

ONE STOP
READY
POWERED BY OAKLAND COUNTY MICHIGAN



2019

Community Showcase of Properties



HIGHLIGHTED PROPERTIES FOR INVESTORS, BANKERS, DEVELOPERS, HOMEBUILDERS,
REAL ESTATE AGENTS, BROKERS, BUSINESS REPRESENTATIVES AND PROPERTY OWNERS

A Message from David Coulter Oakland County Executive



Welcome to Oakland County's One Stop Ready Community Showcase of Properties. Launched in 2013, One Stop Ready is our initiative to partner with and support communities working toward proactive, responsive economic development.

One Stop Ready communities focus on when a company needs to open and how they can best assist in achieving that goal.

In 2019, representatives from 32 Oakland County communities participated in One Stop Ready sessions designed to improve their readiness and help you navigate your investment and development with ease.

In the following pages, there are some 30 unique properties, each an opportunity for investing in Oakland County. When you find a parcel or identify a project that meets your business goals, connect with the individuals from that One Stop Ready community who will assist you every step of the way.

Add our One Stop Ready communities to your contact list. Today, tomorrow, next year, they are your best connection to desirable properties throughout Oakland County.

Thank you for your interest in investing in Oakland County.

We look forward to working with you.

Table of Contents

Clawson

Former D'Lazo Salon.....	2
Former Burger King	4

Farmington Hills

Sisters of Mercy Property.....	6
Former Stepping Stone School.....	8
Vacant 3 Acres.....	10

Ferndale

Ferndale Food Campus.....	12
Development on Troy.....	14

Highland Township

Tippecanoe Properties LLC	16
Iverson/Fiegley Properties.....	18
Stevenson Properties	20

Independence

Properties Along Sashabaw at I-75.....	22
--	----

Lathrup Village

House in the Woods	24
Former Annie Lathrup School	26
Goldengate Plaza (former Citizens Bank).....	28

Madison Heights

Former Restaurant.....	30
Vacant Corner Property.....	32

Oak Park

Office Building	34
Former PNC Bank.....	36
Armory Park.....	38

Orion Township

Orion Township Innovation Zone.....	40
-------------------------------------	----

Oxford

Hampton Block	42
Kolar Properties.....	44
Rare Opportunity in Downtown Oxford.....	46

Pontiac

Pontiac's Opportunity Zones.....	48
Pontiac Phoenix Center.....	50

Royal Oak

Center Street Commercial Space	52
Kroger Marketplace Outlot	54
Premier Class A Mixed Use.....	56

Royal Oak Township

Bundled Residential Properties Infill Redevelopment Opportunity.....	58
---	----

Southfield

Southfield City Center	60
Former Northland Mall.....	62

Troy

Versatube.....	64
Troy Gateway	66
Former Met Hotel site	68

Waterford

Former Waterford Drive-In site.....	70
Vacant Property	72
Five Ponds Multiple Family Residential Site.....	74

West Bloomfield

Middlebelt/Orchard Lake Gateway	76
Former Barnes & Noble	78

White Lake

White Lake Town Center Area	80
Walt's Point	82

Wixom

Former Ford Land.....	84
Downtown Wixom Commercial	86
Landrow Development.....	88

CITY, VILLAGE OR TOWNSHIP	Page Number	SITE	LOCATION	Acreege (or SF)	Residential	Commercial	Office	Research & Tech.	Industrial	Mixed Use	Multiple Sites	Downtown	Major Corridor	Freeway Access
Clawson	2	Former D'Lazo Salon	N Main	0.16		•	•			•		•	•	
	4	Former Burger King	W 14 Mile Road	0.72		•	•			•		•	•	
Farmington Hills	6	Sisters of Mercy Property	W 11 Mile Road	54.42	•	•	•						•	
	8	Former Stepping Stone School	Grand River Avenue	5.1		•	•						•	•
	10	Vacant 3 Acres	W 12 Mile Road	3				•					•	
Ferndale	12	Ferndale Food Campus	Wanda	19.95					•					
	14	Development on Troy	West Troy	1.04		•	•			•		•		
Highland	16	Tippecanoe Properties LLC	M-59 - West of N Milford Road	16.23	•	•	•				•		•	
	18	Iverson/Fiegley Properties	South side of M-59	50.41	•	•	•				•		•	
	20	Stevenson Properties	W Highland Road and S Hickory Road	20.54	•	•	•				•		•	
Independence	22	Properties Along Sashabaw at I-75	Sashabaw Road	19.47	•	•	•				•		•	•
Lathrup Village	24	House in the Woods	Forest Drive	1.93	•									
	26	Former Annie Lathrup School	Southfield Road	4.08	•	•	•			•			•	•
	28	Goldengate Plaza (former Citizens Bank)	Southfield Road	0.9	•	•	•			•			•	•
Madison Heights	30	Former Restaurant	W 11 Mile Road	1		•	•						•	•
	32	Vacant Corner Property	11 Mile Road and John R Road	1.54		•	•						•	•
Oak Park	34	Office Building	Greenfield Road	1.81		•	•						•	•
	36	Former PNC Bank	W Nine Mile Road	0.55		•	•						•	
	38	Armory Park	Eight Mile Road	27		•	•		•				•	•
Orion Township	40	Orion Township Innovation Zone	Baldwin Road and Brown Road	477		•	•	•	•	•	•		•	•
Oxford	42	Hampton Block	East Burdick Street	1.75	•								•	•
	44	Kolar Properties	North Washington	19,600 SF	•	•	•			•			•	•
	46	Rare Opportunity in Downtown Oxford	North Washington	7,405 SF	•	•	•			•			•	•
Pontiac	48	Pontiac's Opportunity Zones	Pontiac Michigan	Variable	•	•	•	•	•	•	•	•	•	•
	50	Pontiac Phoenix Center	S Saginaw Street and Water Street	8.35	•	•	•			•			•	•

