

# AUCTION SALE

## .90-ACRE REDEVELOPMENT OPPORTUNITY

1272 E WEST MAPLE ROAD, WALLED LAKE, MI 48390



**MARC HAMES**

SENIOR ASSOCIATE | BROKERAGE SERVICES

P: 248.848.4177 E: MARC.HAMES@FREG.COM

**JOEL KESTENBERG**

ASSOCIATE | BROKERAGE SERVICES

P: 248.848.4102 E: JOEL.KESTENBERG@FREG.COM

# AUCTION DETAILS

## AUCTION SALE PROCESS

The sale of **1272 E West Maple Rd** located in Walled Lake, Michigan will be conducted through an online auction event on ReallNSIGHT Marketplace web platform ([www.RImarketplace.com](http://www.RImarketplace.com)) in accordance with the Sale Event Terms and Conditions ([www.RImarketplace.com/legal-sale-terms](http://www.RImarketplace.com/legal-sale-terms)).

## DUE DILIGENCE

Due diligence materials are available to qualified prospective bidders via an electronic data room hosted by ReallNSIGHT Marketplace. Prospective bidders will be required to electronically execute a confidentiality agreement prior to being allowed access to the materials. All due diligence must be conducted prior to signing the purchase and sale agreement. You may contact the sales advisors with any due diligence questions.

## BUYER QUALIFICATION

Prospective bidders will be required to register with ReallNSIGHT Marketplace to bid. Each bidder will be required to provide current contact information, submit proof of funds up to the full amount they plan to bid, and agree to the Auction Terms and Conditions.

In order to participate in an auction, the Seller requires bidders to provide proof of their liquidity in an amount of at least their anticipated maximum bid for those assets they wish to bid on. Such liquidity must be in the form of cash, or cash equivalents, and must be available immediately without restriction.

Generally, recent bank statements, brokerage account statements, or bank letters are acceptable. A line of credit statement may be acceptable only if it is already closed and in place, has undrawn capacity, and may be funded immediately without bank approval. Loan pre-approval letters, term sheets, and the like, where the loan would be collateralized by the property up for auction and funded at escrow closing, are NOT acceptable. Capital call agreements, investor equity commitments, and the like, are evaluated on a case-by-case basis. The acceptance of any proof of funds documents are made at the sole and absolute discretion of ReallNSIGHT Marketplace. For further information, please visit the Bidder Registration FAQ (<https://marketplace.realinsight.com/FAQ-bid-registration>).

## RESERVE AUCTION

This will be a reserve auction and the Property will have a reserve price ("Reserve Price"). The starting bid is not the Reserve Price. The seller can accept or reject any bid. All bidders agree to execute the non-negotiable purchase and sale agreement, which will be posted to the electronic data room prior to bidding commencement, should they be awarded the deal. For further information about how to bid, please visit the Bidding page ([www.RImarketplace.com/FAQ-bidding](http://www.RImarketplace.com/FAQ-bidding)).



## AUCTION DATE

Auction Start Date **May 4, 2026**

Auction End Date **May 6, 2026**

## CLOSING

Following the auction, the winning bidder will be contacted by phone and email to go over specifics of the sale, including the execution of the purchase agreement and all documentation involved in the purchase. The winning bidder must be available by telephone within two hours of the sale. More information can be found on the ReallNSIGHT Marketplace website.

## CONTACT INFORMATION

For any questions pertaining to the ReallNSIGHT Marketplace web platform, please contact the transaction manager:

### DAMIAN SMOTER

**Managing Director**

[dsmoter@cwcapital.com](mailto:dsmoter@cwcapital.com)

# 1272 E WEST MAPLE RD

## PROPERTY HIGHLIGHTS

- Prime redevelopment opportunity on E West Maple
- 0.90 acres
- Surrounded by national retailers
- Daily traffic counts exceed 18,000 vehicles

