

7763 Ortonville Rd | Clarkston, MI 48348



Commercial Land

**FOR
SALE**
OFFERED AT
\$ 849,900

- Zoned C1
- 3.34 Acres
- 240' Road Frontage
- 1/2 Mile from I-75
- Water & Sewer Available
- High Traffic area seeing thousands of car per day
- Conceptual Development Plan for 10,000 SF Retail Center, Coffee/Donut Center w/drive thru.

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



VacantLand Full

7763 Ortonville Road, Independence Twp, Michigan 48348-4451

MLS#: **20261007015**
P Type: **Land**
Status: **Active**

Area: **02081 - Independence Twp**
DOM: **N/1/1**

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

LP: **\$849,900**
OLP: **\$849,900**



Location Information

County: **Oakland**
Village: **Independence Twp**
Mailing City: **Clarkston**
Side of Str:
School District: **Clarkston**
Location: **N of I-75 / W of M-15**

Lot Information

Acreage: **3.34**
List \$/Acre: **\$254,461.07**
Min Lots/Acre:
Lot Dim: **241X602**
Road Front Feet: **240**
Zoning: **Commercial**

Contact Information

Name: **THOMAS WILHELM**
Phone: **(248) 891-1000**

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: **03/04/2026 : New : ->ACTV**

Listing Information

Listing Date: 03/04/26	Off Mkt Date: 	Pending Date: 	MLS Source: REALCOMP
Restrictions: 	ABO Date: 	Contingency Date: 	BMK Date:
Directions: N of I-75 / W of M-15	Protect Period: 360	Exclusions: 	Originating MLS#: 20261007015
Terms Offered: Cash, Conventional		Short Sale: No	Possession: At Close

Features

Water Source: **Public (Municipal)** Sewer: **Sewer (Sewer-Sanitary)**

Legal/Tax/Financial

Property ID: 0817300014	Restrictions: 	Ownership: Standard (Private)
Tax Summer: \$7,308	Tax Winter: \$1,941	Oth/Spec Assmnt:
SEV: 318,200.00	Taxable Value: \$184,835.00	Existing Lease: No
Legal Desc: T4N, R9E, SEC 17 CRANBERRY ACRES LOT 10 LAND AREA BY MEASUREMENT FROM PLAT BOOK		
Subdivision: Cranberry Acres		

Agent/Office Information

List Office: 	List Office Ph:
List Agent: 	List Agent Ph:
Co-list Agent: 	Co-list Agent Ph:

Remarks

Public Remarks: **3.34 Acres of Commercial Land on M-15 and I-75 with 240' Road frontage and adjacent to new Beaumont Hospital Campus Development. Water and Sewer Available. Conceptual Development Plan for 10,000 SF Retail Center, Coffee/Donut, Shopping Center w/drive thru.**

REALTOR® Remarks: **BATVAI. Water and Sewer is located on the same side of road and Next Door at the Medical Center.**