CITY, VILLAGE OR TOWNSHIP	Page Number	SITE	LOCATION	Acreage (or SF)	Residential	Commercial	Office	Research & Tech.	Industrial	Mixed Use	Multiple Sites	Downtown	Major Corridor	Freeway Access
Royal Oak	52	Center Street Commercial Space	3rd and Center Street	5,700 SF	•	•	•			•		•		
	54	Kroger Marketplace Outlot	12 Mile Road and Stephenson Hwy	1,800 - 8,500 SF		•	•						•	•
	56	Premier Class A Mixed Use (Lease Opportunity)	S Main Street		•	•	•			•		•	•	•
Royal Oak Township	58	Bundled Residential Properties Infill Redevelopment Opportunity	Multiple Addresses throughout Royal Oak Township	Variable	•						•			
Southfield	60	Southfield City Center	Evergreen Road and Civic Center Drive	8.15	•	•	•			•			•	•
	62	Former Northland Mall	Greenfield Road	125	•	•	•			•			•	•
Troy	64	Versatube	Rochester Road	11.4					•	•			•	
	66	Troy Gateway	Livernois Road	3.27		•	•			•	•		•	
	68	The Met Hotel	Crooks Road	17.4			•			•			•	•
Waterford	70	Former Waterford Drive-In site	Dixie Highway at Williams Drive	18+		•	•	•	•		•		•	
	72	Vacant Property	Dixie Highway at Williams Drive	11		•	•	•	•		•		•	
	74	Five Ponds Multiple Family Residential Site	South of Pontiac Lake Road off Nash Avenue	26	•									
West Bloomfield	76	Middlebelt/Orchard Lake Gateway	Orchard Lake Road	5.9		•	•				•		•	
	78	Former Barnes & Noble	Orchard Lake Road	4.21		•	•			•			•	
White Lake	80	White Lake Town Center Area	Elizabeth Lake Road and Town Center Boulevard	78	•	•	•			•	•		•	
	82	Walt's Point	Highland Road and Pontiac Lake Road	8+	•	•				•	•	•	•	
Wixom	84	Former Ford Land	South Wixom Road	182		•	•	•	•	•			•	•
	86	Downtown Wixom Commercial	Pontiac Trail		•	•	•			•	•	•	•	•
	88	Landrow Development	Landrow Drive	42.7				•	•				•	



LEASE OPPORTUNITY

Former D'Lazo Salon

50 N Main



Site Details

1 Parcel (Tax ID: 20-34-355-045);
0.16 Acres



Master Plan Classification

Central
Business District



Potential Incentives

N/A

Site Zoning

CC (City Center)



Available Utilities

All

Community Contact

Joan Horton, DDA Director, City of Clawson

o: (248) 435-5299 | m: (248) 219-4022 | ddadirector@cityofclawson.com



Former Burger King

172 W 14 Mile Road



Site Details

1 Parcel (Tax ID: 20-33-477-046);
0.72 Acres

Site Zoning

CC (City Center)



Master Plan Classification

Central
Business District



Available Utilities

All



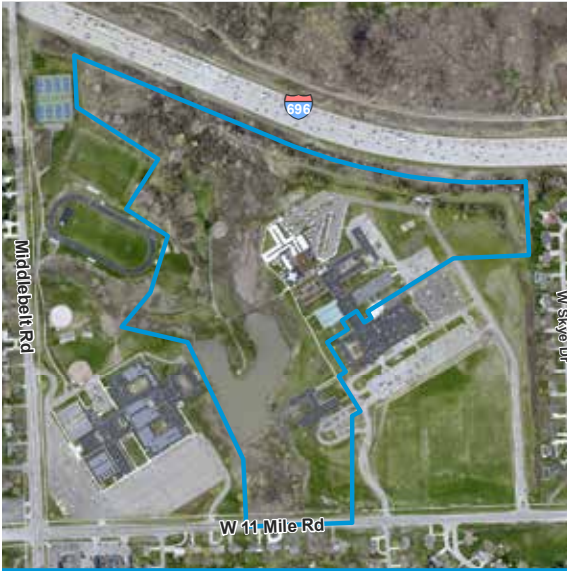
Potential Incentives

N/A

Community Contact

Joan Horton, DDA Director, City of Clawson

o: (248) 435-5299 | m: (248) 219-4022 | ddadirector@cityofclawson.com



Sisters of Mercy Property

29000 W 11 Mile Road



Site Details

1 Parcel (Tax ID: 23-13-351-005);
54.42 Acres

Site Zoning

SP-5 (Special
Purpose District)



