

LISTING PACKAGE



WOODLAND AIRSTREAM
9331 Dixie Hwy, Clarkston, MI 48348





Single
Tenant Building
24,450 SF

EXECUTIVE **SUMMARY**

9331 Dixie Highway is a brand-new, purpose-built dealership and service facility completed in 2023, designed specifically to meet Woodland Airstream of Detroit's operational needs. The property consists of a 24,450 SF state-of-the-art building situated on 16.39 acres, offering extensive outdoor display, storage, and parking areas critical for sales and service operations.

The facility features high-end finishes, modern construction standards, and optimal site design, providing both the tenant and customers with a best-in-class experience. Strategically located along Dixie Highway in Oakland County with close proximity to I-75, the property offers unmatched visibility and access, making it a premier property for any dealership.

\$9,500,000
Sale Price

\$388.55
Sale Price/SF

PROPERTY INFORMATION

Total Building	24,450 SF
Lot Size	16.39 Acres
Parcel Number	U-07-14-451-005
Year Built	2023
Construction	Block & Steel
Lighting	LED
Grade Level Doors	13
Pull-Thru Lanes	6
Driveway Surface	Asphalt
Parking Space	17 Car parking spaces
RV Parking Spaces	Ample
Signage	Monument & Building
Zoning	C-2, General Business District
Future Land Use	South Dixie Highway Overlay
Taxing Authority	Springfield Charter Township



PROPERTY HIGHLIGHTS

PROPERTY OVERVIEW

The property at 9331 Dixie Highway features a brand-new, 24,450 SF dealership and service center completed in 2023. The building is specifically designed for Woodland Airstream of Detroit's operations and includes the following key features:

- A large, high-end showroom with one (1) grade-level overhead door.
- Two separate service areas:
 - Front Service Area: Includes two (2) pull-through service lanes with four (4) grade-level overhead doors, conveniently positioned near the main customer entrance.
 - Rear Service Area: A larger service facility with four (4) pull-through lanes and eight (8) grade-level overhead doors, designed for more extensive service and maintenance.
- High-quality, two-story office space located at the front of the building, providing a premium environment for administrative, sales, and management functions.
- Ample paved parking and display areas tailored for dealership operations.
- Efficient site circulation supporting dealership operations and Customer convenience.

The layout maximizes operational efficiency, enhances the customer experience.

9331 Dixie Highway is located along a well-traveled retail and service corridor in Clarkston, Michigan. Positioned directly along Dixie Highway, the property benefits from a daily traffic count of approximately 20,494 vehicles and is located just minutes from I-75, providing seamless access to the greater Detroit metropolitan area and surrounding suburban markets.

Clarkston and Springfield Township are known for their stable economic base, affluent demographics, and increasing consumer demand for recreational vehicles and related services. The area supports long-term business growth, fueled by suburban expansion and access to a highly skilled labor force.

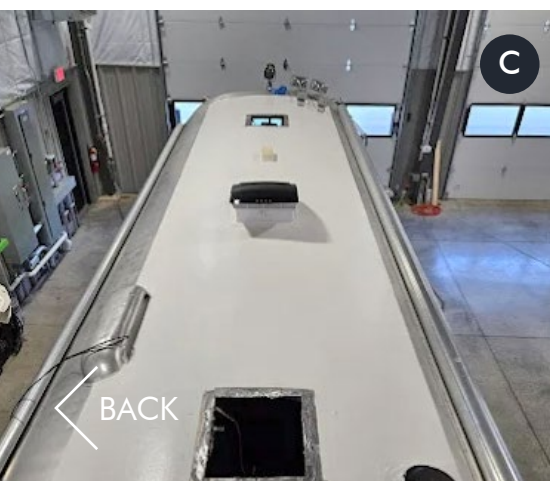
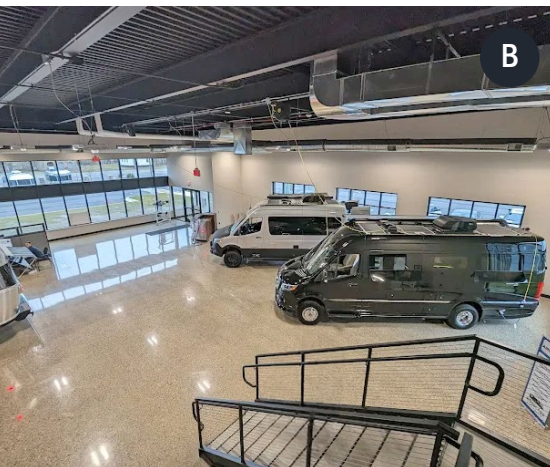
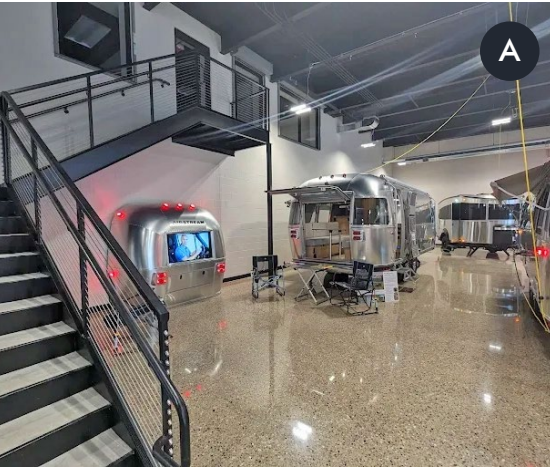
- Strong visibility with approximately 20,494 vehicles per day
- Immediate access to I-75
- Affluent and growing suburban customer base
- Established automotive and recreational vehicle sales corridor
- Strong regional demographics supporting retail and service operations



