

DREAM PROPERTY!

34-ACRE LAKEFRONT PARCEL SITUATED ON A PENINSULA



FOR SALE



The Shores of Crystal Lake

535 Branch St, Pontiac, Michigan 48341

Property Description

ONE OF THE BEST KEPT SECRETS | The 34-acre lakefront parcel situated on a peninsula, ideal development opportunity into a mixed-use community. Boasting stunning views that is uniquely located directly across from The Links at Crystal Lake, an 18-hole golf course, Pontiac/Bloomfield Township.

NAI FARBMAN is please to introduce a prime investment opportunity at 535 Branch St, Pontiac, MI. Zoned R-3 Multiple Family Dwelling District, this 34-acre scenic, lakefront property offering immense potential for a various types of development projects. This property's ideal location makes it a strategic investment opportunity with significant potential for lucrative returns.

- Zoned R-3 Multiple Family Dwelling District
- Mixed-use development project opportunities
- Investment potential
- Prime location in Pontiac

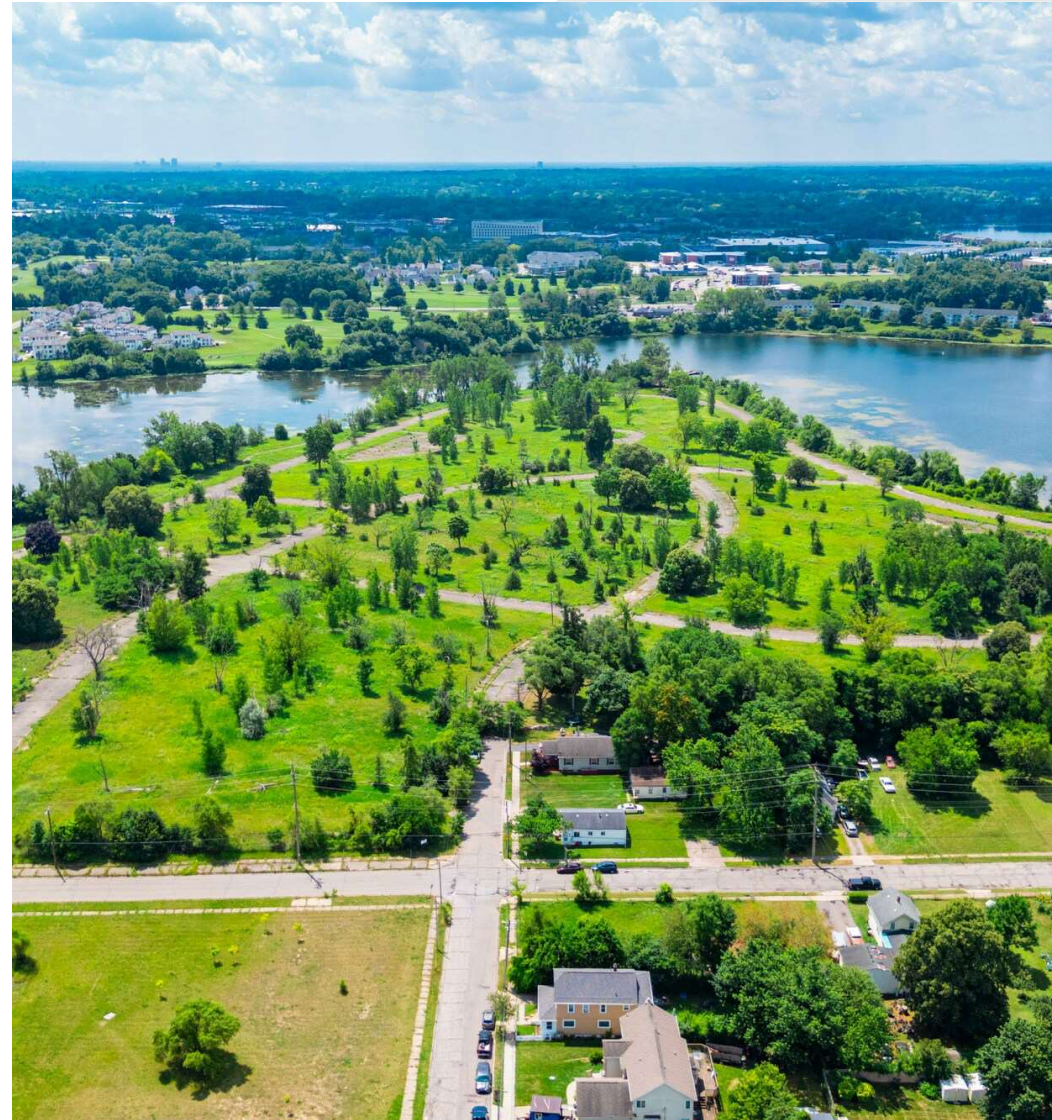
Located between Golf Dr. & Gillespie Ave and Orchard Lake Rd & Franklin Rd. Between M-24 Telegraph Rd & I-75 Jeffries Freeway and M-59 Huron St & Square Lake Rd. Easy access to Oakland and Macomb counties into the City through major thoroughfares - Woodward Avenue (M-1), Huron Street (M-59), and Telegraph Road (US 24) and Fisher Freeway (I-75). Portions of Woodward Avenue, known today as the "Woodward Loop," are currently undergoing plans for complete renovation and reimagining.