Master Plan Classification

Quasi-Public



Available Utilities

All



Potential Incentives

Initial Environmental Assessment
Grant to cover Phase I, Phase II,
BEA; Brownfield TIF

Community Contact

Samantha Seimer, *Economic Development Director, City of Farmington Hills*
o: (248) 871-2506 | m: (248) 224-0305 | sseimer@fhgov.com



Former Stepping Stone School

30250 Grand River Avenue



Site Details

1 Parcel (Tax ID: 23-35-201-013); 5.1 Acres

Site Zoning

B-3 (General Business District)



Master Plan Classification

Grand River Corridor Improvement Authority Overlay District



Available Utilities

All



Potential Incentives

Initial Environmental Assessment Grant to cover Phase I, Phase II, BEA; Brownfield TIF, Grand River Corridor Improvement Authority Site Improvement Grant

Community Contact

Samantha Seimer, *Economic Development Director, City of Farmington Hills*
o: (248) 871-2506 | m: (248) 224-0305 | sseimer@fhgov.com



Vacant 3 Acres

Located in front of 34385 W 12 Mile Road



Site Details

1 Parcel (Tax ID: 23-16-126-003);
3 Acres

Site Zoning

OS-4 (Office
Research District)



Master Plan Classification

Large Office



Available Utilities

All

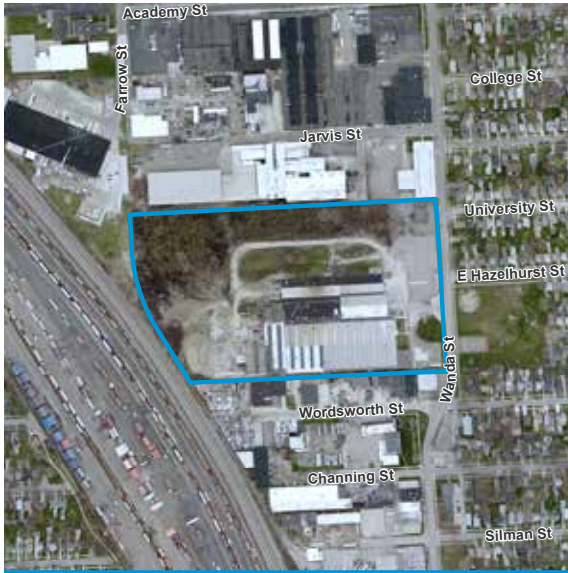


Potential Incentives

Initial Environmental
Assessment Grant to
cover Phase I, Phase II,
BEA; Brownfield TIF

Community Contact

Samantha Seimer, *Economic Development Director, City of Farmington Hills*
o: (248) 871-2506 | m: (248) 224-0305 | sseimer@fhgov.com



Ferndale Food Campus

967 Wanda



Site Details

19.95 Acres; Planned composting facility, commercial kitchen and storage (cold/dry/freezer) amenities for comprehensive green food campus

Site Zoning

M2 (General Industrial)



Master Plan Classification

M2 (General Industrial)



Available Utilities

All



Potential Incentives

Brownfield TIF, Select Fee Reduction/Waiver

Community Contact

Jordan Twardy, *Community and Economic Development Director, City of Ferndale*
(248) 546-2363 | jtwardy@ferndalemi.gov



Development on Troy

221 W Troy



Site Details

1.04 Acres; Commercial (15K SF) and Office (20K SF) leasing opportunities

Site Zoning

PUD-Mixed Use Parking



Master Plan Classification

Parking/Mixed Use



Available Utilities

All



Potential Incentives

City-financed parking deck and streetscape, CRP, Brownfield TIF

Community Contact

Jordan Twardy, *Community and Economic Development Director, City of Ferndale*
(248) 546-2363 | jtwardy@ferndalemi.gov



Tippecanoe Properties LLC

Located on the northside M-59 and west of N Milford Road



Site Details

1 Parcel (Tax ID: 11-21-426-014);
16.23 acres

Site Zoning

IM (Industrial
Manufacturing)



Master Plan Classification

Industrial



Available Utilities

Natural Gas, Electric,
Fiber Optics

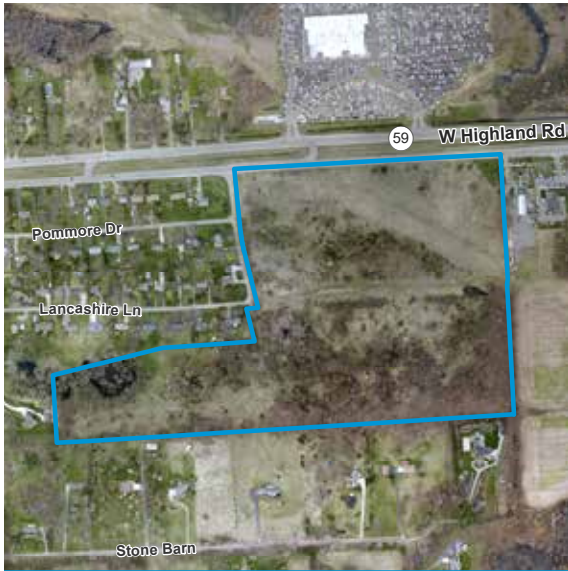


Potential Incentives

N/A

Community Contact

Rick Hamill, *Supervisor, Highland Township*
(248) 787-4571 | rick.hamill@highlandtwp.org



