



Colliers

For Sale | 115.64 Acres

Property Highlights

3951-3961 Joslyn Road | Auburn Hills, MI

- 115.64 Acres Available
- Formerly Operated as Great Lakes Golf Center
- Tremendous Redevelopment Opportunity
- Adjacent to Great Lakes Crossing & Across From New Topgolf
- Visible From I-75 at Joslyn Road
- Landfill History
- Complete Due Diligence Package Available Including:
 - Survey
 - Complete Site Engineering
 - Soil Borings
 - Phase 1



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Vacant Land Information

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Total Acreage:	115.64
Dimensions:	Irregular
Zoning:	LF5, LF11, I1
Utilities:	
Sanitary Sewer	Yes
Storm Sewer	Yes
Water	Yes
Gas	Yes
Outside Storage	No
Rail Siding	No
Crossroads:	Lake Angelus and Joslyn Roads, SW of I-75
County:	Oakland
Water	Yes



Financials

Sale Price:	\$950,000.00
Sale Price Per Acre:	\$8,215.15

Demographics & Traffic Count

	1 MILE	3 MILE	5 MILE
POPULATION	908	40,931	141,025
AVG. INCOME	\$96,487	\$69,335	\$88,015
HOUSEHOLDS	354	16,501	51,604

- Joslyn Road: 26,000 VPD
- Great Lakes Crossing Drive 6,000 VPD

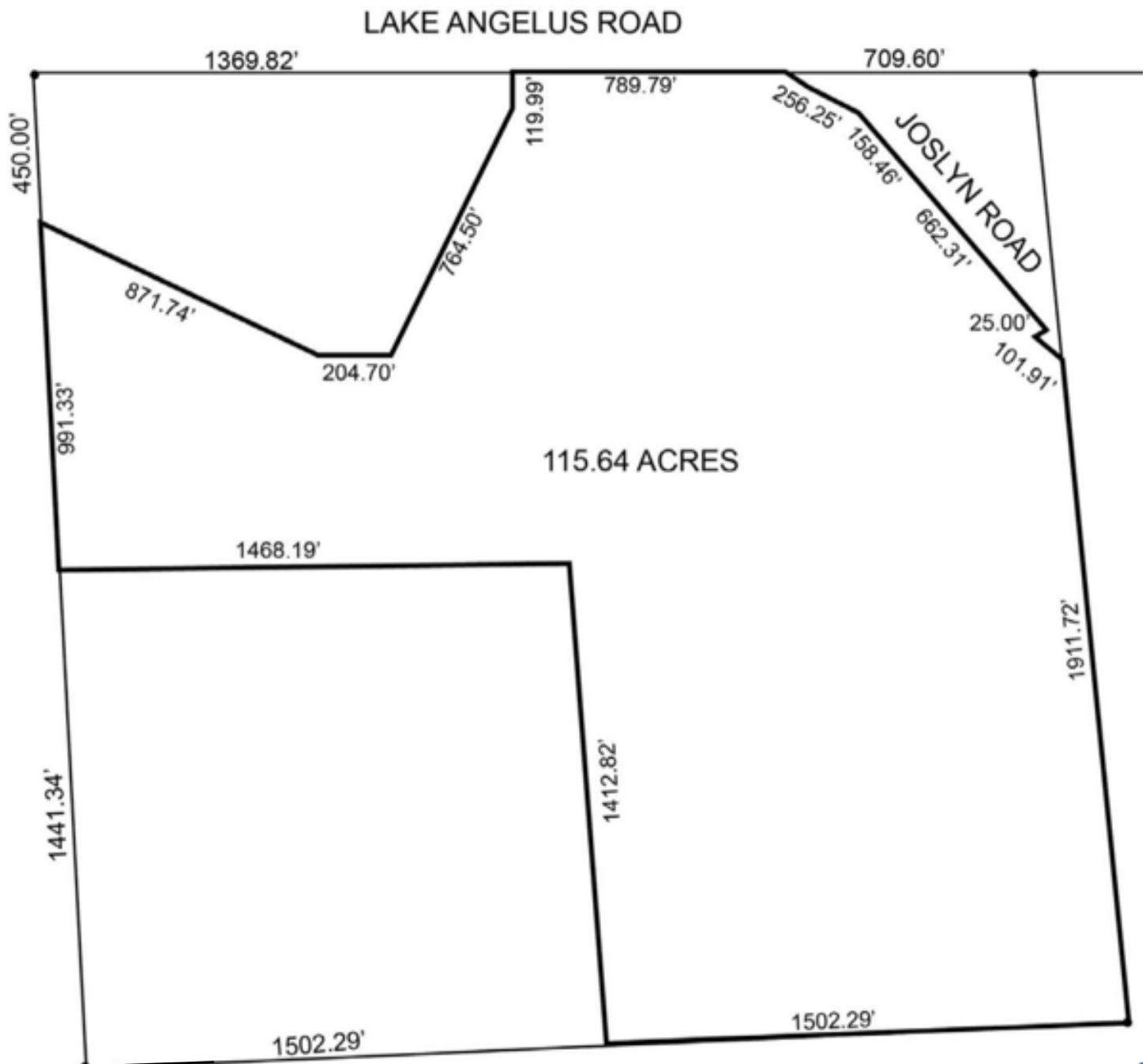
Highlights

- Formerly Operated as Great Lakes Golf Center
- Tremendous Redevelopment Location
- Adjacent to Great Lakes Crossing, Across from the new Topgolf
- Former Landfill
- Visible from I-75 at Joslyn Road

Site Plan

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Location Aerial

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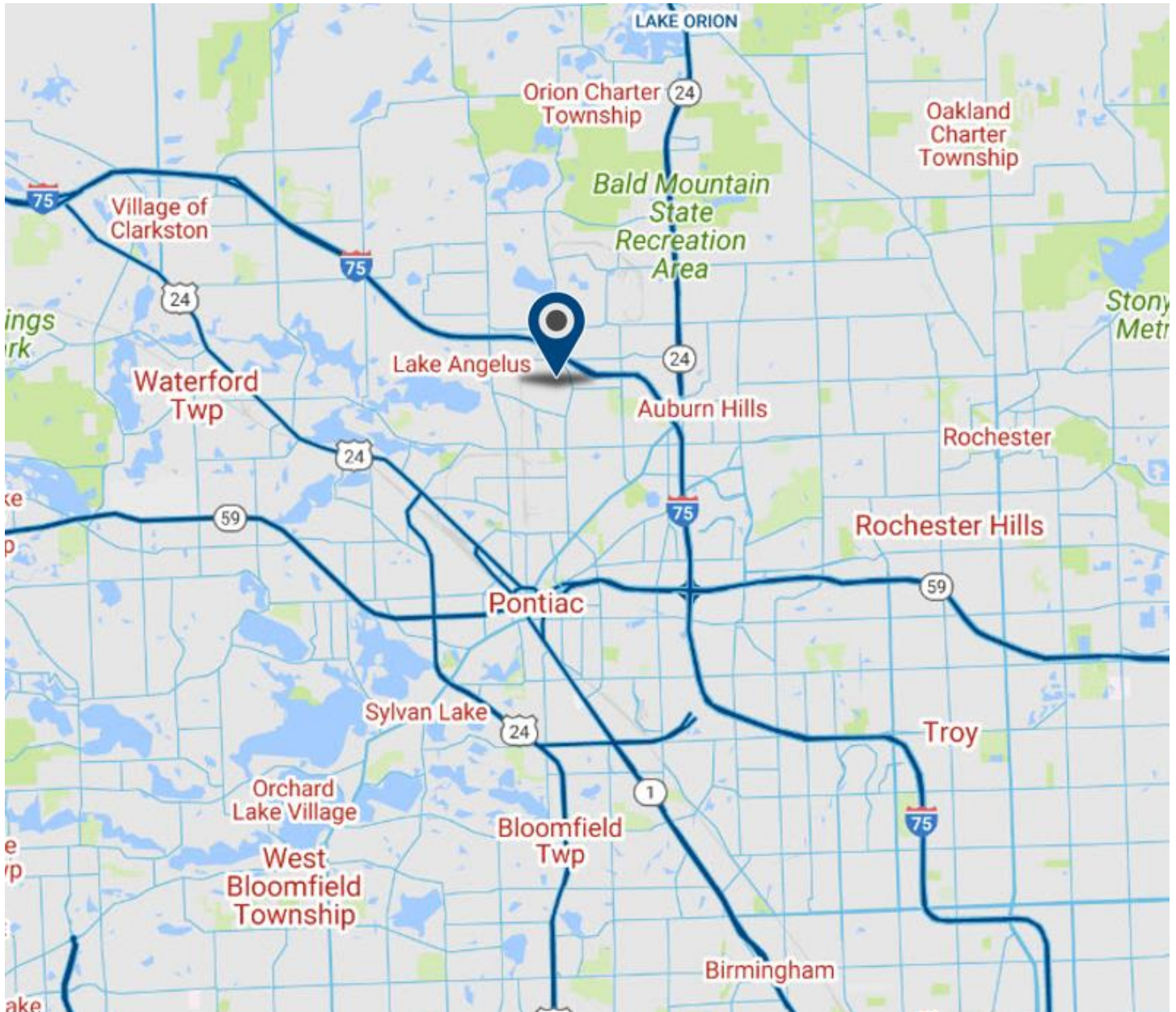
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Location Map

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