Notices and Disclaimers

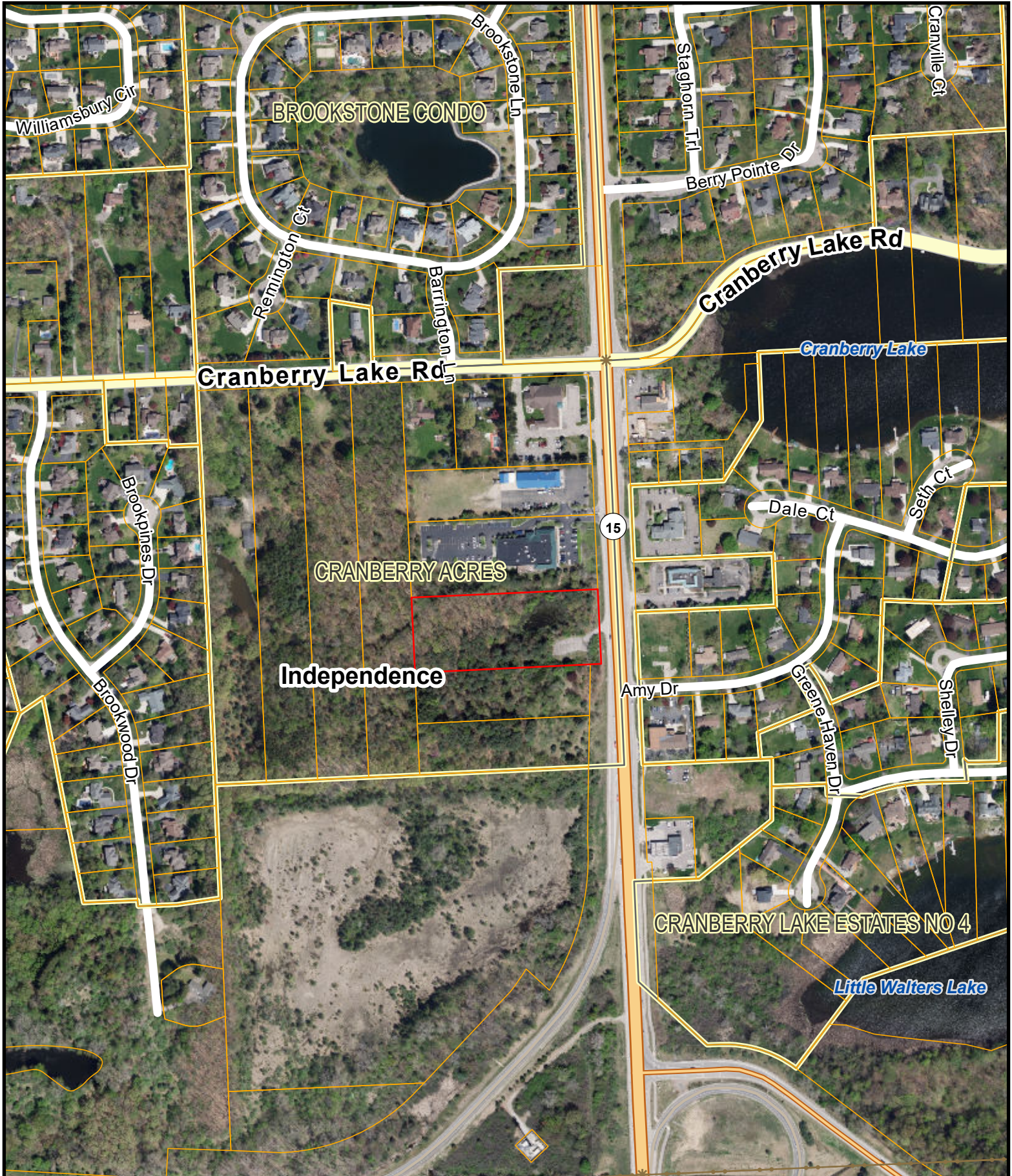
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7763 Ortonville