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Commercial Real Estate Services, Worldwide.

www.naifarberman.com

Wendy Acho

Leasing and Sales Associate | 248.563.0739

acho@farberman.com

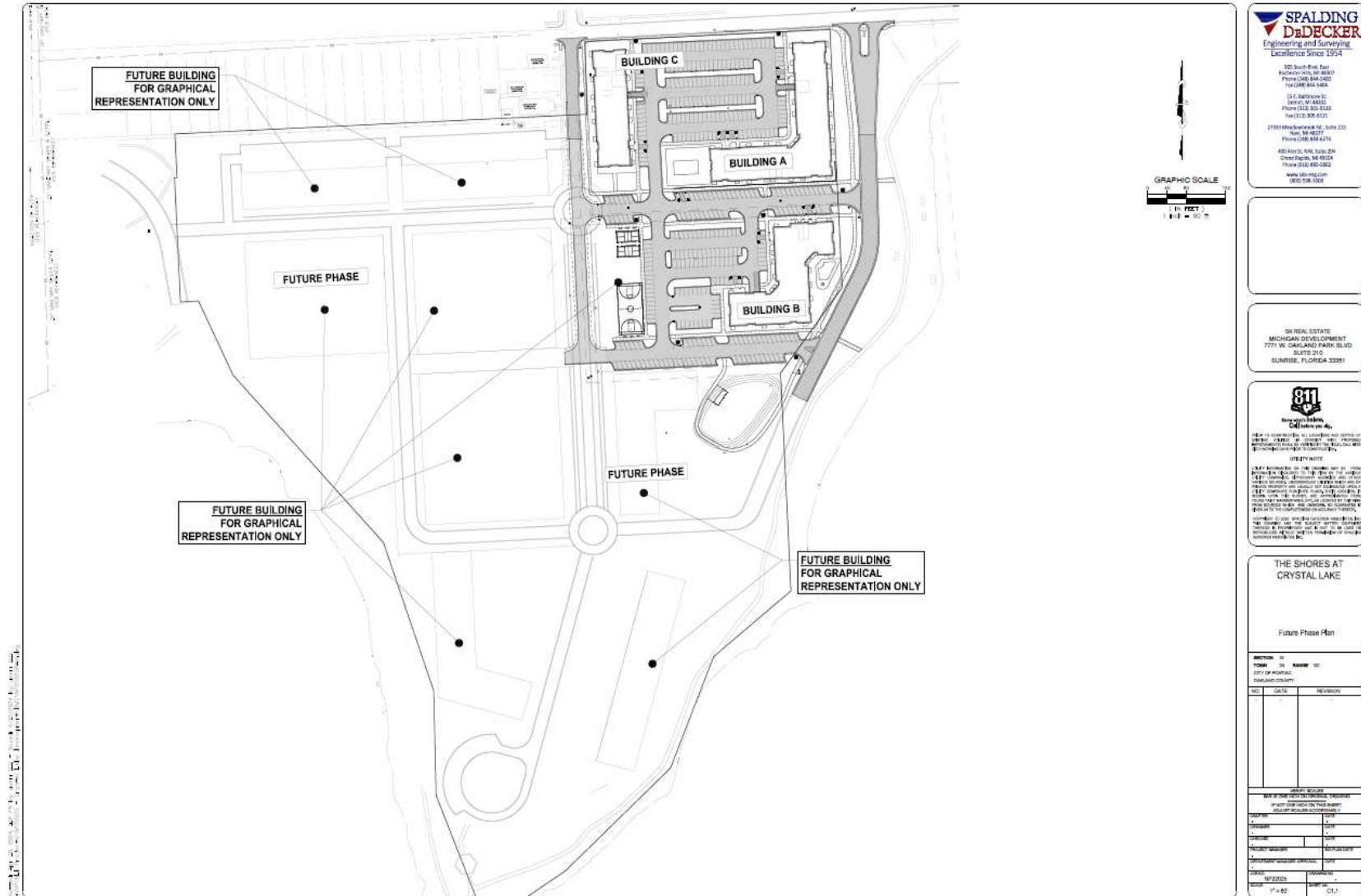