**A****B****C****D****E**

PROPERTY PHOTOS

- A** Building exterior
- B** Monument signage
- C** Building exterior
- D** Building exterior
- E** Building exterior



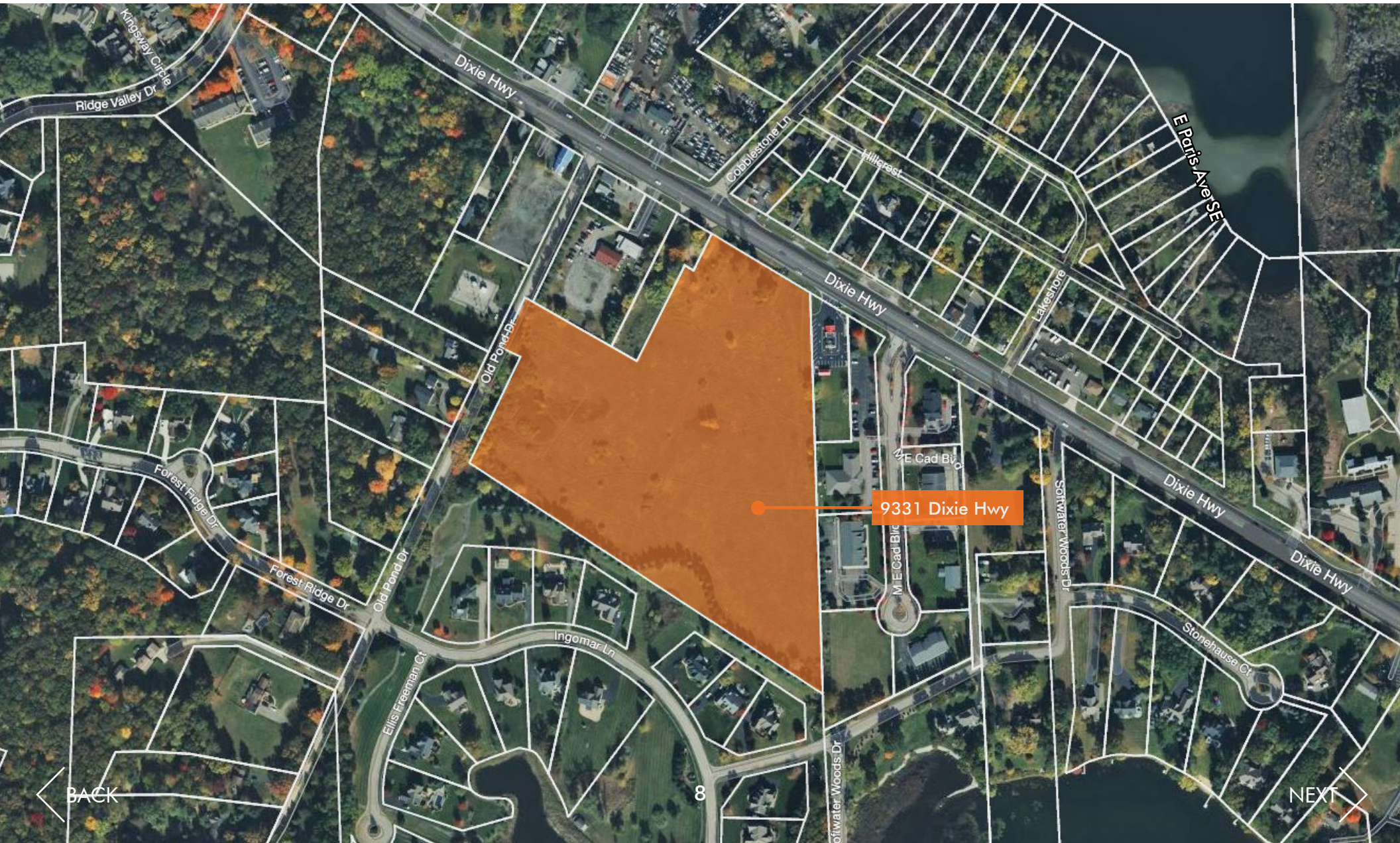
PROPERTY PHOTOS

- A** Show room
- B** Show room
- C** Work bay
- D** Work bay
- E** Work bay

AREA AERIAL

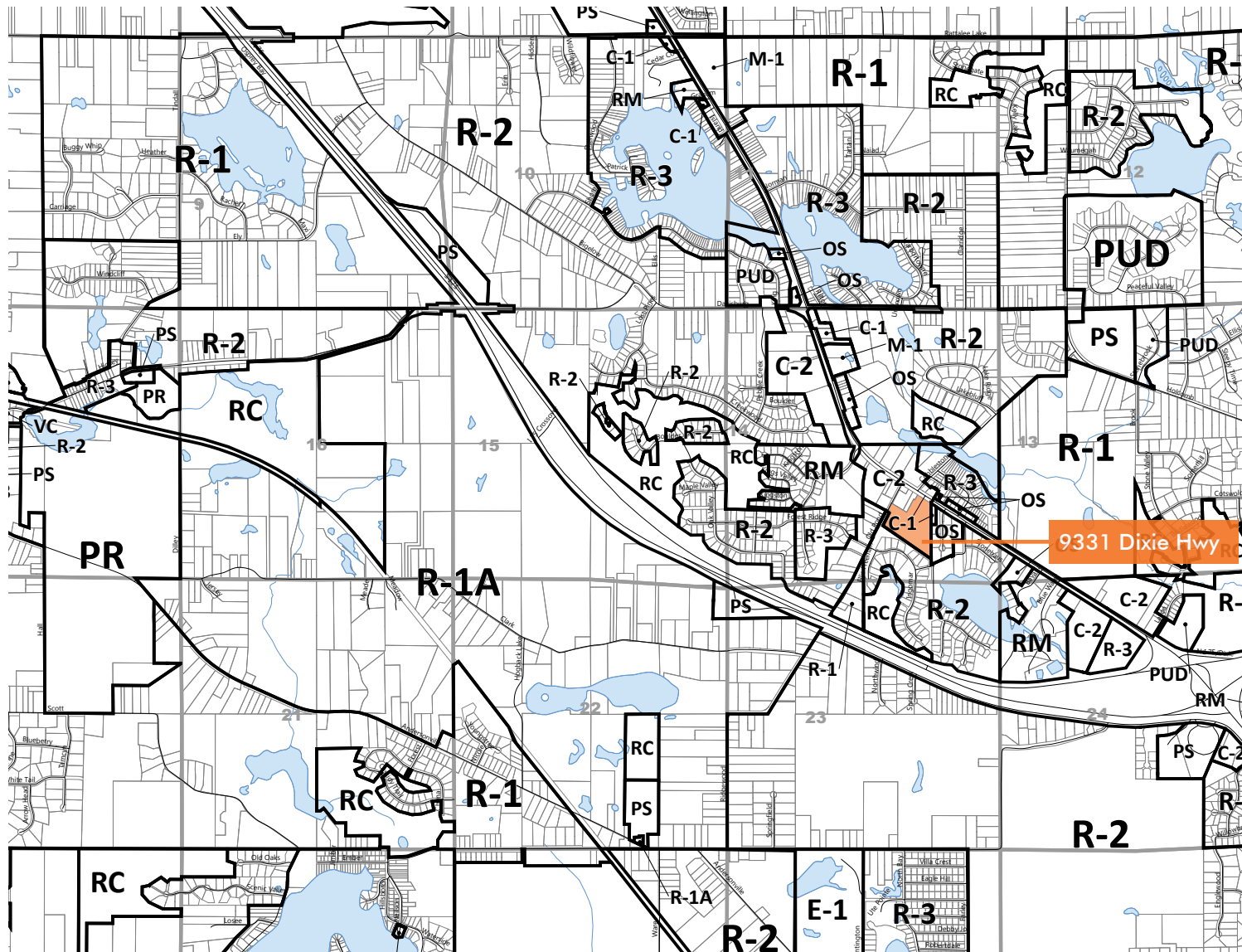


SITE AERIAL



9331 Dixie Hwy

ZONING MAP



C-1: Local Business

C-2: General Business

E-1: Extractive

M-1: Light Industrial

M-2: Heavy Industrial

OS: Office Service

PR: Parks & Recreation

PS: Public Service

PUD: Planned Unit Development

R-1A: Suburban Estates (2.5 ac.)

R-1: One-Family Residential (1.5 ac.)

R-2: One-Family Residential (1.0 ac.)

R-3: One-Family Residential (0.5 ac.)

