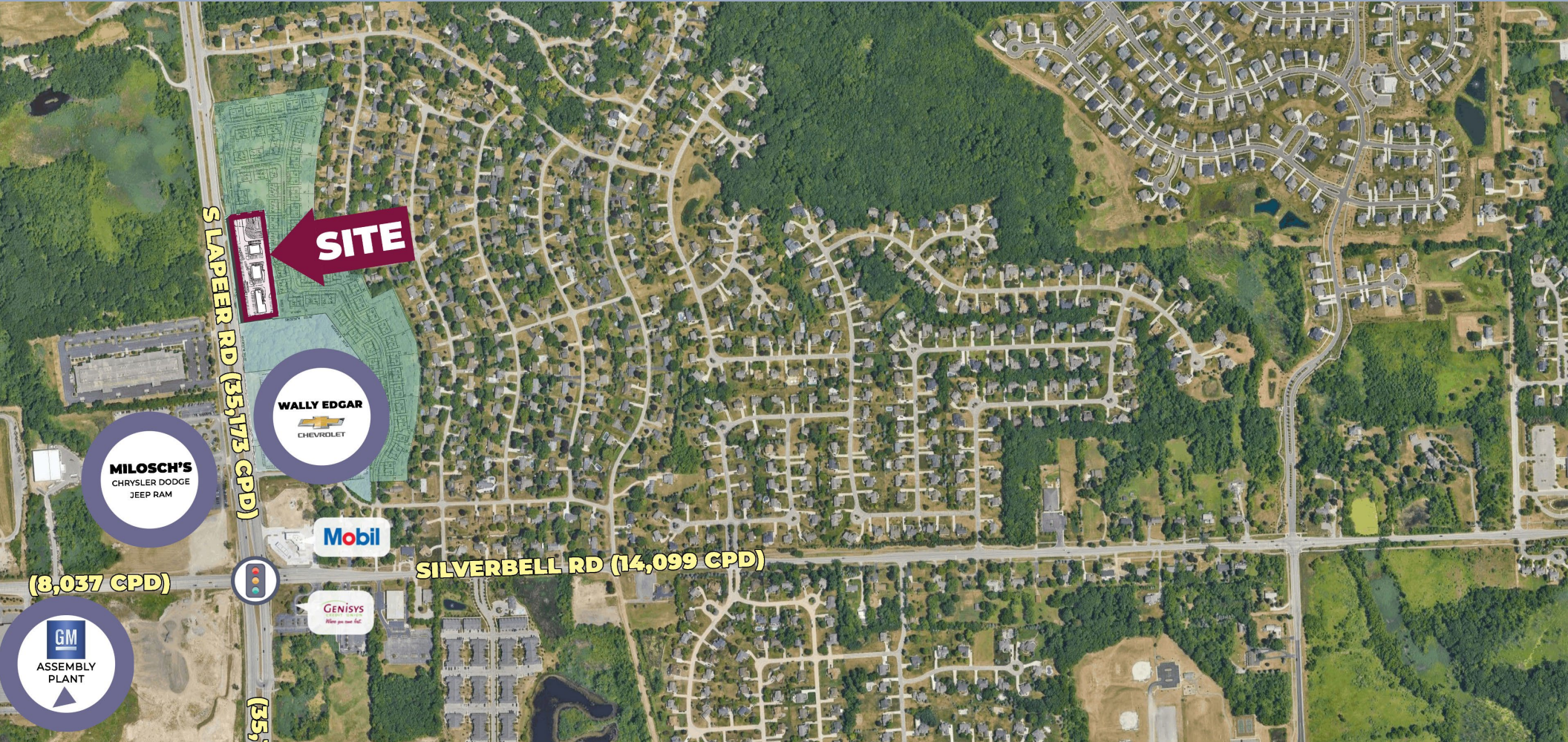


FOR SALE

# HILLS OF WOODBRIDGE DEVELOPMENT

NEQ OF LAPEER RD & SIVERBELL RD, LAKE ORION, MI 48360



**SITE**

**WALLY EDGAR**  
CHEVROLET

**MILOSCH'S**  
CHRYSLER DODGE  
JEEP RAM

**Mobil**

**SILVERBELL RD (14,099 CPD)**

**GENISYS**  
Where you love to drive.

**(8,037 CPD)**

**GM**  
ASSEMBLY  
PLANT

**(35,173 CPD)**

# PROPERTY DETAILS

<b>LOCATION:</b>	NEQ of Lapeer Rd & Silverbell Rd, Lake Orion, Mi 48360
<b>PROPERTY TYPE:</b>	Vacant Land
<b>SALES PRICE:</b>	\$549,000/AC
<b>LOT SIZE:</b>	Up to 2 AC
<b>BUILDING SIZE:</b>	Pad 1: Up to 2,500 SF Pad 2: Up to 2,500 SF Pad 3: Up to 4,000 SF Total: Up to 9,000 SF
<b>AVAILABLE SPACE:</b>	Up to 9,000 SF
<b>TRAFFIC COUNT:</b>	Lapeer Rd (35,173 CPD) Silverbell Rd (14,099 CPD)

