

SILVERMAN

DEVELOPMENT COMPANY



FOR SALE

HEMINGWAY ESTATES

25 ESTATE LOTS ON 31 ACRES

\$1,125,000

LAKE ORION, MICHIGAN

CONTACT:

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SALIENT FACTS

PROPERTY NAME:	Hemingway Estates
COUNTY:	Oakland
COMMUNITY:	Orion Township
CROSSROADS:	Hemingway & Clarkston (1 mile west of M-24, 5 miles north of I-75)
SCHOOL DISTRICT:	Lake Orion
MEAP SCORE:	13.8% above state average
ACREAGE:	31.04
ZONING:	PUD
APPROVED USE:	Single-Family Residential
NUMBER OF UNITS:	25
TYPICAL LOT WIDTH:	95'
UTILITIES:	Municipal water and sewer
FEATURES:	Rolling wooded property, abuts State Park and Boy Scout Camp
STATUS:	Fully approved and permitted, ready for development
PRICE:	\$45,000/lot, includes full engineering

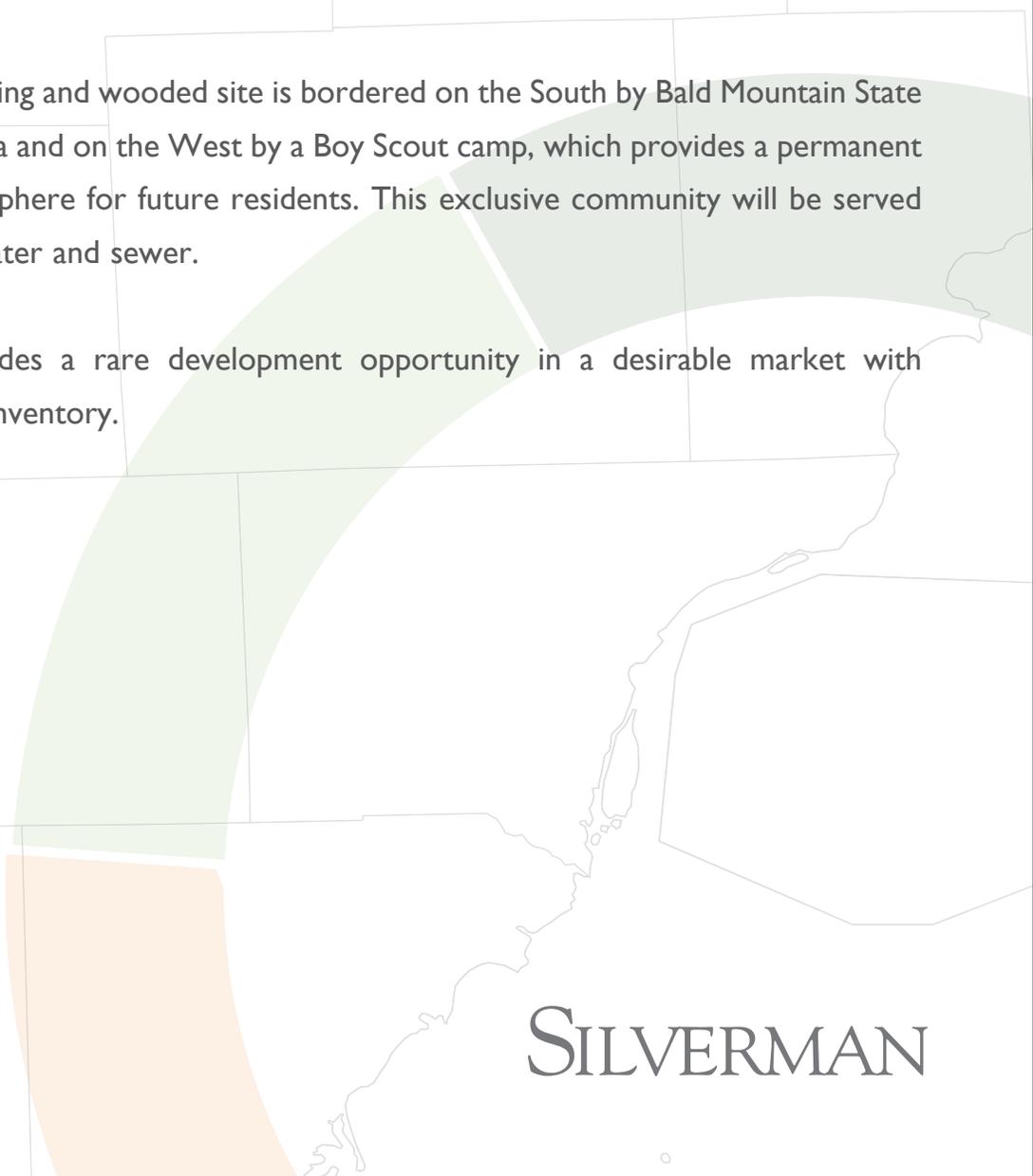
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EXECUTIVE SUMMARY

