



**HAYDEN OUTDOORS.**  
**REAL ESTATE**



## **Lakeville Corners - Addison Township**

32.00 Acres | Oakland County | \$795,000





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32.00 Acres | Lakeville Rd. & Rochester Rd. | \$795,000

Oakland County

### Summary:

This 32-acre hidden gem in Northern Oakland County has endless opportunities! This unique property has tremendous Commercial and Private Residential Property opportunities in the highly desirable village of Lakeville in Addison Township! Over 900' of road frontage on Lakeville Road, just west of Rochester Road, that overlooks the very popular Lakeville Lake. The back half of the property features beautiful heavily wooded hilly terrain. Perfect property to create your own Private Estate or develop multiple residential homesites!

### Property Description:

The property is broken up into 12 parcels: There are 3 parcels (approx 6 +/- acres) zoned C1 (Commercial) with over 900' of frontage on Lakeville Road. Great Commercial business opportunity in a rapidly growing area! There are 8 parcels (approx 13 +/- acres) zoned MD (Multiple Dwelling - Residential) and the southern portion of the property is 1 parcel (approx 12 +/- acres) that is zoned SF (Suburban Farm). The property butts up to the 76-acre Lakeville Nature Sanctuary which will never be developed. There is a beautiful vibrant spring fed creek that flows through the southern end of the property which gives way to heavily wooded rolling hills to the north. Ideal location for a condo development overlooking Lakeville Lake or create your own private sanctuary and enjoy country living with nature. The property is naturally loaded with wildlife, namely deer, turkey and many species of wild birds. A perfect haven to watch wildlife and enjoy private living in Solitude!







# Lakeville Corners Addison Township

## Features:

- 900' of road frontage on Lakeville Road
- Great Commercial and Residential Opportunity
- Borders the Lakeville Nature Sanctuary to the South which will never be developed.
- Overlooks the beautiful Lakeville Lake
- Nearby Public Access to Lakeville Lake
- Boat slips available within walking distance
- Nearby restaurants within walking distance
- Downtown Rochester is 15 minutes to the South
- Award Winning Copper Hills Golf Course - 2 Miles away
- Nearby Poly Ann Trail for Biking & Hiking Enthusiast

## Land Details:

- Total Acres: 32 Deeded Acres
- Zoned C1 - Commercial, MD - Multiple Dwelling and SF - Suburban Farm.
- Heavily wooded rolling terrain
- Spring fed creek on the south end of property
- Abundance of Wildlife
- S.W. corner of Rochester Road and Lakeville Rd.
- Multiple Development Opportunities
- Highly desirable area of Oakland County

## More About The Property:

### Woods - Water - Wildlife - Boating - Fishing - Hiking - Biking - Golf - Hunting!

There are endless recreational opportunities with this property! The beautiful 460 acre all sports Lakeville Lake is directly across the street. There is a local marina with boat slips available within walking distance of this property. Or take advantage of the nearby Lakeville Public Access Boat Launch. The spring fed lake is 68' deep and one of the largest lakes in Oakland County. Great fishing for pan fish, bass, northern pike and walleye. Enjoy hiking the beautiful Lakeville Nature Sanctuary property which is right out your back door. The award-winning Copper Hills Golf course is 2 miles away and the nearby very popular non-motorized Poly Ann Trail is ideal for the biking enthusiast!



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MAP LOCATION AND BOUNDARIES ARE ONLY APPROXIMATE AND MUST BE VERIFIED FOR ACCURACY.

### Directions:

The property is located at the S.W. corner of Rochester Road and Lakeville Road in the village of Lakeville, Addison Township. Downtown Rochester is 15 minutes directly south off of Rochester Road. The village of Leonard is 3.6 miles to the north. The town of Oxford is 6 miles to the west. DTW Airport is 49 miles to the South.

### Interactive Map Link:

[www.id.land/ranching/maps/249c0ba2050d7bdd3e7d6729ee75d365/embed](http://www.id.land/ranching/maps/249c0ba2050d7bdd3e7d6729ee75d365/embed)



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