

Premium Land Development For Sale

Located on Bald Mountain Road in Auburn Hills, this prime 8.55-acre development site sits directly across from the new Woodland Villas community. With utilities already on site and convenient access to M-24/Lapeer Road, I-75, and M-59, the property offers an exceptional location for future residential development.

View online at colliers.com/detroit

Starting from

$695,000

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4011 Bald Mountain Road
Auburn Hills, MI

Residential Development Setting

The property's long, rectangular configuration provides an efficient layout for residential planning and development. A dedicated access parcel to Bald Mountain Road offers direct connectivity and supports a variety of potential site designs.

Infrastructure Advantages

Existing utilities are already available on site, providing a significant advantage for future development efforts. This infrastructure can help reduce upfront extension costs and streamline the development process, subject to capacity and engineering review.

Development Momentum

The surrounding area is experiencing strong residential growth, highlighted by a neighboring parcel of similar size currently being marketed with an approved site plan for 28 detached condominiums. This nearby entitlement activity demonstrates a proven development precedent in the immediate market.

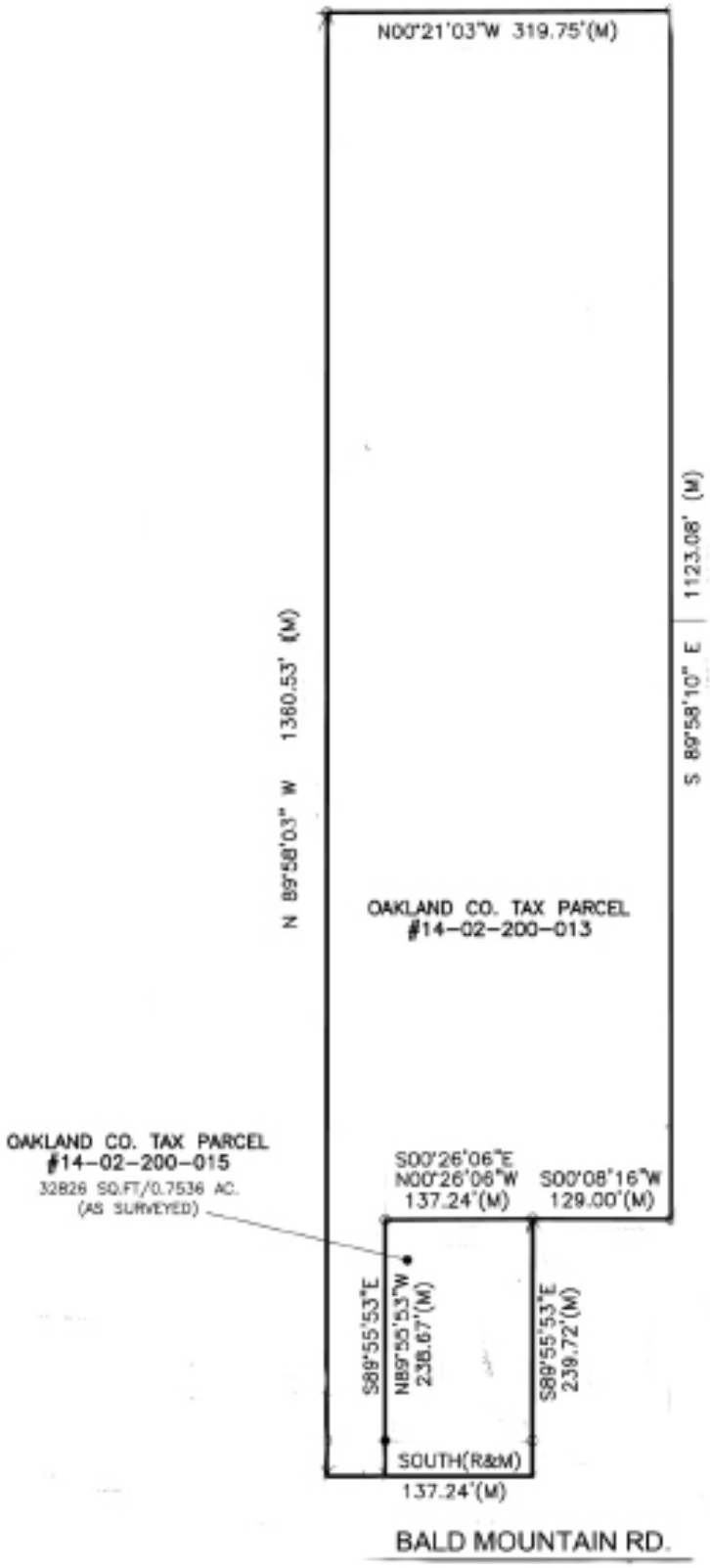
Flexible Residential Potential

The site's size and geometry create opportunities for a range of residential concepts, including detached condominiums, single-family homes, and other housing formats. Future development potential remains subject to municipal approvals and project-specific planning requirements.

New-Home Market Validation

Directly across Bald Mountain Road, Silverado Homes' Woodland Villas community is actively marketing new detached homes priced from approximately $579,900 to $659,900. This ongoing activity underscores the area's appeal and demand for new residential housing.