Located in the heart of Orion Township, this 31-acre site offers one of the last development opportunities in this popular North Oakland County community. The 1990's marked the beginning of the new housing boom, which continues today, and consumed most of the developable land in Orion Township. As a result, new home buyers have been pushed North along the M-24 corridor into Oxford. Hemingway Estates, located less than a mile West of M-24 and five miles North of I-75, offers a premium location as well as the advantage of the acclaimed Lake Orion School District.

This unique rolling and wooded site is bordered on the South by Bald Mountain State Recreation Area and on the West by a Boy Scout camp, which provides a permanent park-like atmosphere for future residents. This exclusive community will be served by municipal water and sewer.

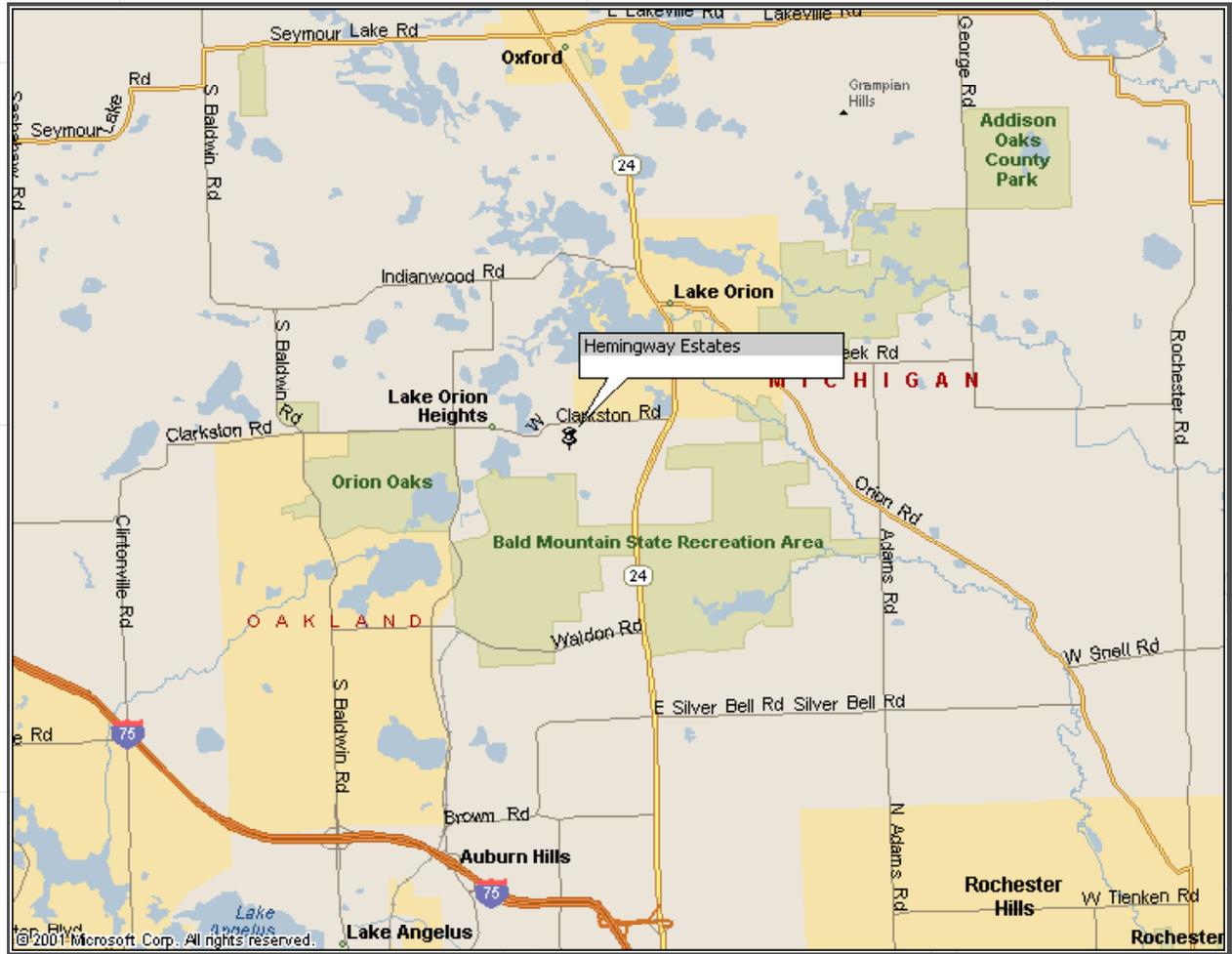
This site provides a rare development opportunity in a desirable market with depleting land inventory.