Iverson/Fiegley Properties

South side of M-59 between Hickory Ridge and Tipsico Lake Roads



Site Details

3 Vacant Parcels (Tax ID:
11- 30-200-022, -023, -024);
50.41 Acres

Site Zoning

Commercial/
Residential -
Variable (by site)



Master Plan Classification

Commercial -
Variable (by site)



Available Utilities

Gas, Electric,
Water (nearby)



Potential Incentives

N/A

Community Contact

Rick Hamill, Supervisor, Highland Township
(248) 787-4571 | rick.hamill@highlandtwp.org



Stevenson Properties

3151 W Highland Road and 465 S Hickory Ridge



Site Details

3 Parcels (Tax ID: 11-29-100-008, -018, -025);
20.54 Acres

Site Zoning

Commercial/Residential -
Variable (by site)



Master Plan Classification

Commercial -
Variable (by site)



Available Utilities

Natural Gas, Electric,
Water (nearby)



Potential Incentives

N/A

Community Contact

Rick Hamill, Supervisor, Highland Township
(248) 787-4571 | rick.hamill@highlandtwp.org



Properties Along Sashabaw at I-75

Sashabaw Road at I-75 (North of Flemmings Lake Road)



Site Details

8 Parcels (Tax ID: 08-22-101-015, -016, -017, -018, -019, -020, -021, -022);
19.47 Acres

Site Zoning

Office/Residential -
Variable (by site)



Master Plan Classification

Sashabaw Target Area



Available Utilities

Water, Sewer
(both in 2019)



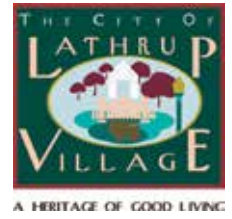
Potential Incentives

N/A

Community Contact

Brian Oppmann, *Planning & Zoning Manager, Independence Township*
(248) 625-8111 | boppmann@indtwp.com

Lathrup Village



House in the Woods

19600 Forest Drive



Site Details

1 Parcel (Tax ID: 24-14-310-011);
1.93 Acres



Master Plan Classification

Residential



Potential Incentives

N/A

Site Zoning
R-3 (Single
Family Cluster)



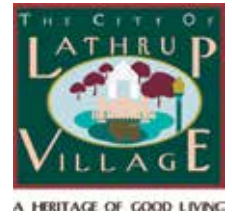
Available Utilities

All

Community Contact

Susie Stec, Manager – Community & Economic Development
(248) 557-2600, ext.223 | sstec@lathrupvillage.org

Lathrup Village



Former Annie Lathrup School

27700 Southfield Road



Site Details

1 Parcel (Tax ID: 24-13-303-021);
4.08 Acres

Site Zoning

Village Center



Master Plan Classification

Commercial -
Variable (by site)



Available Utilities

All



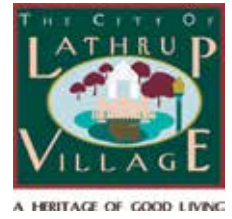
Potential Incentives

CRP, Brownfield, LV Façade grant, LV Sign grant

Community Contact

Susie Stec, Manager – Community & Economic Development
(248) 557-2600, ext.223 | sstec@lathrupvillage.org

Lathrup Village



Goldengate Plaza *(former Citizens Bank)* 27777 Southfield Road



Site Details

1 Parcel (Tax ID: 24-14-432-006);
0.90 Acres

Site Zoning

Village Center



Master Plan Classification

Village Center



Available Utilities

All



Potential Incentives

CRP, Brownfield,
LV Façade grant,
LV Sign grant

Community Contact

Susie Stec, *Manager – Community & Economic Development*
(248) 557-2600, ext.223 | sstec@lathrupvillage.org

Madison Heights



Former Restaurant

935 W 11 Mile Road



Site Details

1 Parcel (Tax ID: 25-23-131-003);
1 Acre; 4,000 SF Building

Site Zoning

B-3 (General Business)



Master Plan Classification

Commercial



Available Utilities

All



Potential Incentives

N/A

Community Contact

Barry Hicks, *Community Development Director, City of Madison Heights*
(248) 583-0831 | barryhicks@madison-heights.org

Madison Heights



Vacant Corner Property

Northwest Corner of 11 Mile Road and John R Road



Site Details

1 Parcel (Tax ID: 25-14-483-037);
1.54 acres

Site Zoning

B-3 (General Business)



Master Plan Classification

Commercial



Available Utilities

All



Potential Incentives

Downtown Development
Façade Grant, Downtown
Development Sign Grant,
Initial Environmental
Assessment Grant to
cover Phase I, Downtown
Redevelopment Liquor
License Eligible