-  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

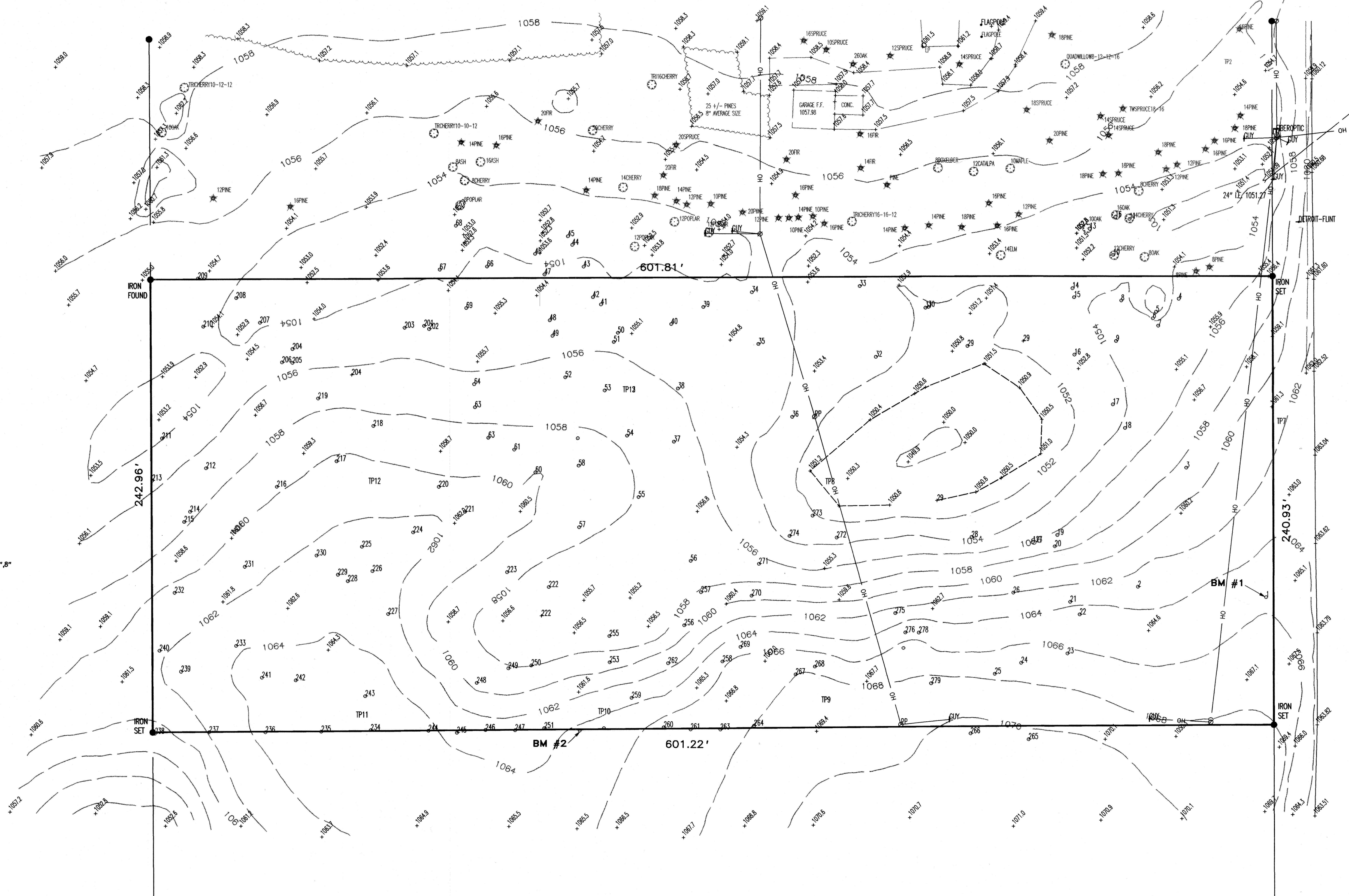
Date Created: 2/3/2026



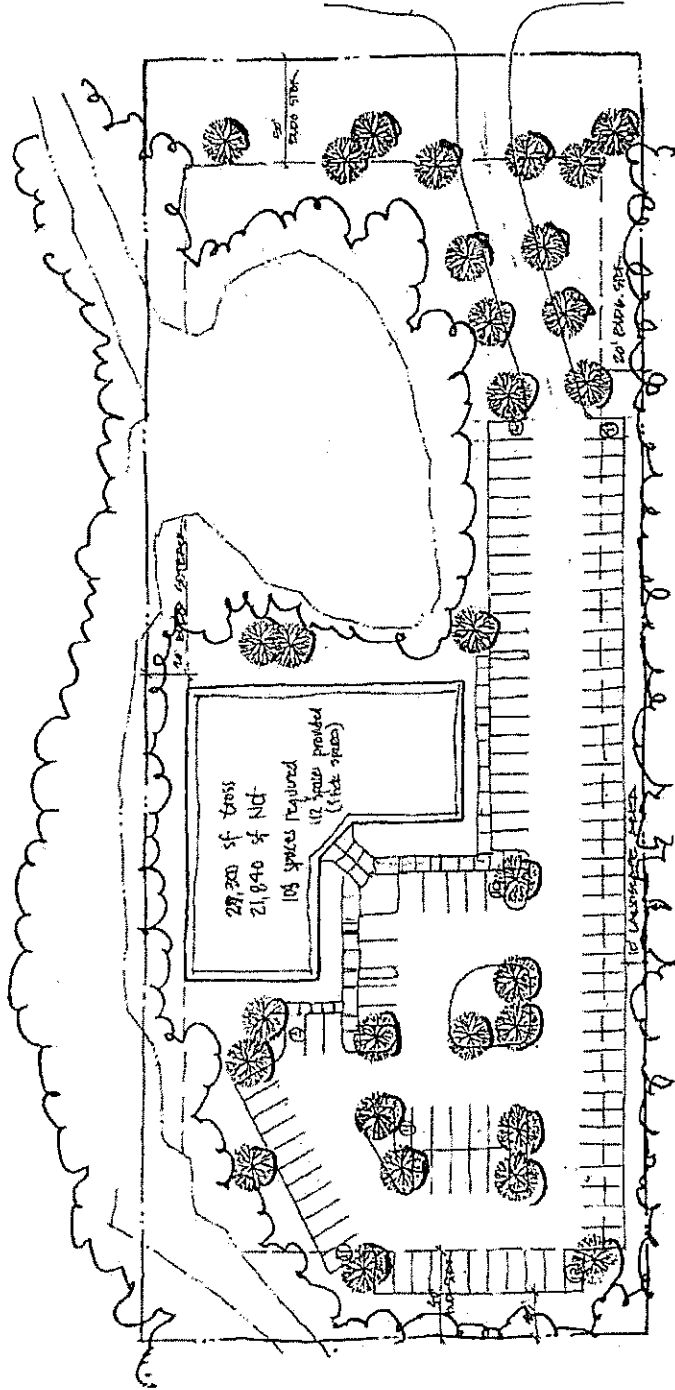
1 inch = 400 feet

M-15 & 1-75

STORM MH
RM 1058.68
36" NORTH I.E. 1050.25
24" WEST I.E. 1050.45
12" SOUTH I.E. 1052.90



TAG	SIZE & SPECIES	TAG	SIZE & SPECIES
1	14" Pine (BM tree)	220	12" Pine
2	12" Pine	221	12" Pine
3	12" Pine	222	12" Pine
4	12" Cherry	223	Twin Pine, 12", 8"
5	12" Pine	224	14" Oak
6	12" Pine	225	12" Cherry
7	12" Pine	226	12" Oak
8	14" Pine	227	12" Pine
9	14" Pine	228	12" Cherry
10	12" Cherry	229	12" Oak
11	14" Cherry	230	12" Cherry
12	16" Box Elder	231	Twin Oak, 12", 8"
13	14" Oak	232	Twin Oak, 18", 12"
14	Cluster Apple (6 stem)	233	16" Cherry
15	12" Cherry	234	20" Pine
16	20" Oak	235	Twin Pine, 12", 16"
17	12" Cottonwood	236	22" Pine