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LOCATION MAPS

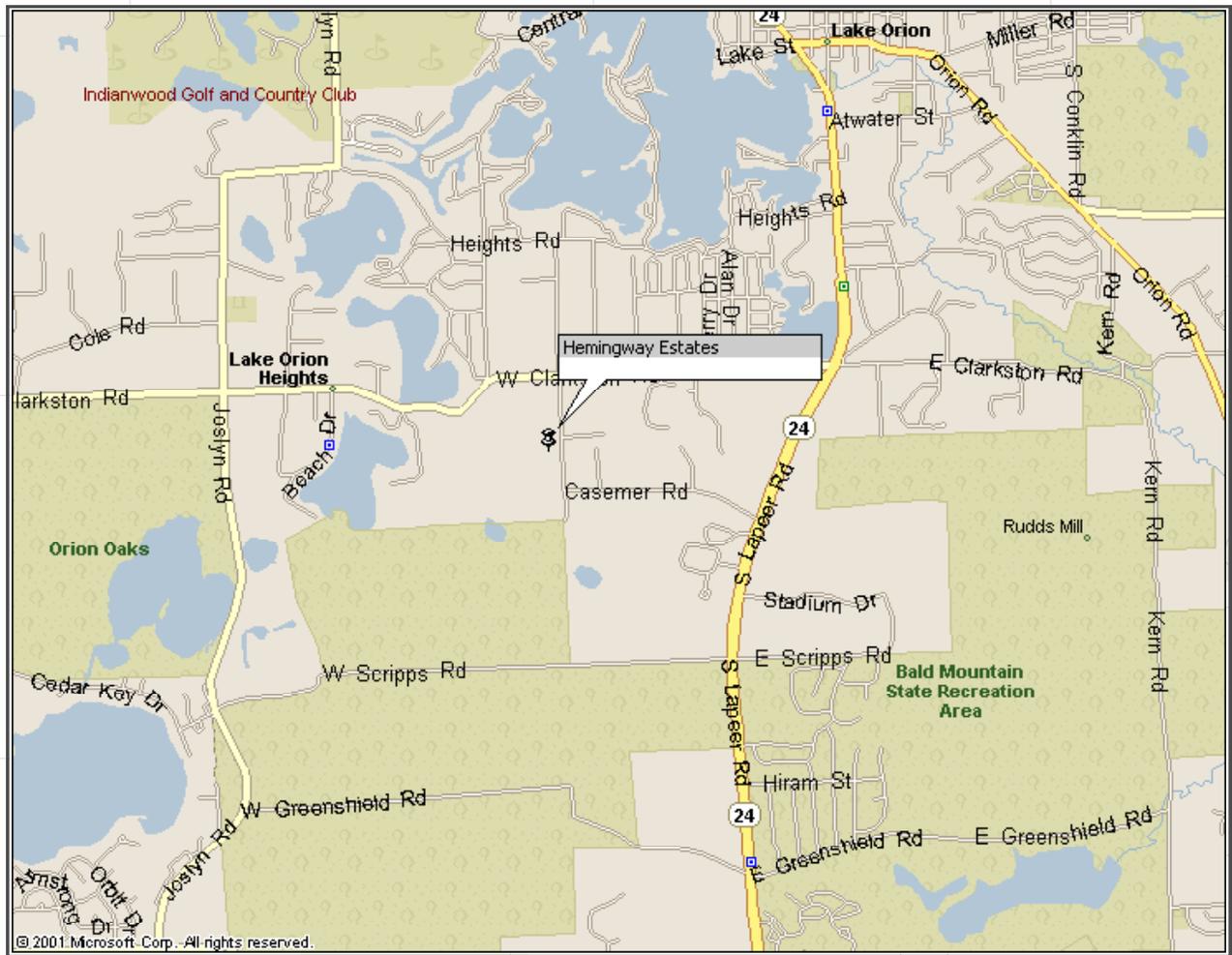
REGIONAL VIEW



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