,358	17.70%
Income: \$75,000 - \$100,000	344	13.27%	3,562	13.86%	8,220	12.81%
Income: \$100,000 - \$125,000	279	10.76%	3,037	11.82%	7,135	11.12%
Income: \$125,000 - \$150,000	229	8.83%	1,489	5.79%	3,746	5.84%
Income: \$150,000 - \$200,000	338	13.04%	1,836	7.14%	5,304	8.26%
Income: \$200,000+	171	6.59%	1,699	6.61%	5,851	9.12%
2025 Avg Household Income	\$98,898		\$87,141		\$94,880	
2025 Med Household Income	\$79,687		\$67,500		\$70,751	

Traffic Count Report

3726 Dixie Hwy, Waterford, MI 48329

Building Type: **Land**

Class: -

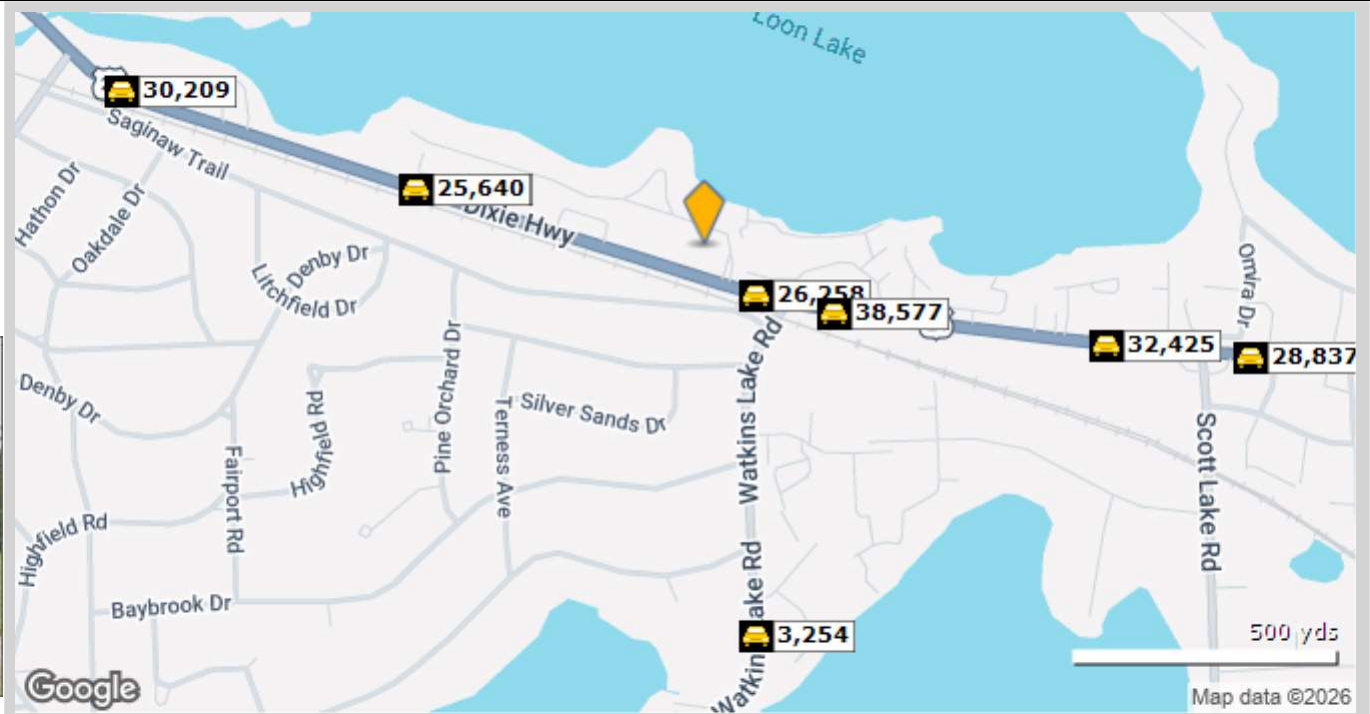
RBA: -

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	Newport WayDr	0.03 W	2025	26,258	MPSI	.08
2	Dixie Hwy	Adams Shore Dr	0.05 W	2025	38,577	MPSI	.16
3	Dixie Hwy	Newport Way Dr	0.35 E	2020	28,297	MPSI	.32
4	Dixie Hwy	Newport WayDr	0.35 E	2025	25,640	MPSI	.32
5	Watkins Lake Rd	Lakewood Dr	0.09 N	2024	3,254	MPSI	.42
6	Dixie Hwy	Bay Front Ct	0.05 W	2025	32,425	MPSI	.45
7	Dixie Hwy	Culver St	0.03 E	2018	28,090	MPSI	.61
8	Dixie Hwy	Culver St	0.03 E	2025	28,765	MPSI	.61
9	Dixie Hwy	Culver St	0.03 E	2024	28,837	MPSI	.61
10	Dixie Hwy	Hatchery Rd	0.06 NW	2025	30,209	MPSI	.66