18	12" Cottonwood	237	24" Pine
19	16" Elm	238	18" Pine
20	14" Elm	239	12" Oak
21	18" Cherry	240	12" Pine
22	16" Cherry	241	12" Pine
23	Twin Cherry 14"	242	12" Pine
24	Tri Cherry, 12", 8", 8"	243	14" Cherry
25	14" Cherry	244	20" Pine
26	18" Pine	245	14" Fir
27	22" Elm	246	Twin Pine, 12", 14"
28	12" Cherry	247	12" Spruce
29	14" Elm	248	20" Cherry
30	12" Cottonwood	249	12" Cherry
31	14" Cottonwood	250	12" Cherry
32	22" Elm	251	Twin Pine, 14", 12"
33	24" Box Elder	252	14" Fir (BM tree)
34	12" Poplar	253	16" Pine
35	12" Oak	254	14" Pine
36	12" Oak	255	14" Cherry
37	16" Oak	256	16" Pine
38	16" Pine	257	16" Elm
39	12" Cherry	258	12" Pine
40	14" Oak	259	Cluster Cherry, 12", 6", 6", 8"
41	Twin Oak, 12", 6"	260	24" Pine
42	12" Oak	261	12" Fir
43	14" Cherry	262	12" Pine
44	16" Elm	263	Twin 12" Pine
45	12" Box Elder	264	16" Spruce
46	Box Elder	265	Twin Elm, 16", 14"