Community Contact

Barry Hicks, *Community Development Director, City of Madison Heights*
(248) 583-0831 | barryhicks@madison-heights.org

Oak Park



Office Building

20820 Greenfield Road



Site Details

1 Parcel (Tax ID: 25-31-351-008);
1.81 Acres, 36,837 SF Building

Site Zoning

B2 (General Business)



Master Plan Classification

Commercial/
Office



Available Utilities

Unknown



Potential Incentives

N/A

Community Contact

Kim Marrone, Economic Development and Communications Director, City of Oak Park
(248) 691-7404 | kmarrone@oakparkmi.gov

Oak Park



Former PNC Bank

13401 W Nine Mile Road



Site Details

1 Parcel (Tax ID: 25-32-104-001);
0.55 Acres, 4,322 SF Building

Site Zoning

B1 (Neighborhood Business)



Master Plan Classification

Neighborhood
Business



Available Utilities

Gas, Electric



Potential Incentives

N/A

Community Contact

Kim Marrone, Economic Development and Communications Director, City of Oak Park
(248) 691-7404 | kmarrone@oakparkmi.gov

Oak Park



Armory Park

15000 Eight Mile Rd



Site Details

1 Parcel (Tax ID: 25-31-326-006);
27 Acres

Site Zoning

Planned Unit
Development (PUD)



Master Plan Classification

General Business



Available Utilities

Water, Sewer,
Gas, Electric



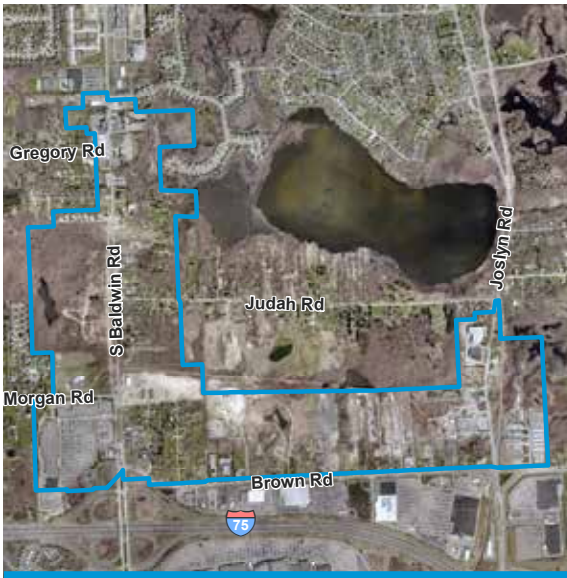
Potential Incentives

N/A

Community Contact

Kim Marrone, Economic Development and Communications Director, City of Oak Park
(248) 691-7404 | kmarrone@oakparkmi.gov

Orion Township



Orion Township Innovation Zone

Baldwin Road and Brown Road (Between Joslyn and Baldwin)



Site Details

Multiple Parcels; 477 Acres



Master Plan Classification

Commercial/Office, Industrial, Mixed Use – Variable *(by site)*



Potential Incentives

Negotiable

Site Zoning

Variable *(by site)*



Available Utilities

Water, Sewer, Gas, Electric

Community Contact

Tammy Girling, *Planning Director, Orion Township*
(248) 391-0304 ext. 159 | tgirling@oriontownship.org

Oxford (Village)



Hampton Block

60 E Burdick Street



Site Details

3 Parcels (Tax ID: 04-27-228-001, -010, -011);
11.75 Acres

Site Zoning

Multiple Family District (RM)



Master Plan Classification

Multiple Family



Available Utilities

Water, Sewer,
Gas, Electric



Potential Incentives

N/A

Community Contact

Glenn Pape, DDA Executive Director, Village of Oxford
(248) 770-8587 | dda@thevillageofoxford.org

Oxford (Village)



Kolar Properties

52 - 56 N Washington



Site Details

2 Parcels (Tax ID: 04-22-457-011, -012); 19,600 SF

Site Zoning

C-1 Transition (Form Based Code Applies)



Master Plan Classification

Central Business District (Mixed Use)



Available Utilities

Water, Sewer, Gas, Electric



Potential Incentives

N/A

Community Contact

Glenn Pape, DDA Executive Director, Village of Oxford
(248) 770-8587 | dda@thevillageofoxford.org

Oxford (Village)



Rare Opportunity In Downtown Oxford

15 N Washington



Site Details

1 Parcel (Tax ID: 04-22-453-032); 7,405 SF (lot)

Site Zoning

C-1 Core (Core Business District)



Master Plan Classification

Central Business District (Mixed Use)