## EXCLUSIVELY LISTED BY:



**LOUIS J. CIOTTI**  
Managing Director  
[lcotti@landmarkcres.com](mailto:lcotti@landmarkcres.com)  
248 488 2620

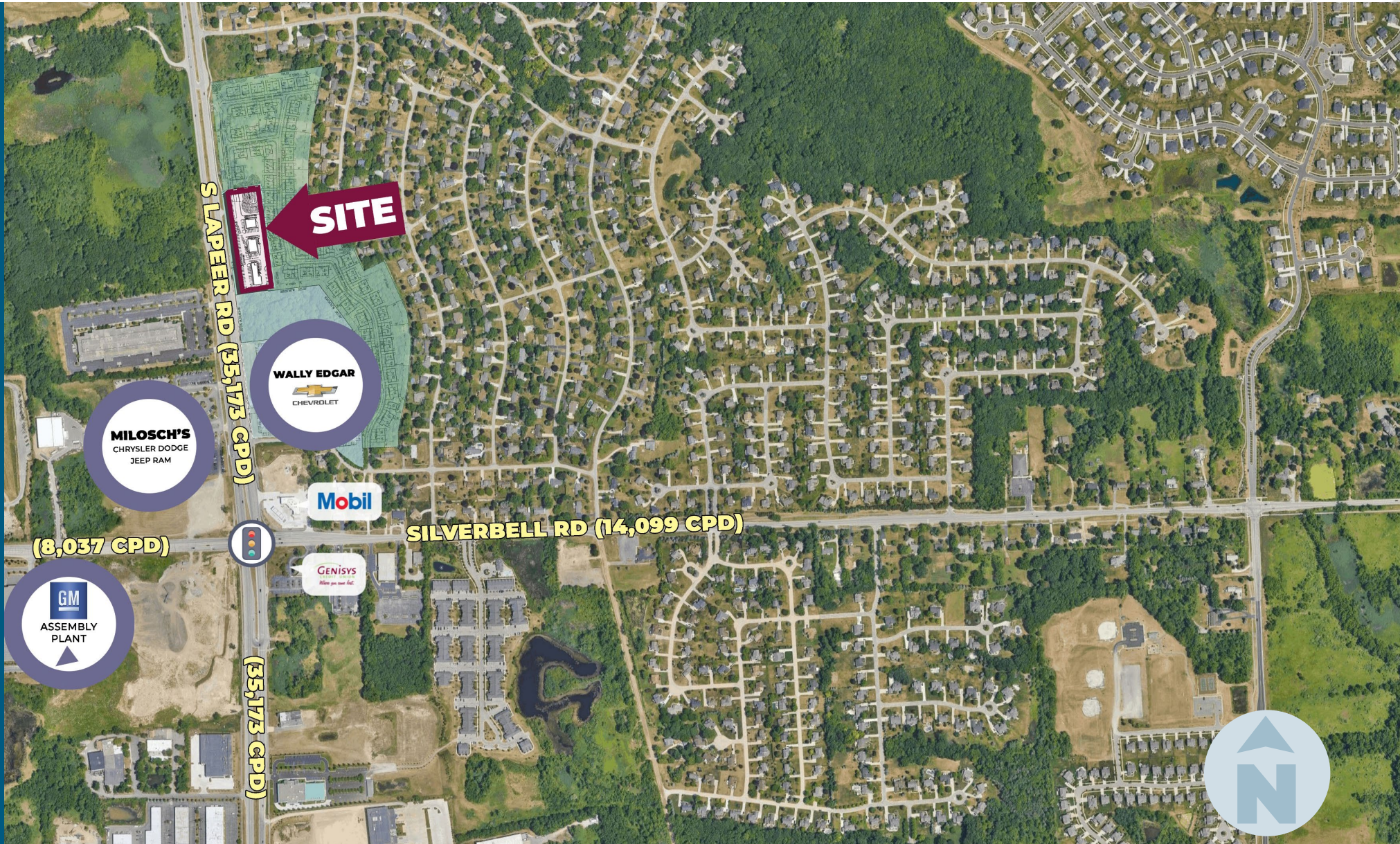


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248 488 2620

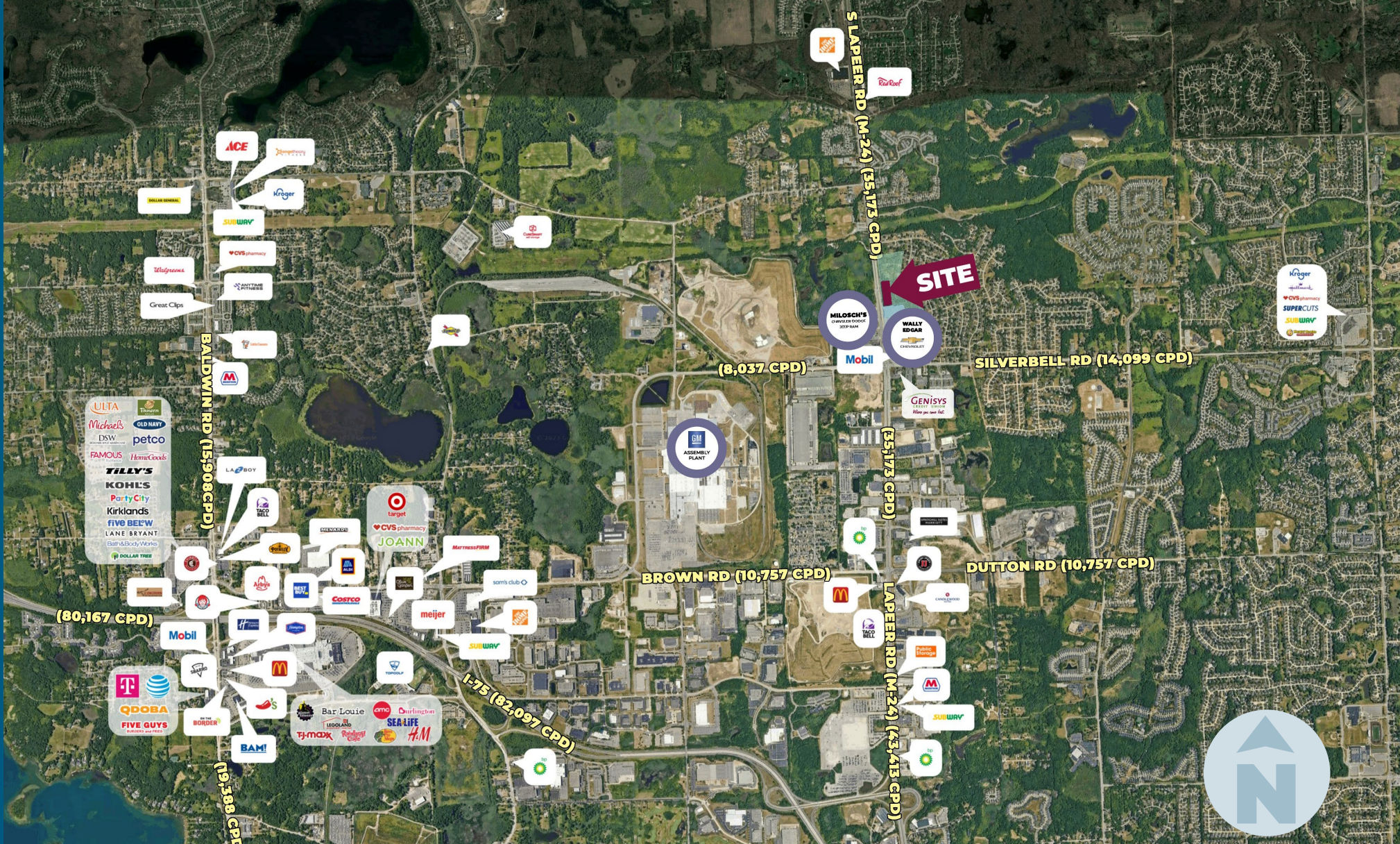