47	12" Cherry	266	36" Willow
48	20" Oak	267	14" Cherry
49	12" Oak	268	14" Elm
50	14" Oak	269	12" Pine
51	12" Oak	270	12" Pine
52	12" Oak	271	12" Elm
53	12" Pine	272	14" Cherry
54	12" Oak	273	12" Elm
55	16" Pine	274	14" Cherry
56	12" Cherry	275	12" Pine
57	14" Pine	276	12" Pine
58	12" Pine	277	12" Pine
59	12" Pine	278	12" Pine
60	12" Oak	279	Twin Cherry, 22", 12"
61	Twin 12" Oak		
62	16" Oak		
63	12" Oak		
64	Twin 12" Oak		
65	18" Oak		
66	16" Box Elder		
67	12" Poplar		
68	20" Elm		
69	18" Oak		
201	16" Oak		
202	14" Oak		
203	12" Oak		
204	12" Oak		
240	12" Cherry		
205	18" Oak		
206	18" Oak		
207	16" Elm		
208	12" elm		
209	Twin 12" Cherry		
210	12" Poplar		
211	16" Birch		
212	16" Cherry		
213	Twin 12" Cherry		
214	14" Oak		
215	18" Oak		
216	12" Pine		
217	18" Pine		
218	14" Pine		
219	12" Oak		



SITE DATA:

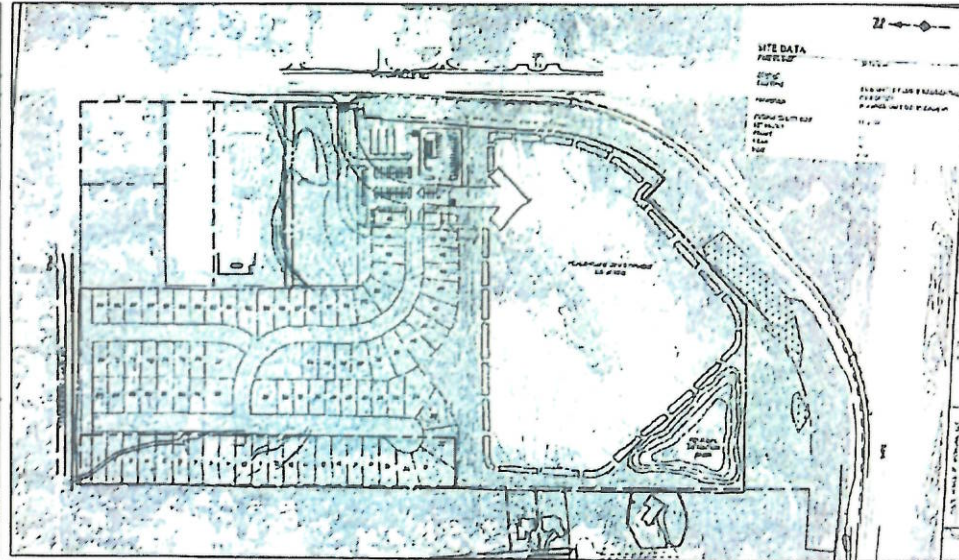
RDG AREA: 127,300 GROSS
121,840 NET

PARKING REQ'D: 103 SPACES
1/2000 40
21,840/200 =

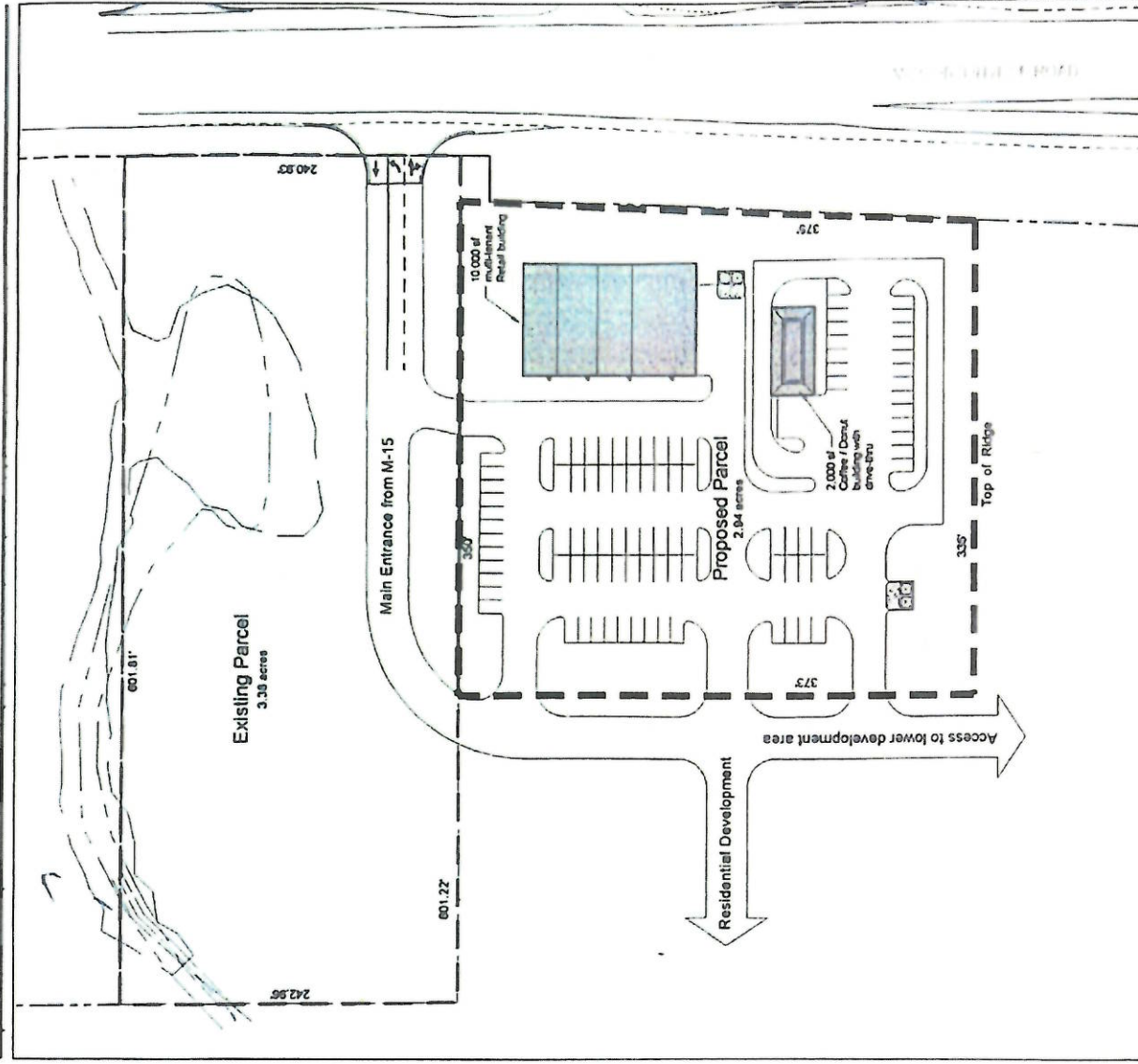
PARKING PROVIDED - 102 SPACES
(4 HOCP SPACES)