LOCATION MAPS

LOCAL VIEW



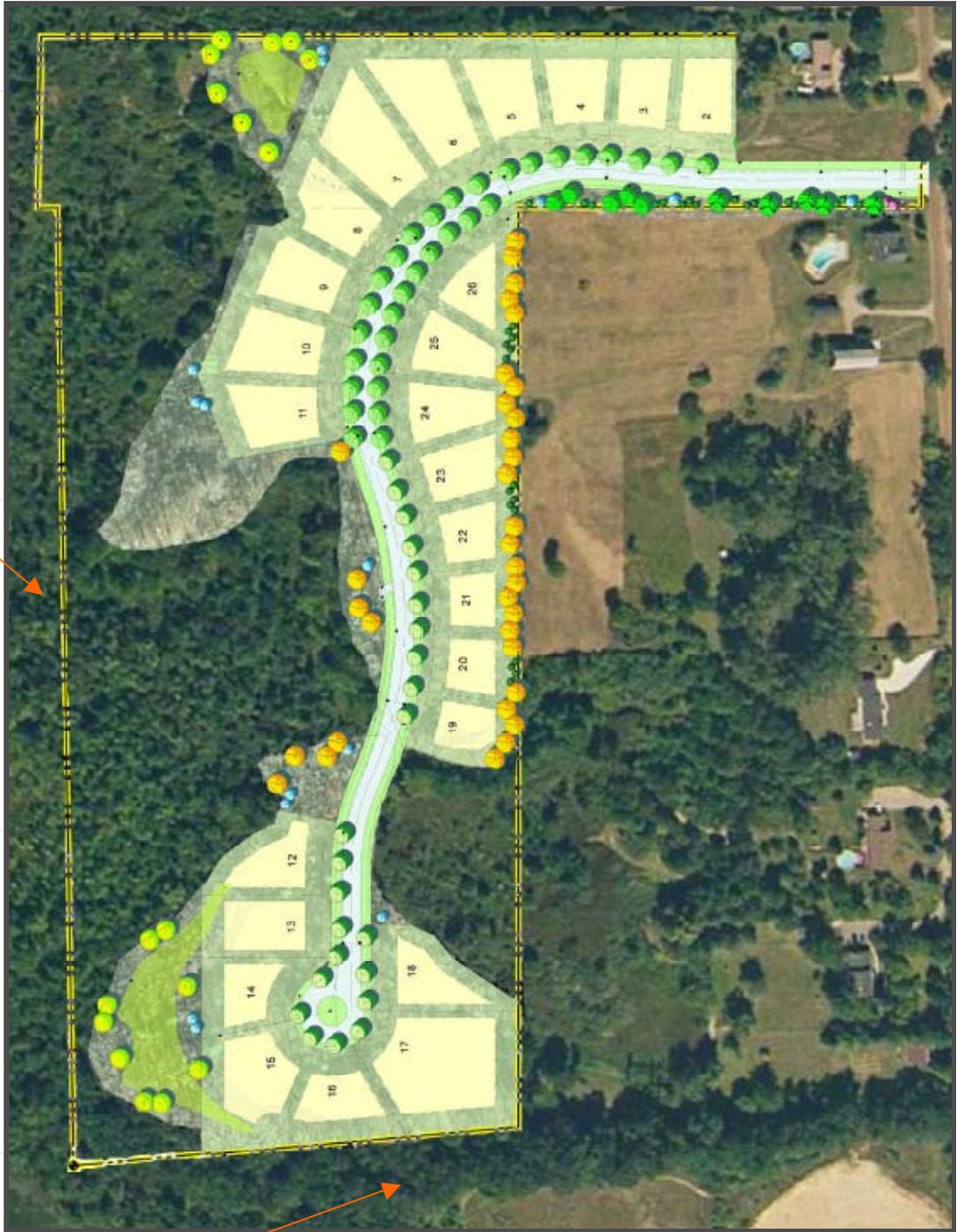
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AERIAL VIEW