## HIGHLIGHTS

- Excellent opportunity to acquire two commercial acres (potential to split property into three pad sites) on Lapeer Road (M-24). The property is part of the Hills of Woodbridge development, which will have 114 residential units. The parcels are situated within a quarter mile of General Motors Assembly plant which employs 1,032 people and the Orion Lakes Mobile Home Park which has 423 units. The site has sewer and water and is prime for many retail/medical/or financial uses.
- Commercial pads are not site plan approved.
- New developer would be able to design site as wanted.

# MICRO AERIAL



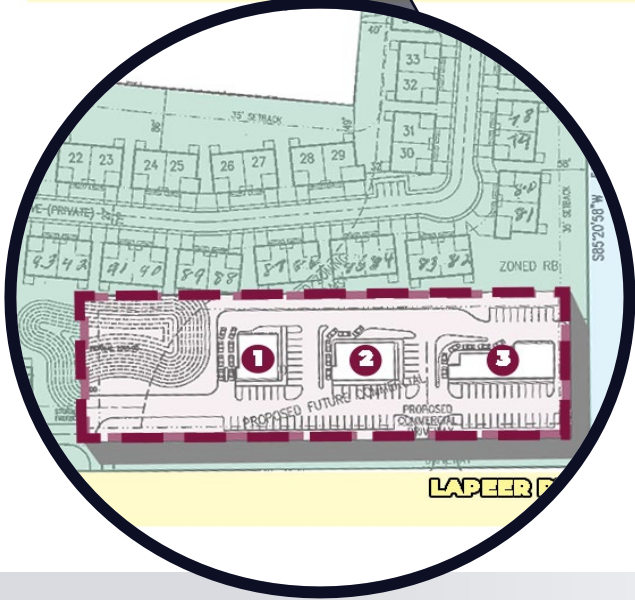
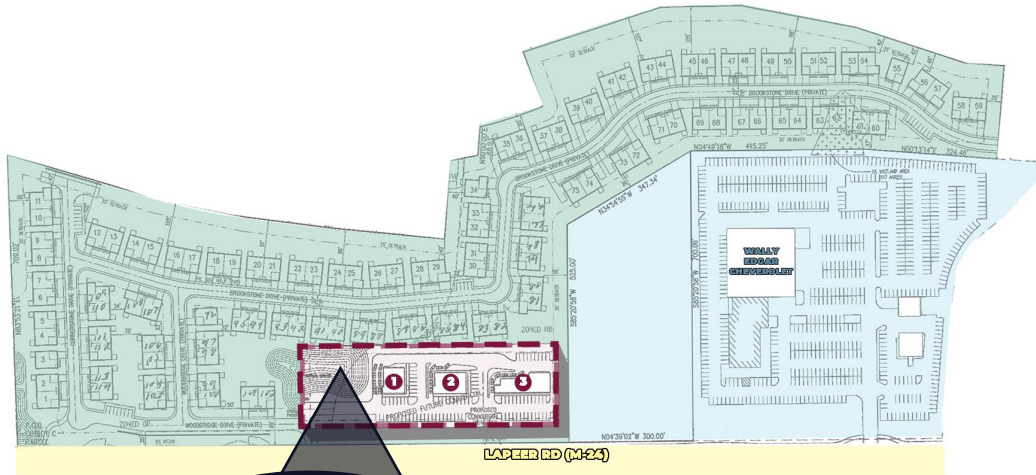
# MACRO AERIAL