PREPARED BY: DESIGN TEAM LIMITED
DATE: 8/1/02
100% PLAN

Conceptual Area Plan:



Conceptual Commercial Development Plan:



Existing Zoning: OS2

Scale: 1" = 47'

Demographic Summary Report

7763 Ortonville Rd, Clarkston, MI 48348

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



Radius	1 Mile		3 Mile		5 Mile	
Population						
2029 Projection	3,317		22,796		63,928	
2024 Estimate	3,360		22,996		64,534	
2020 Census	3,468		23,230		65,412	
Growth 2024 - 2029	-1.28%		-0.87%		-0.94%	
Growth 2020 - 2024	-3.11%		-1.01%		-1.34%	
2024 Population by Hispanic Origin	120		908		3,222	
2024 Population	3,360		22,996		64,534	
White	3,040	90.48%	20,369	88.58%	56,368	87.35%
Black	37	1.10%	414	1.80%	1,174	1.82%
Am. Indian & Alaskan	2	0.06%	26	0.11%	110	0.17%
Asian	38	1.13%	388	1.69%	1,019	1.58%
Hawaiian & Pacific Island	1	0.03%	18	0.08%	29	0.04%
Other	241	7.17%	1,782	7.75%	5,835	9.04%
U.S. Armed Forces	0		0		0	
Households						
2029 Projection	1,168		8,663		24,543	
2024 Estimate	1,183		8,746		24,797	
2020 Census	1,219		8,857		25,214	
Growth 2024 - 2029	-1.27%		-0.95%		-1.02%	
Growth 2020 - 2024	-2.95%		-1.25%		-1.65%	
Owner Occupied	1,113	94.08%	7,346	83.99%	21,079	85.01%
Renter Occupied	70	5.92%	1,400	16.01%	3,718	14.99%
2024 Households by HH Income	1,182		8,745		24,797	
Income: <\$25,000	54	4.57%	500	5.72%	1,917	7.73%
Income: \$25,000 - \$50,000	119	10.07%	1,352	15.46%	3,996	16.11%
Income: \$50,000 - \$75,000	126	10.66%	1,236	14.13%	3,338	13.46%
Income: \$75,000 - \$100,000	103	8.71%	908	10.38%	3,451	13.92%
Income: \$100,000 - \$125,000	167	14.13%	933	10.67%	2,984	12.03%
Income: \$125,000 - \$150,000	91	7.70%	708	8.10%	2,166	8.73%
Income: \$150,000 - \$200,000	243	20.56%	1,452	16.60%	3,199	12.90%
Income: \$200,000+	279	23.60%	1,656	18.94%	3,746	15.11%
2024 Avg Household Income	\$154,174		\$135,347		\$122,740	
2024 Med Household Income	\$131,044		\$110,088		\$97,800	