Available Utilities

Water, Sewer, Gas, Electric

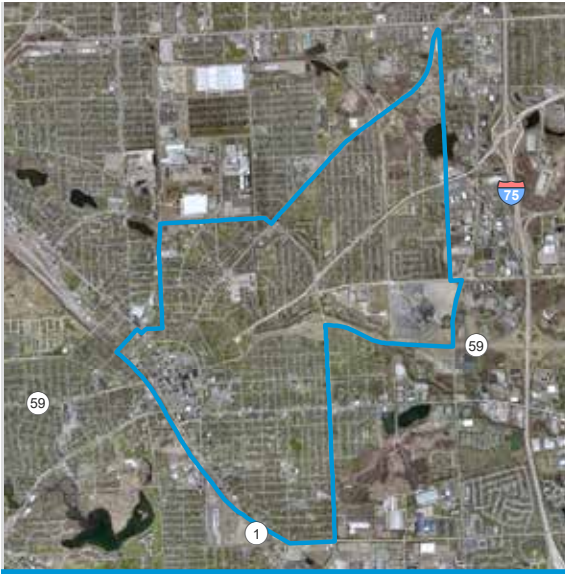


Potential Incentives

N/A

Community Contact

Glenn Pape, DDA Executive Director, Village of Oxford
(248) 770-8587 | dda@thevillageofoxford.org



Pontiac's Opportunity Zones



Site Details

Census Tracts 26125141600, 26125142200, 26125142400, 26125141500

Site Zoning

Residential Districts:

- R1A & R-1 One Family Dwelling
- R-2 Two Family & Terrace Family Dwelling
- R-3 Multiple Family Dwelling

Mixed use Districts:

- C-0 Office Business
- C-1 Local Business
- C-2 Downtown
- C-3 Corridor Commercial
- M-1 Light Manufacturing & SP Special Purpose



Master Plan Classification

Traditional Neighborhood Residential; Urban Multiple Family; Entrepreneurial: Residential, Commercial & Green; Entrepreneurial: Industrial, Commercial & Green; Neighborhood Commercial; Downtown; Research & Development



Available Utilities

Water, Sewer, Gas, Electric, Fiber Optic



Potential Incentives

Opportunity Zone, MCRP, PA 210, PA 198, PILOT, OPRA, Brownfield Tax Credits, Private/Public Partnership with the City

Community Contact

Vern Gustafsson, *Planning Manager, City of Pontiac*
(248) 758-2816 | vgustafsson@pontiac.mi.us



Pontiac Phoenix Center

Downtown Pontiac (S Saginaw Street & Water Street)



Site Details

8.35 Acres

Site Zoning

C-2 Downtown
Commercial



Master Plan Classification

Downtown



Available Utilities

Water, Sewer, Gas, Electric;
Fiber Optic nearby



Potential Incentives

Community Revitalization
Program (CRP), PA210
Commercial Rehabilitation
Act, Brownfield Tax Credits,
Potential P3 with the City

Community Contact

Vern Gustafsson, *Planning Manager, City of Pontiac*
(248) 758-2816 | vgustafsson@pontiac.mi.us



Center Street Commercial Space

Third and Center Street



Site Details
5,700 SF



Master Plan Classification
City Center



Potential Incentives
N/A



Site Zoning
Central
Business District



Available Utilities
All

Community Contact

Todd E. Fenton, *Economic Development Manager, City of Royal Oak*
(248) 246-3208 | toddf@romi.gov



Kroger Marketplace Outlot

12 Mile Road and Stephenson Hwy



Site Details

1 Parcel (Tax ID: 25-14-126-011);
1,800 - 8,500 SF

Site Zoning

PUD (Planned Unit Development)



Master Plan Classification

PUD (Planned Unit Development)



Available Utilities

All



Potential Incentives

N/A

Community Contact

Todd E. Fenton, *Economic Development Manager, City of Royal Oak*
(248) 246-3208 | toddf@romi.gov



LEASE OPPORTUNITY

Premier Class A Mixed Use

600 S Main Street



Site Details

80,000 SF (office); 20,000 SF (retail); 4 story office building with ground floor retail (or office); Onsite modern parking deck - 428 cars

Site Zoning

Central Business



Master Plan Classification

Central Business District



Available Utilities

All

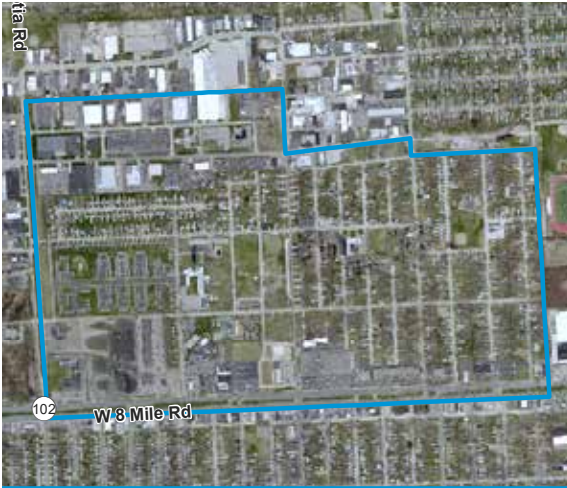


Potential Incentives

N/A

Community Contact

Todd E. Fenton, *Economic Development Manager, City of Royal Oak*
(248) 246-3208 | toddf@romi.gov



Bundled Residential Properties

INFILL REDEVELOPMENT OPPORTUNITY

Multiple Addresses throughout Royal Oak Township



Site Details

The Township is offering to bundle and package properties to potential developers for single-family and multi-family residential infill. There are 136 residential properties owned by the Township and many are already vacant and cleared sites ready for redevelopment.