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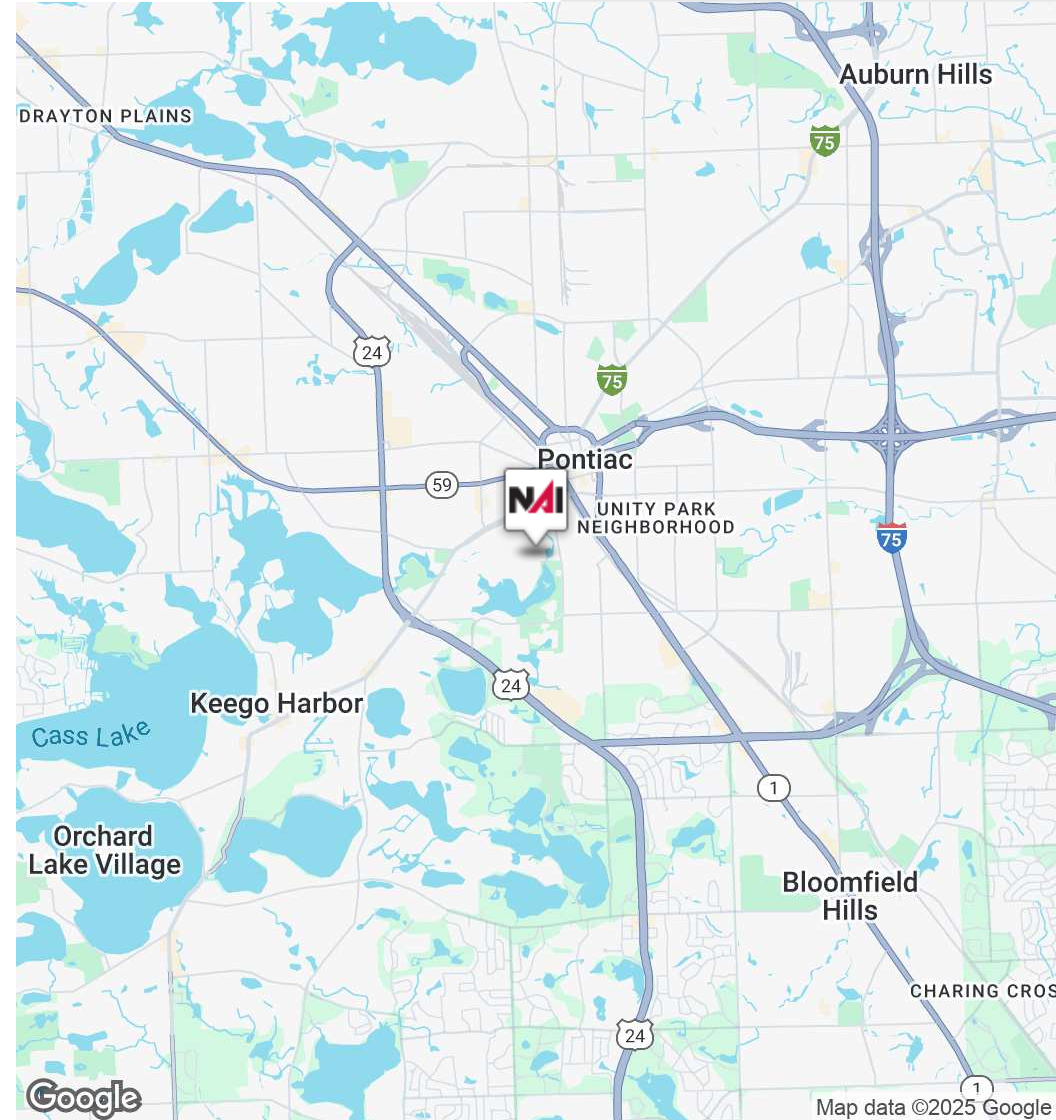
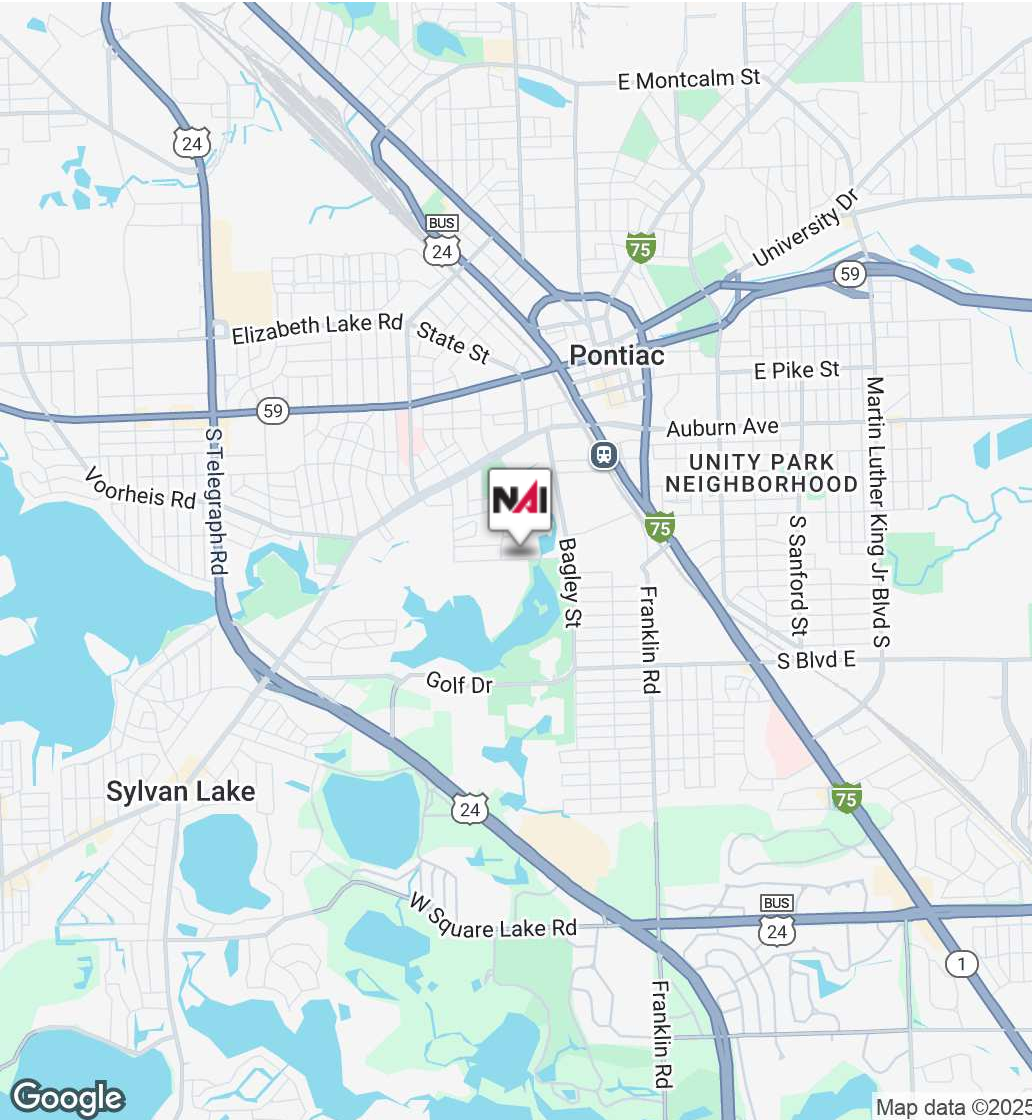