RC: Resource Conservation

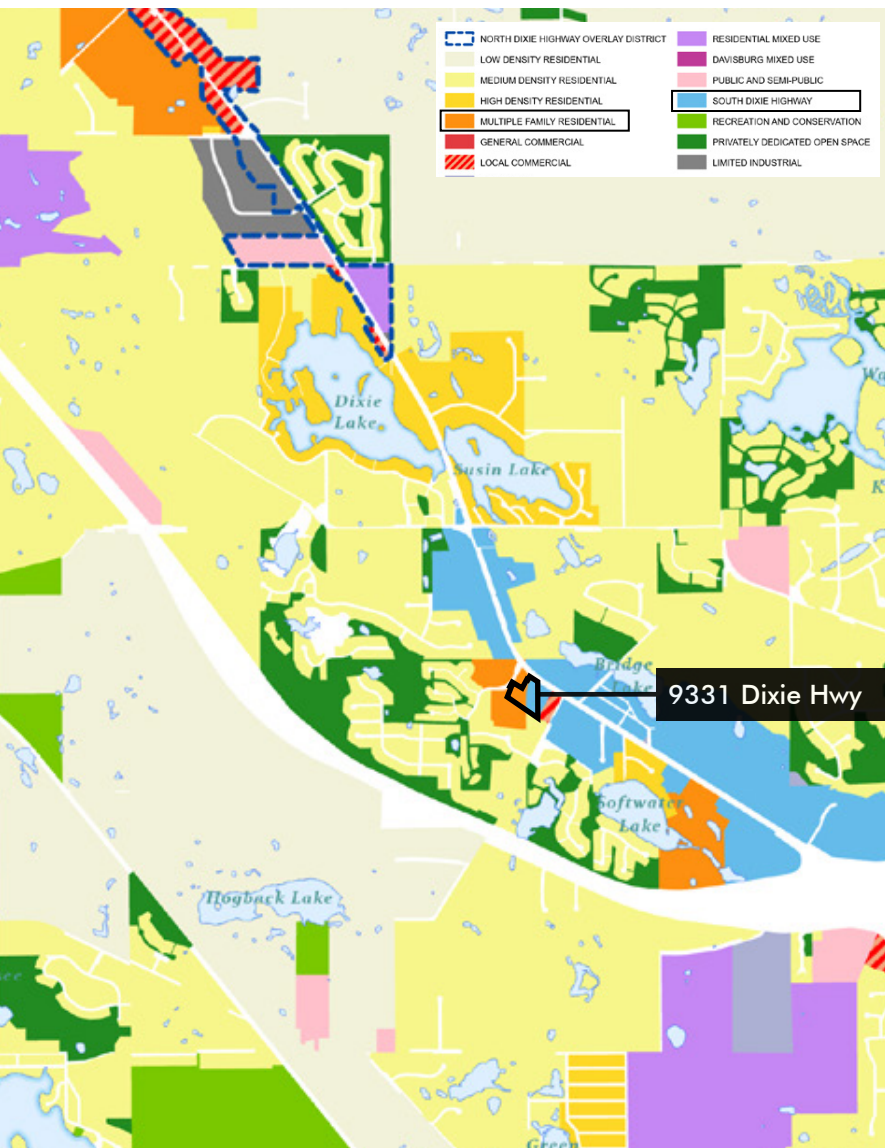
RM: Residential Multiple

RMH: Residential Mobile Home

VC: Village Center

FULL ZONING ORDINANCE

FUTURE LAND USE



SPRINGFIELD TOWNSHIP SOUTH DIXIE HIGHWAY OVERLAY

The concept of the South Dixie Highway area is to create a compatible mixture of uses that form an identifiable “core” of development. This category is proposed to create a dynamic environment in which activities may be mutually supportive. It is anticipated that the mix of permissible uses will include residential, commercial, office, and public uses, as appropriate to the individual site. As in other future land use designations, conservation and protection of existing natural features and their functioning will also be a main concern within the areas. The district boundaries align with the area currently designated as the Dixie Highway Overlay District.

Whether mixed-use or standalone, developments within the South Dixie Highway area should have the following characteristics:

- A unified development concept with a cohesive design theme and features.
- Significant functional and physical integration of project components (i.e., off-street parking areas, pedestrian walkways, etc.).
- An internal circulation system that is not entirely dependent upon major roads or highways and that encourages walkability within the area.
- Accessibility from all areas of Springfield Township and surrounding communities by way of major roads and highways, and wherever possible, bicycle and pedestrian access.
- Shared stormwater or wastewater system when feasible.
- Architectural and landscape design and material use that complements the character of the surrounding area.

Recognizing that limitations in infrastructure often result in low density development, compact mixed-use development is projected to occur gradually and align with improvements to water and wastewater capacity. Many of the existing lots along the South Dixie Corridor include low-density uses that are incompatible with a compact, walkable environment, such as automotive sales or standalone retail. These often require large lots of land with highway access, making the corridor an attractive place to locate. Such uses should be developed with site characteristics that may be easy to adapt for future development. Design standards should be strictly enforced in these areas to encourage site improvements that reflect the Township’s character and prepare the site for its highest and best use. The Dixie Highway Overlay District shall remain intact until all parcels therein have been rezoned to the South Dixie Highway Zoning. It is expected that a full transition from the overlay to a district without an overlay will be a slow process that takes at least 15 years.

THE TEAM



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“Through my career in investment real estate, I have thoroughly enjoyed building relationships with investors from all walks of life and different paths to success.”