Auction Type      **Absolute Auction**

Parcel ID            **17-35-103-016**

# of Lots             **1**

Water, Gas to Site, Sewer, Electric to Site      **Yes**

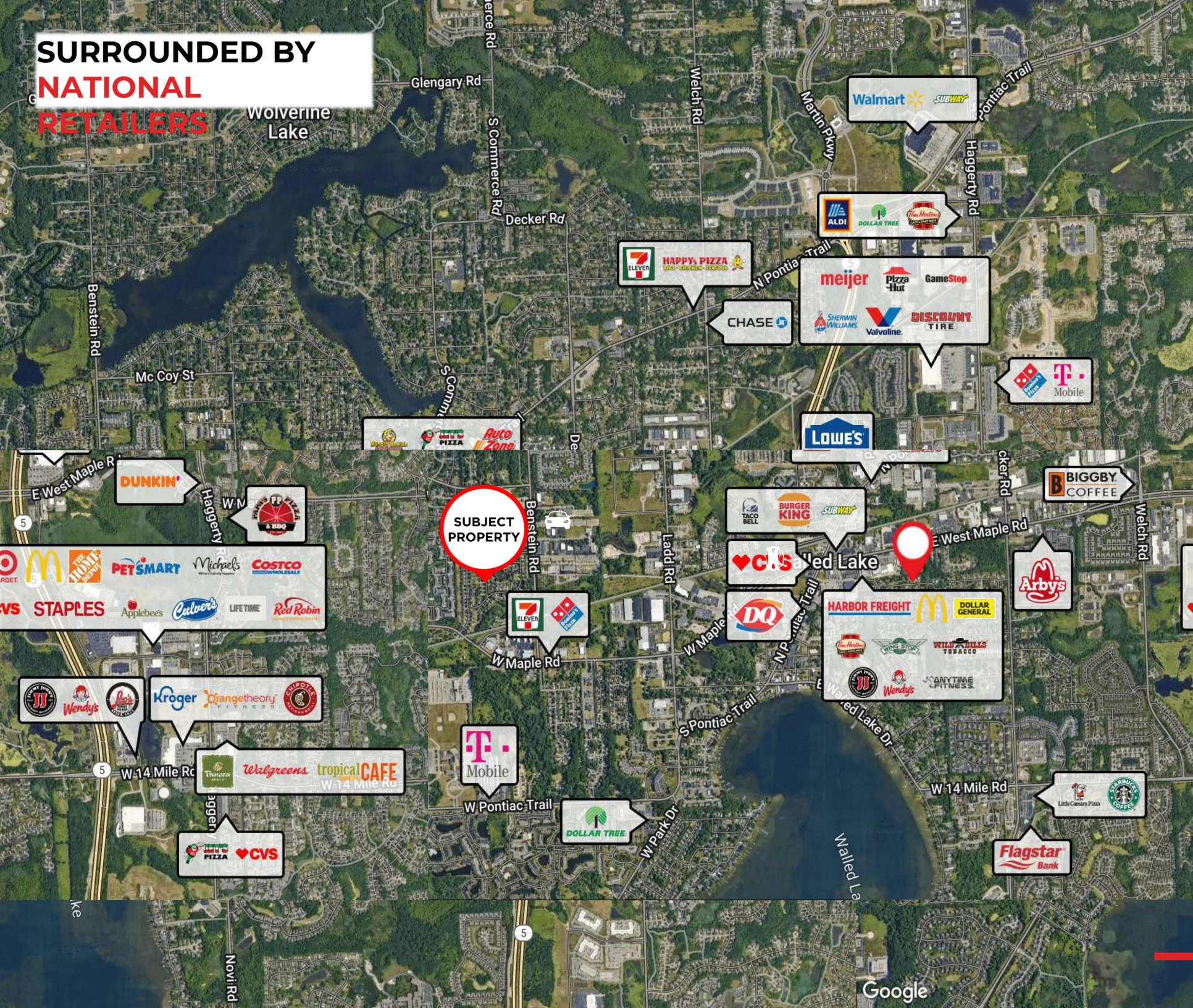


PROPERTY HIGHLIGHTS

**.90-ACRE REDEVELOPMENT OPPORTUNITY**

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**SURROUNDED BY  
NATIONAL  
RETAILERS**



**NEARBY AMENITIES**



## WALLED LAKE, MI

Walled Lake, Michigan offers a compelling blend of lifestyle appeal and strategic location, making it a desirable area for long-term economic growth. Positioned in Oakland County and centered around a scenic 670-acre lake, the city benefits from steady residential demand driven by its waterfront amenities, walkable downtown, and strong school district. The Michigan Air Line Trail and well-maintained parks like Mercer Beach support a high quality of life that attracts both residents and businesses. With access to major roadways such as M-5 and I-696, Walled Lake is well connected to Detroit’s broader metropolitan region, providing an accessible hub for professional services, retail, and hospitality ventures.

Over the years, the downtown corridor has seen gradual revitalization, with independent restaurants, boutiques, and service providers establishing a stable commercial presence. The area’s legacy as a lakefront resort town has evolved into a tight-knit, year-round community with a mix of modern developments and preserved charm. As new housing stock is introduced and regional investment in infrastructure continues, demand for well-located commercial properties—especially near the lakefront and along Pontiac Trail—remains strong. The balance of natural beauty, historic roots, and consumer traffic positions Walled Lake as a market with upside potential for those focused on stability and community-driven growth.

### WALLED LAKE, MI

EST POPULATION (2024)	±7,137
HOUSEHOLDS (2024)	±3,716

CREATING  
**VALUE**  
BEYOND  
**REAL**  
**ESTATE**



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FRIEDMAN REAL ESTATE | 34975 W. 12 MILE ROAD | FARMINGTON HILLS, MI 48331 | FRIEDMANREALESTATE.COM