Site Zoning

- Primarily R-1B One-Family Residential (Township is flexible to changing the zoning on targeted sites to accommodate lower to medium density multi-family development)



Master Plan Classification

Low to Medium Density Residential (future)



Available Utilities

Variable



Potential Incentives

Flexible zoning/development standards and grant funding opportunities

Community Contact

Donna J. Squalls, *Supervisor, Royal Oak Township*
(248) 542-7540 | supervisor@royaloaktwp.com

Tony DeBardelaben, *Township Manager, Royal Oak Township*
(248) 547-9801 | tdebar@royaloaktwp.com



Southfield City Center

26111 and 26011 Evergreen Road and 20100 Civic Center Drive



Site Details

8.15 Acres



Master Plan Classification

City Center Sub-Area
(Mixed-Use)



Potential Incentives

Negotiable

Site Zoning

Regional Center



Available Utilities

Water, Sewer, Electric, Gas

Community Contact

Rochelle Freeman, *Business & Economic Development Director, City of Southfield*
(248) 796-4161 | rfreeman@cityofsouthfield.com



Former Northland Mall

Greenfield Road (Near M-10)



Site Details
125 Acres



Master Plan Classification
Mixed-Use



Potential Incentives
Tax Increment Financing, Local Development Finance Authority, Brownfield Authority, Tax Abatements, Financing and Capital Programs



Site Zoning
Mixed-Use



Available Utilities
Water, Sewer, Electric, Gas

Community Contact

Rochelle Freeman, *Business & Economic Development Director, City of Southfield*
(248) 796-4161 | rfreeman@cityofsouthfield.com



Versatube

4755 Rochester Road



Site Details

1 Parcel (Tax ID: 20-15-201-047); 190,450 square foot industrial building on 11.4 acres east of I-75. The building has 18' to 40' clear height, several grade level doors with drive-thru capability and bay sizes vary throughout.

Site Zoning

IB (Integrated Industrial Business)



Master Plan Classification

21st Century Industrial; Innovative Mixed Use



Available Utilities

Water, Sewer, Electric, Gas



Potential Incentives

Brownfield Redevelopment Authority, PA 198, Sustainable Development Project Program

Community Contact

Glenn Lapin, *Economic Development Specialist, City of Troy*
(248) 524-3314 | g.lapin@troymi.gov



Troy Gateway

930 - 946 Livernois Road



Site Details

3 Vacant Parcels
(Tax ID: 20-34-153-041, -042, -043);
3.27 Acres

Site Zoning

IB (Integrated Industrial Business)



Master Plan Classification

21st Century
Industrial; Innovative
Mixed Use



Available Utilities

Water, Sewer,
Electric, Gas



Potential Incentives

Brownfield Redevelopment
Authority, PA 198,
Sustainable Development
Project Program

Community Contact

Glenn Lapin, *Economic Development Specialist, City of Troy*
(248) 524-3314 | g.lapin@troymi.gov



Former Met Hotel

5500 Crooks Road



Site Details

1 Parcel (Tax ID: 20-09-151-004);
17.4 Acres

Site Zoning

OM (Office Mixed Use)



Master Plan Classification

Compatible and
Vibrant Mix of Uses



Available Utilities

Water, Sewer,
Electric, Gas



Potential Incentives

Brownfield Redevelopment
Authority, PA 198,
Sustainable Development
Project Program

Community Contact

Glenn Lapin, *Economic Development Specialist, City of Troy*
(248) 524-3314 | g.lapin@troymi.gov



Former Waterford Drive-In

Dixie Highway at Williams Drive



Site Details

4 Parcels (Tax ID: 13-13-255-004, -005, -006, 13-13-401-001); 18+ Acres; CN Railroad access with potential rail spur. Could be purchased and combined with adjacent properties.

Site Zoning

HT-2 (High Tech Industrial and Office District)



Master Plan Classification

Commercial/Office;
Industrial; High
Tech Services



Available Utilities

Water, Sewer,
Electric, Gas



Potential Incentives

N/A

Community Contact

Larry Lockwood, Superintendent, Planning and Zoning Development Services,
Waterford Township | (248) 618-7446 | llockwood@waterfordmi.gov



Vacant Property

Dixie Highway at Williams Drive



Site Details

2 Parcels (Tax ID: 13-13-401-031, -033);
Approx. 11 Acres; CN Railroad
access with potential rail spur. Could
be purchased and combined with
adjacent properties.