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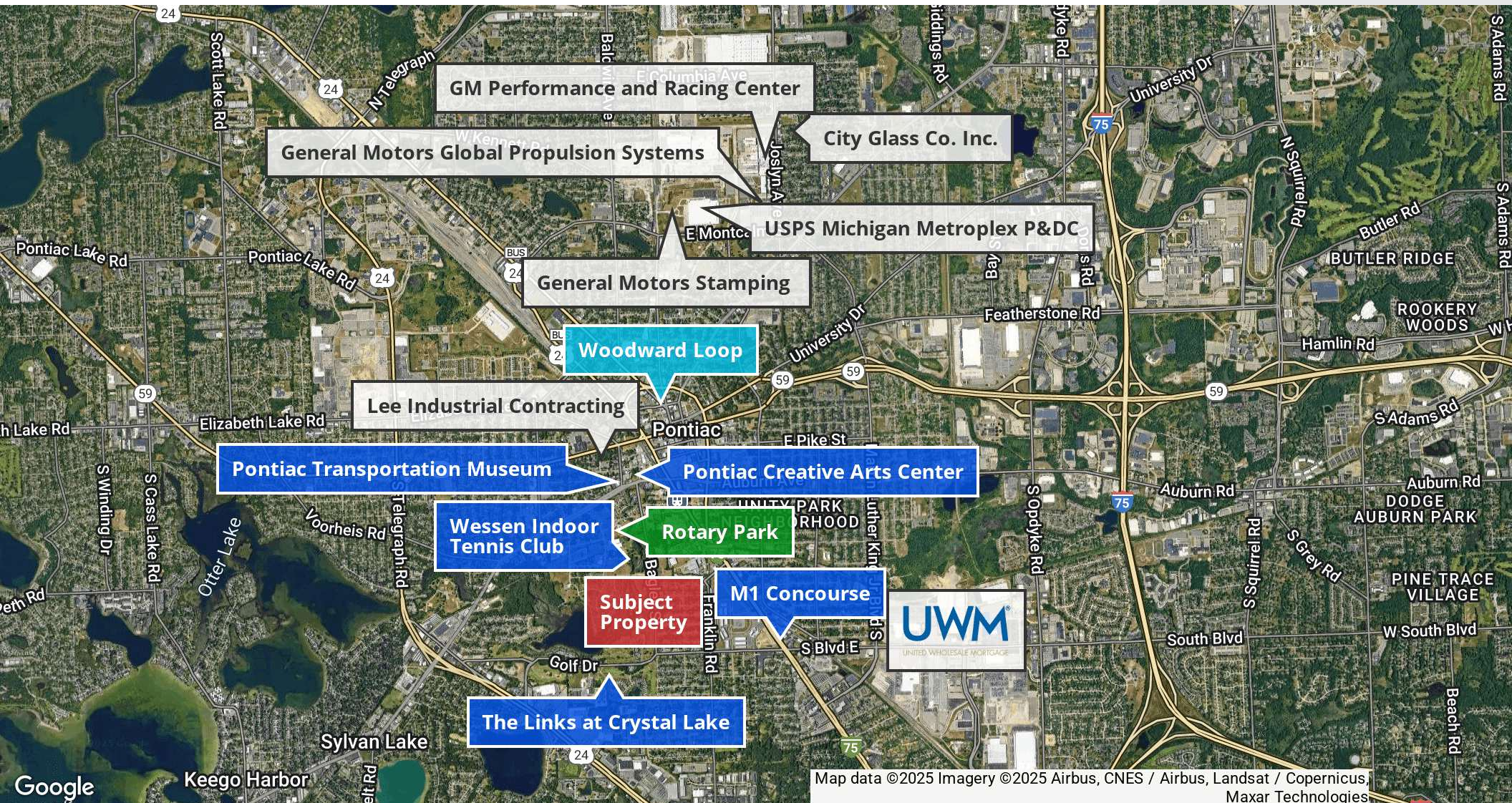