Traffic Count Report

7763 Ortonville Rd, Clarkston, MI 48348

Building Type: **Land**

Class: -

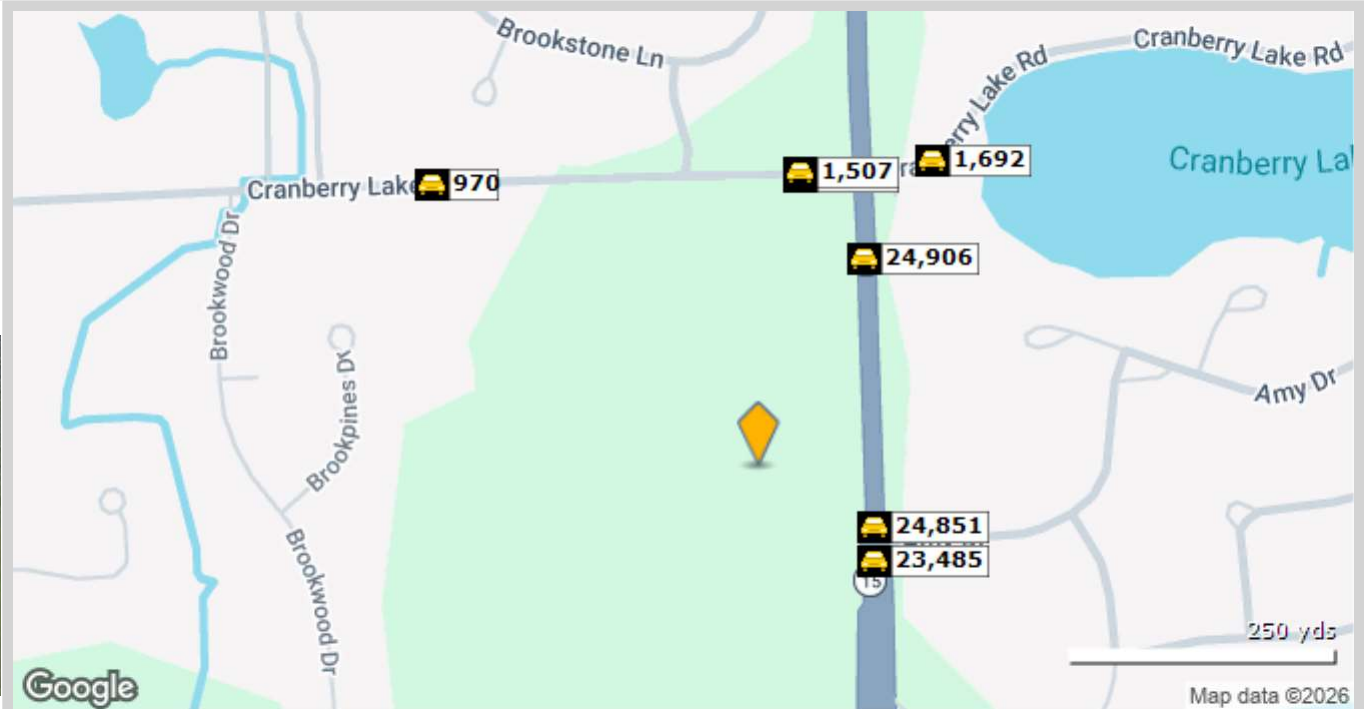
RBA: -

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	Ortonville Rd	Amy Dr	0.01 S	2023	24,843	MPSI	.07
2	M-15	Amy Dr	0.01 S	2025	24,851	MPSI	.07
3	Ortonville Road	Amy Dr	0.00	2025	21,266	MPSI	.08
4	M 15	Amy Dr	0.00	2024	23,485	MPSI	.08
5	Ortonville Rd	Cranberry Lake Rd	0.05 N	2025	24,906	MPSI	.13
6	Cranberry Lake Rd	Ortonville Rd	0.03 E	2024	1,512	MPSI	.16
7	Cranberry Lake Rd	Ortonville Rd	0.03 E	2025	1,507	MPSI	.16
8	Cranberry Lake Rd	Ortonville Rd	0.04 W	2025	1,692	MPSI	.19
9	Cranberry Lake Rd	Brookwood Dr	0.11 W	2024	978	MPSI	.24
10	Cranberry Lake Rd	Brookwood Dr	0.11 W	2025	970	MPSI	.24