Site Zoning

HT-2 (High Tech Industrial and Office District)



Master Plan Classification

High Tech Services



Available Utilities

Water, Sewer,
Electric, Gas



Potential Incentives

N/A

Community Contact

Larry Lockwood, Superintendent, Planning and Zoning Development Services,
Waterford Township | (248) 618-7446 | llockwood@waterfordmi.gov



Five Ponds Multiple Family Residential Site

South of Pontiac Lake Road off Nash Avenue



Site Details

1 Parcel (Tax ID: 13-24-376-005);
Approx. 26 Acres; The site
contains regulated wetlands.

Site Zoning

R-M2 (Multiple Family Residential District)



Master Plan Classification

Multiple Family Residential



Available Utilities

Water, Sewer,
Electric, Gas



Potential Incentives

N/A

Community Contact

Larry Lockwood, Superintendent, Planning and Zoning Development Services,
Waterford Township | (248) 618-7446 | llockwood@waterfordmi.gov



Middlebelt and Orchard Lake Gateway

2383 Orchard Lake Road



Site Details

6 Parcels (Tax ID: 18-01-257-001; 013; 014; 020; 019);
5.90 Acres

Site Zoning

B-3, General Business District; R12.5, One-Family Residential; P-1, Parking



Master Plan Classification

General Business



Available Utilities

Water, Sewer



Potential Incentives

N/A

Community Contact

Gordon Bowdell, Zoning Coordinator, West Bloomfield Township
(248) 451-4876 | gbowdell@wbtownship.org



Former Barnes & Noble

6800 Orchard Lake Road



Site Details

1 Parcel (Tax ID: 18-34-200-231);
4.21 Acres

Site Zoning

TCD, Township Center District



Master Plan Classification

Township Center District



Available Utilities

Water, Sewer



Potential Incentives

N/A

Community Contact

Gordon Bowdell, Zoning Coordinator, West Bloomfield Township
(248) 451-4876 | gbowdell@wbtownship.org

White Lake



White Lake Town Center Area

Elizabeth Lake Road and Town Center Boulevard



Site Details

2 Vacant Parcels (Tax ID: 12-22-351-005 and 12-21-426-005);
78 Acres (Approximately)

Site Zoning

Currently AG (Agricultural)



Master Plan Classification

Planned Community and
Lakes Town Center



Available Utilities

Water, Sewer,
Electric, Gas



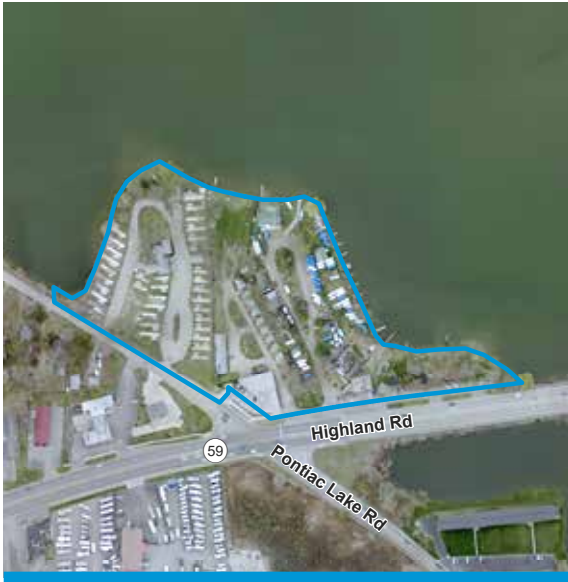
Potential Incentives

Possible SAD for utilities.
Possible Public/Private
Partnership

Community Contact

Sean P. O'Neil, *Planning Director, White Lake Township*
(248) 698-3300 ext. 5 | soneil@whitelaketwp.com

White Lake



Walt's Point

Multiple Adjacent Properties 8180, 8192, 8210, 8226, 8230, 8240
Highland Road, 8300 Pontiac Lake Road



Site Details

Approximately 8+ Acres



Master Plan Classification

Planned Community



Potential Incentives

Increased Density (*Building Height and/or Number of Stories*)

Site Zoning

Pontiac Lake Gateway



Available Utilities

Water, Sewer, Electric

Community Contact

Sean P. O'Neil, *Planning Director, White Lake Township*
(248) 698-3300 ext. 5 | soneil@whitelaketwp.com



Downtown Wixom Commercial

48712 - 48780 Pontiac Trail



Site Details

Multiple Parcels (Tax ID: 17-32-354-020 thru -035);
1,200 SF (immediately available), 53,000 SF Build
to Suit; Lease Rate: \$15.00-\$18.00 (NNN);
134 Parking Spaces

Site Zoning

VCA (Village Center Area)



Master Plan Classification

VCA (Village
Center Area)



Available Utilities

Water, Sewer,
Electric, Gas



Potential Incentives

CRE District in place

Community Contact

Steven Brown, *City Manager, City of Wixom*
(248) 624-0894 | sbrown@wixomgov.org



Landrow Development

300 Landrow Drive



Site Details

1 Vacant Parcel
(Tax ID: 17-31-351-017)
42.7 Acres

Site Zoning

M-1 Light Industrial



Master Plan Classification

Industry



Available Utilities

Water, Sewer, Gas



Potential Incentives

PA 198

Community Contact

Steven Brown, *City Manager, City of Wixom*
(248) 624-0894 | sbrown@wixomgov.org



An Oakland County Initiative to help communities be competitive and prepared for economic development opportunities.

FOR MORE INFORMATION, CONTACT

One Stop Ready | Planning Group

Oakland County Department of Economic Development & Community Affairs
L. Brooks Patterson Building – 41W | 2100 Pontiac Lake Road | Waterford, MI

OakGov.com/OneStopReady

PlanningGroup@OakGov.com
(248) 858-0721



DAVID COULTER
OAKLAND COUNTY EXECUTIVE