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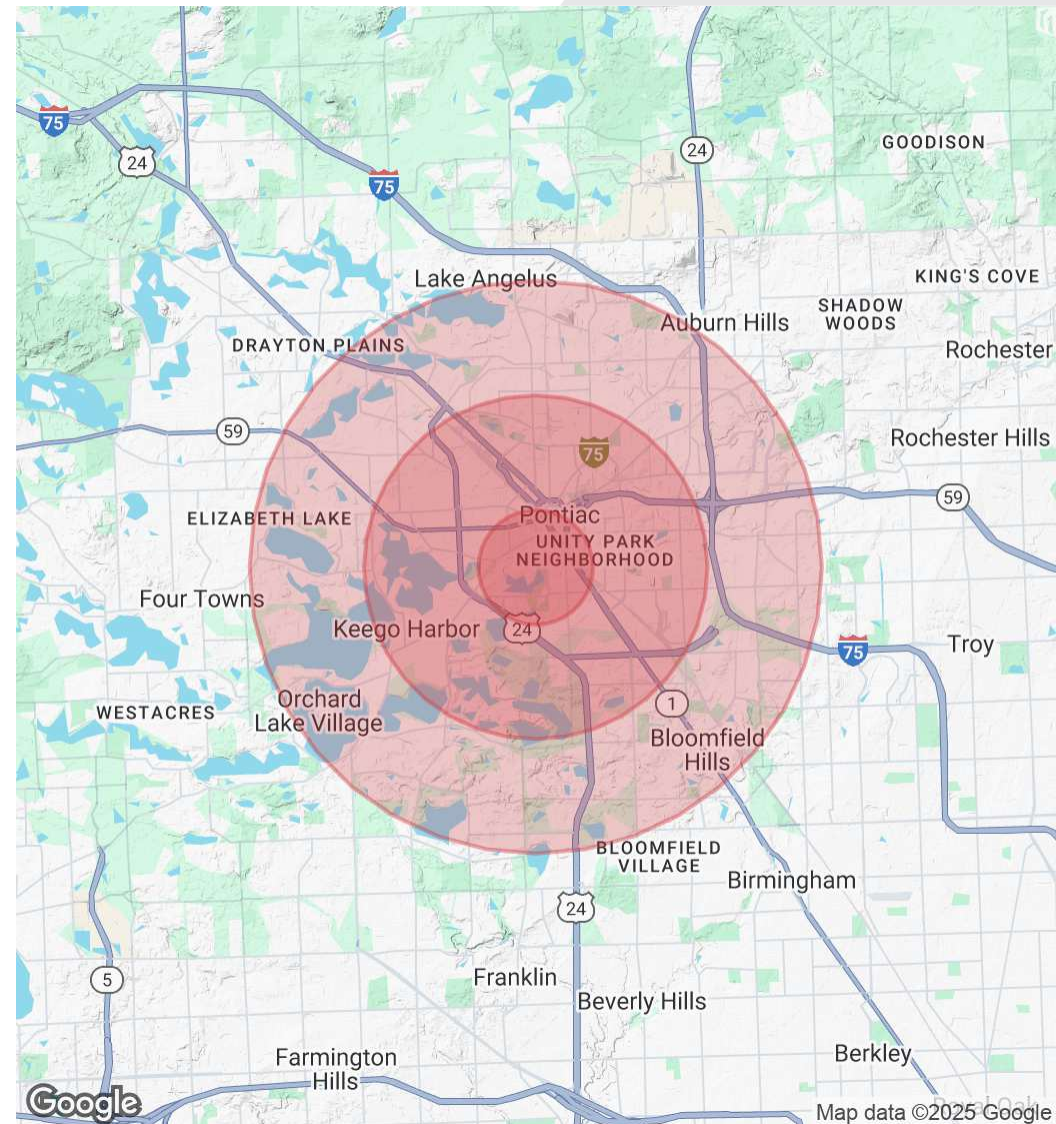


POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,676	71,099	156,481
Average Age	40	40	41
Average Age (Male)	39	39	40
Average Age (Female)	41	41	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,038	28,671	63,988
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$57,638	\$88,738	\$115,931
Average House Value	\$162,719	\$269,796	\$366,125

Demographics data derived from AlphaMap

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