# CONCEPTUAL SITE PLAN

## HILLS OF WOODBRIDGE

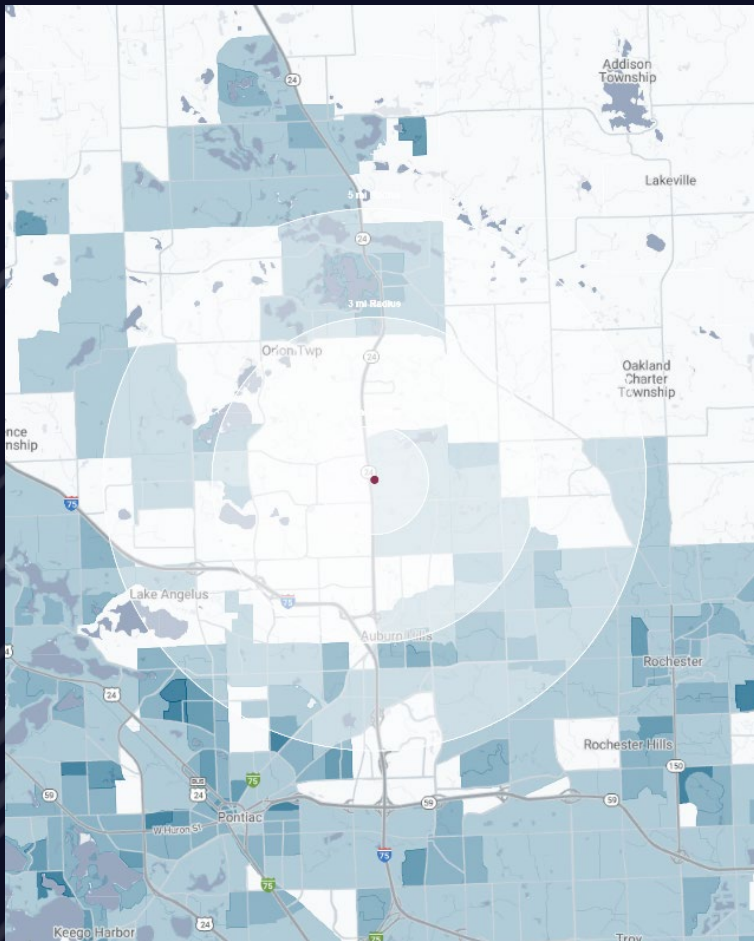
NEQ of Lapeer Rd & Silverbell Rd, MI 48360



PAD	SIZE (SF)	AC
PAD 1	UP TO 2,500 SF	
PAD 2	UP TO 2,500 SF	
PAD 3	UP TO 4,000 SF	UP TO 2 AC
<b>TOTAL</b>	<b>UP TO 9,000 SF</b>	

KEY	
	WALLY EDGAR CHEVROLET
	RESIDENTIAL (114 Units)
	PAD SITES

# DEMOGRAPHICS



## HILLS OF WOODBRIDGE

NEQ of Lapeer Rd & Silverbell Rd, Lake Orion, MI 48360

# DEMOGRAPHICS

### POPULATION

	1 MILE	3 MILE	5 MILE
2023 Estimated Population	3,815	27,981	101,806
2028 Projected Population	3,763	28,224	102,823
2020 Census Population	3,523	28,108	102,075
2010 Census Population	2,632	23,964	92,611
Projected Annual Growth 2023 to 2028	-0.3%	0.2%	0.2%
Historical Annual Growth 2010 to 2023	3.5%	1.3%	0.8%

### HOUSEHOLDS

2023 Estimated Households	1,448	10,612	38,695
2028 Projected Households	1,431	10,719	39,120
2020 Census Households	1,331	10,510	38,329
2010 Census Households	963	8,650	34,428
Projected Annual Growth 2023 to 2028	-0.2%	0.2%	0.2%
Historical Annual Growth 2010 to 2023	3.9%	1.7%	1.0%

### RACE

2023 Est. White	75.1%	78.0%	70.8%
2023 Est. Black	5.1%	4.6%	10.2%
2023 Est. Asian or Pacific Islander	12.0%	10.4%	10.3%
2023 Est. American Indian or Alaska Native	-	0.2%	0.3%
2023 Est. Other Races	7.7%	6.8%	8.4%

### INCOME

2023 Est. Average Household Income	\$158,912	\$172,473	\$148,279
2023 Est. Median Household Income	\$121,317	\$131,833	\$113,209
2023 Est. Per Capita Income	\$60,358	\$65,451	\$56,820

### BUSINESS

2023 Est. Total Businesses	160	1,061	3,290
2023 Est. Total Employees	2,689	30,249	67,313

## CONTACT US



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