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SITE PLAN



Boy Scout Camp

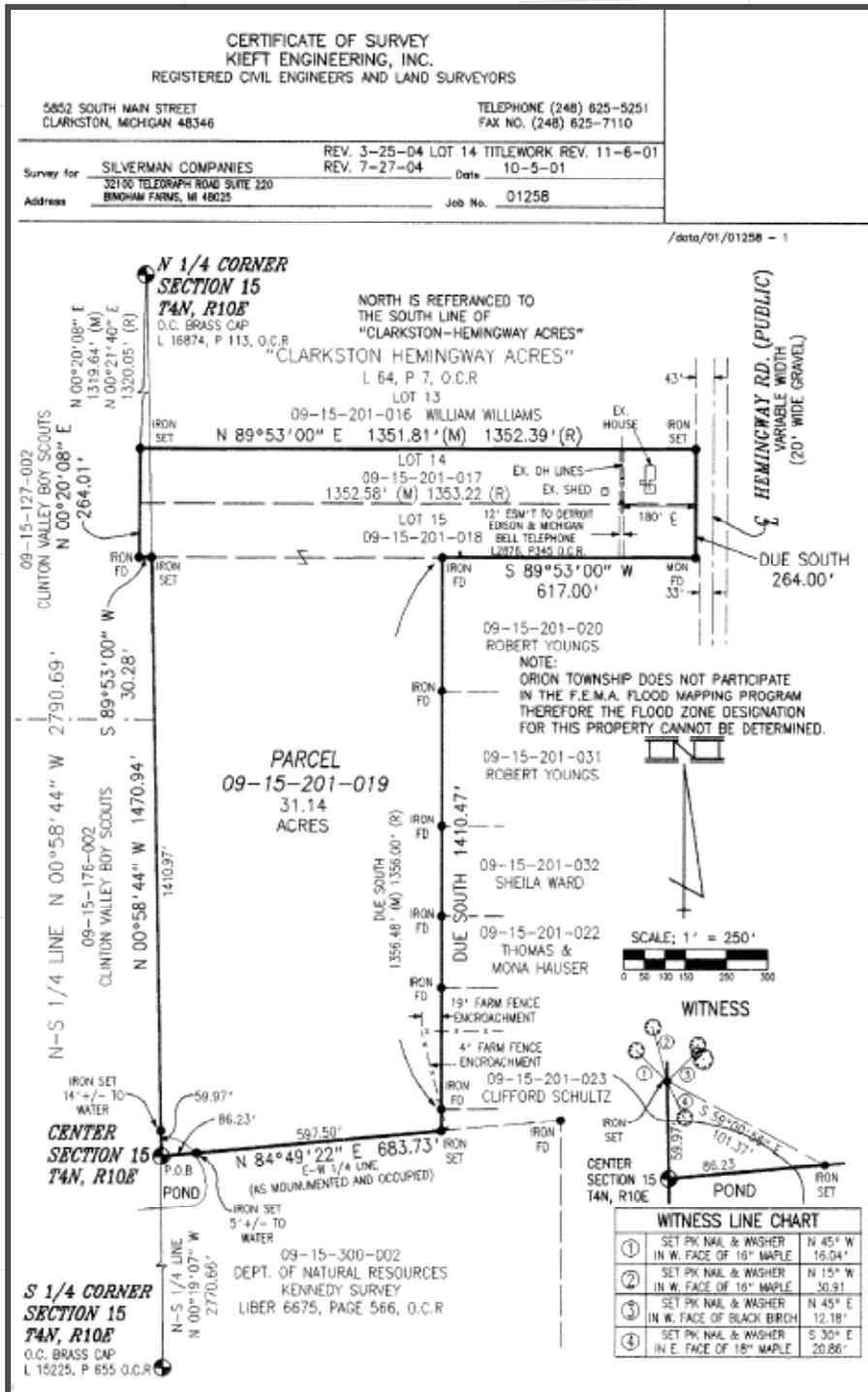


State Park



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SURVEY

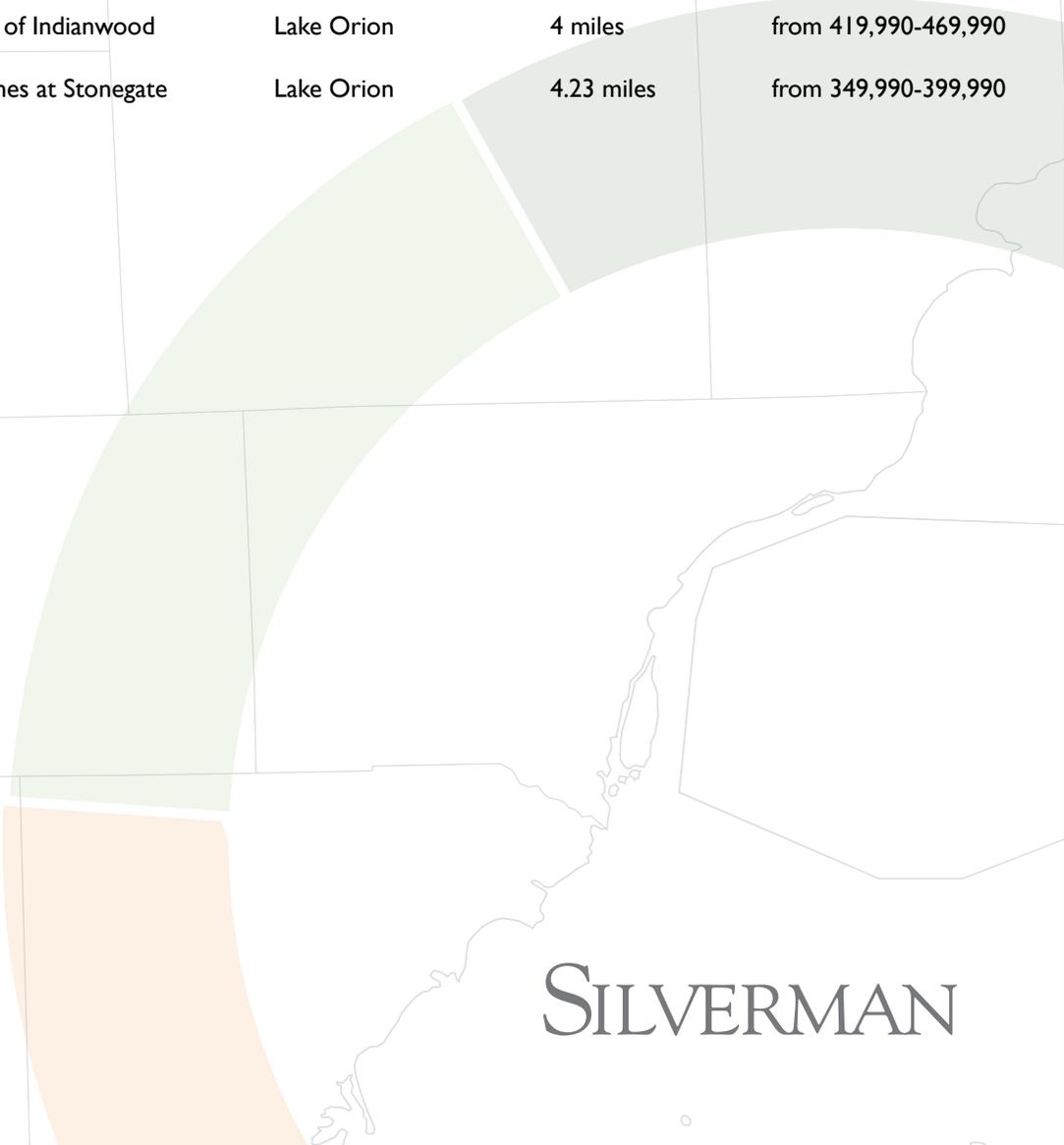


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COMPARABLE COMMUNITIES