Certified Survey



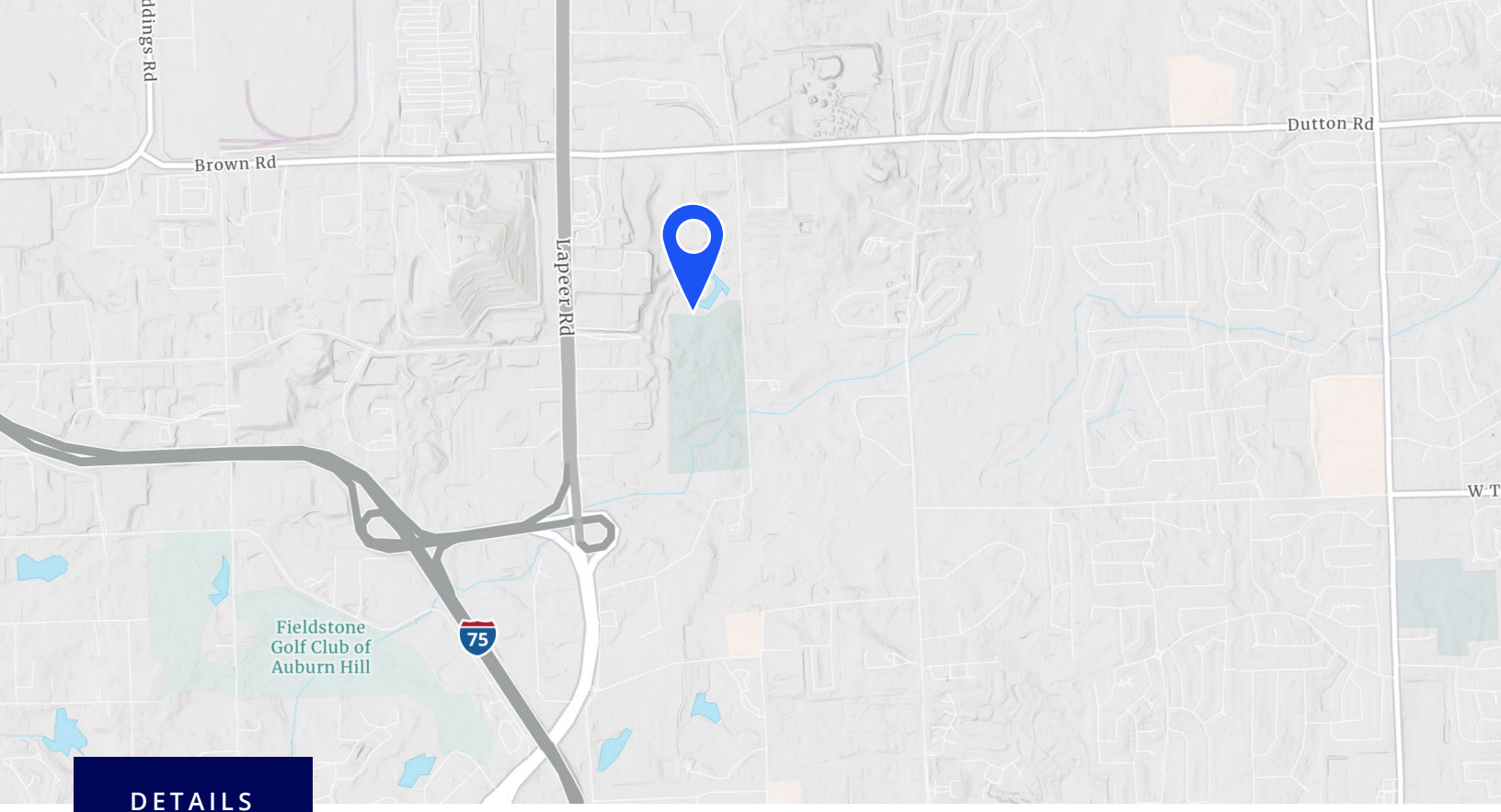


Wetland Diagram

AUBURN HILLS, MI

Demographics

Current Year Summary	1 Mile Radius	3 Mile Radius	5 Mile Radius
Potential Gross Revenue			
Total Population	2,285	43,557	128,749
Total Households	1,096	17,231	52,380
Total Family Households	748	10,874	32,902
Average Household Size	2.08	2.34	2.38
Median Age	51.8	36.5	38.2
Population Age 25+	1,730	28,682	87,239
5 Year Projected Trends: Annual Rate			
Population	0.00%	0.06%	0.11%
Households	0.38%	0.54%	0.55%
Families	0.29%	0.33%	0.38%
Median Household Income	1.84%	2.24%	2.58%
Current Year Population By Sex			
Male Population / % Male	1,093 / 47.8%	21,342 / 49.0%	63,503 / 49.3%
Female Population / % Female	1,192 / 52.2%	22,215 / 51.0%	65,246 / 50.7%
Income & Households Summary			
Median Household Income	$118,805	$110,510	$69,613
Average Household Income	$151,945	$148,182	$133,231
Per Capita Income	$73,554	$59,481	$54,293
Summary Business Data			
Total Daytime Population	3,249	54,486	141,100
Daytime Population: Workers	1,753	32,552	75,088
Daytime Population: Residents	1,496	21,934	66,012



DETAILS

Site acreage	8.55 Acres
Existing Structure	7,500 SF Warehouse
Price per acre	$81,287
Bald Mountain frontage	±54 FT
Building type	Residential
Main parcel dimensions	1,124’ x 266’
Access parcel	± 239’ long x 54’ wide
Utilities	Existing utilities on-site



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