Michael is regularly impacted by the work ethic, sense of community over individual success, significant untapped potential, and economic diversity within West Michigan. Based on his vast knowledge of the local market, he can serve a variety of investors with different paths to success. His skill set allows him to directly tailor his services to match each personality and specific goals. Michael’s specific niche is transaction closing, creating custom due diligence plans, 1031 exchanges, assisting clients through their various financing situations, and providing a detailed valuation analysis.



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“I love working in the Investment Group because it allows me to work on a variety of commercial real estate transactions that are all different in many ways.”

Dave has been engaged in the commercial real estate industry for over 20 years. During Dave’s professional career he has been involved in many aspects of commercial and residential real estate, as well as land acquisition and development. He has practiced real estate in several major markets throughout the United States and has worked directly for several large publicly traded companies in a real estate capacity. Having represented both buyers and sellers in private and public companies Dave has been exposed to pretty much every real estate scenario. He has worked with local, regional, and national developers and investors.



THE COMPANY

Advantage Commercial Real Estate is a team of highly experienced brokers who developed a firm uniquely structured to service local companies and businesses outside our market, looking to plant their roots in West Michigan.

As a team of advisors our goal is to directly and positively impact our local community. We have been involved in the most unique, creative, and impactful commercial real estate projects in our region. We have completed transactions in all major cities and most states over the years and have developed excellent relationships with top advisors in these markets.

Advantage Commercial Real Estate puts the best and most experienced team together for whatever task the client requires. There is no firm in West Michigan with the depth of skill set, experience, and accomplishments as our group. Our support staff works diligently to implement the best tools, resources, and technologies available in the marketplace to meet your needs. The speed to solution will be unmatched.

Our firm believes that teaming together with other experts, depending on the client's needs, is a vital part of our business. With specializations in industrial, investment, office, retail, multifamily, and land, we are able to deliver 100% client-centric commercial real estate services.

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