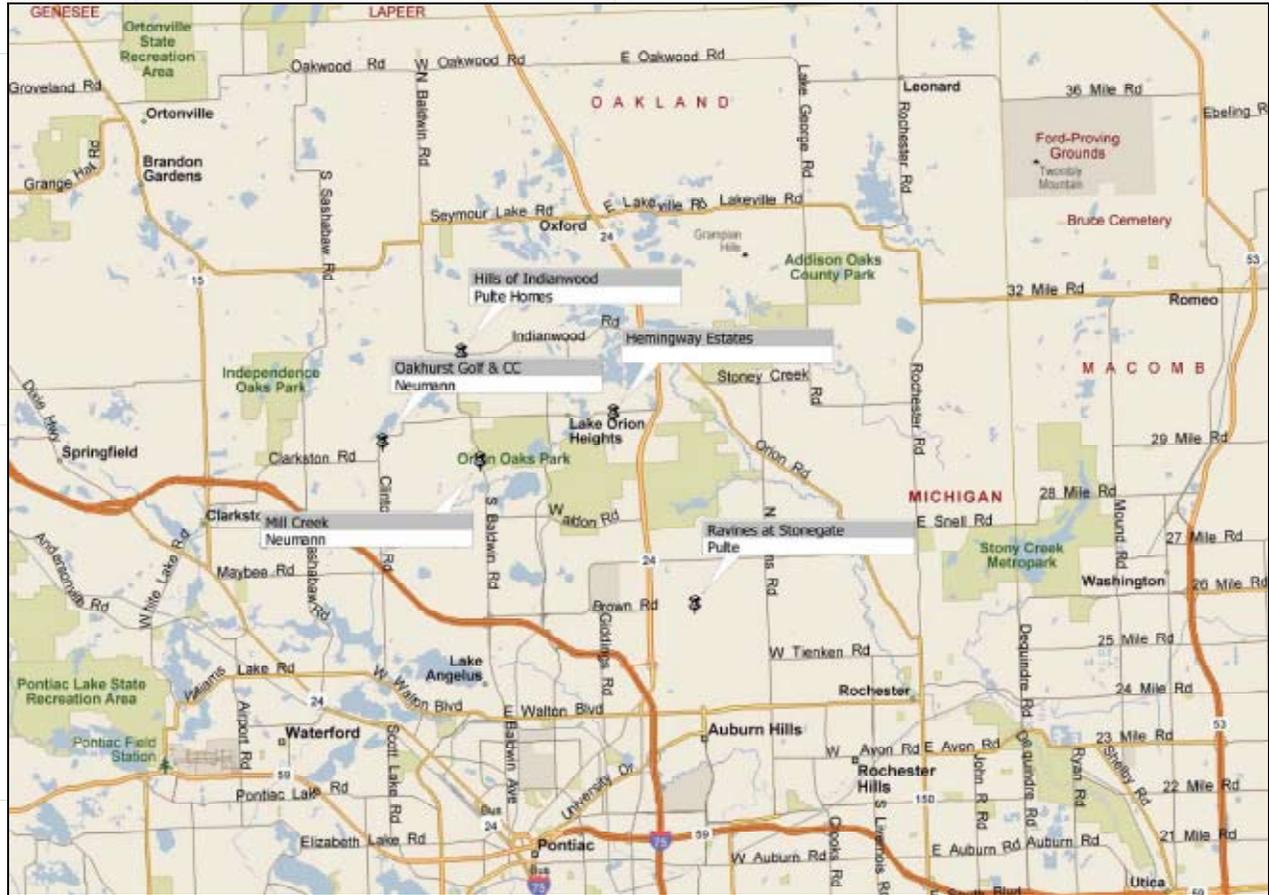
COMPARABLE COMMUNITIES

BUILDER	DEVELOPMENT	LOCATION	DISTANCE	PRICING (\$)
Neumann	Mill Creek	Lake Orion	4 miles	from 358,000-419,000
Neumann	Oakhurst Golf & Country Club	Clarkston	6.23 miles	from 399,990-527,990
Pulte	Hills of Indianwood	Lake Orion	4 miles	from 419,990-469,990
Pulte	Ravines at Stonegate	Lake Orion	4.23 miles	from 349,990-399,990



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COMPARABLE COMMUNITY LOCATIONS



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