EST. 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

Legacy Park 17.1 Acres

Winans Lake Rd & Whitmore Lake Rd Green Oak Township, MI 48116



AVAILABLE

GetReal*quality*
248.476.3700

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WWW.THOMASDUKE.COM

FOR SALE

Legacy Park 17.1 Acres

Winans Lake Rd & Whitmore Lake Rd Green Oak Township, MI 48116



Sale Price: Contact Broker For Pricing

DESCRIPTION

17.1 and 5.5 acres of vacant land for development adjacent to the Legacy Center Sports Complex.

PROPERTY HIGHLIGHTS

- US-23 visibility
- Part of a 258 acre "state of the art" recreational, residential and commercial development
- Adjacent to a 400+ unit residential development - ground breaking planned in 2026

For more information, please contact: Andrew Goble / 248.476.3700 / agoble@thomasduke.com
Mark Szerlag / 248.476.3700 / mszerlag@thomasduke.com

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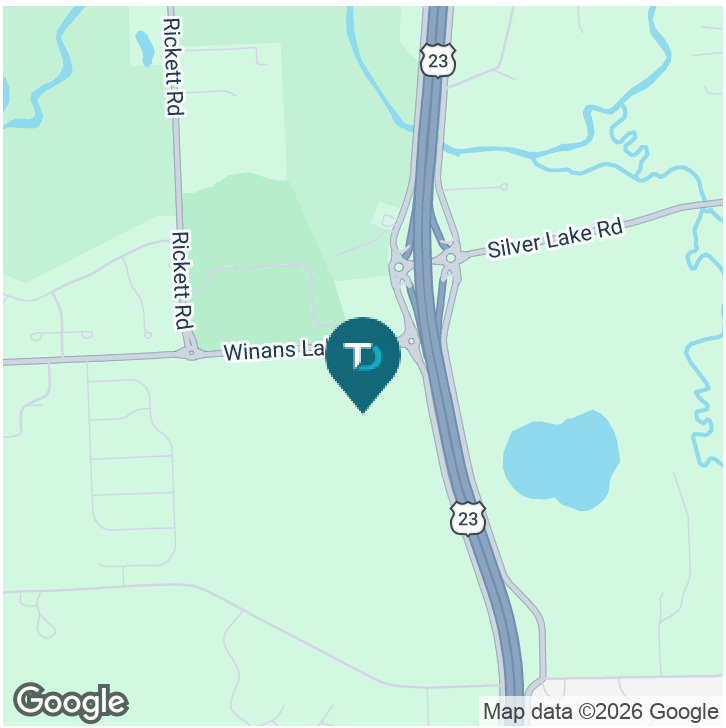
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SWC WINANS LAKE & US-23

Size:	17.1 Acres
Price:	Contact Broker
Zoning:	Village Mixed Use 2/PUD
Tax ID:	4716-20-300-008
Utilities:	Municipal water and private sanitary sewer system
Traffic Count: Winans Lake: Whitmore Lake: US-23 (Costar, 2020)	 7,618 VPD 10,324 VPD 13,546 VPD
2025 Winter Tax:	$9,259.53
2025 Summer Tax:	$21,674.50

WHITMORE LAKE RD, NORTH OF WINANS LAKE

Size:	5.5 Acres
Price:	**Under Contract**
Zoning:	VMU2/PUD
Tax ID:	4716-20-100-009
Utilities:	Municipal water & private sanitary sewer system
Traffic Count: Winans Lake: Whitmore Lake: US-23: (Costar, 2020)	 7,618 VPD 10,324 VPD 13,546 VPD
2025 Winter Tax:	$3,234.02
2025 Summer Tax:	$7,599.35



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17.1 Acres

LIST OF PERMITTED USES

Principal Use	Village Mixed Use District	Requirements
Residential Uses:		
Single-Family Dwellings	P	38-138
Two Family Dwellings	P	38-138
Multi Family Dwellings	P	38-138
Housing for the Elderly	S	38-44, 38-138, 38-196
Home Occupations	P	38-194
Residential (above first floor Commercial)	P	38-138
Elder Cottage Housing Opportunities (ECHO)	S	38-44, 38-138, 38-196(29)
Care Centers:		
Family Foster Care	P	38-138
Group Foster Care	S	38-44, 38-138
Family Day Care	P	38-138
Group Day Care	S	38-44, 38-138
Child Care Centers	S	38-44, 38-138
Assisted Living (Nursing Homes)	S	38-44, 38-138
Public/Quasi Public:		
Cemeteries	S	38-44, 38-138
Public/Semi Public/Parks	S	38-44, 38-138
Public Services	S	38-44, 38-138
Public Service Buildings	S	38-44, 38-138
Hospitals	S	38-44, 38-138, 38-196
Public Primary/Secondary Schools	S	38-44, 38-138
Colleges	S	38-44, 38-138
Churches	S	38-44, 38-138, 38-196
Food/Restaurants/Entertainment:		
Restaurant Sit Down	S	38-44, 38-138
Restaurant Take Out/Home Delivery (excluding drive thru)	S	38-44, 38-138
Video Rentals	P	38-138
Coffee Shop (excluding drive thru)	P	38-138
Theatres/Auditoriums (less than 500 seats)	S	38-44, 38-138
Office/Service Uses:		
Medical clinic	P	38-138
Personal service	P	38-138
Professional offices	P	38-138
Professional services	P	38-138

Principal Use	Village Mixed Use District	Requirements
Veterinary clinic	P	38-138, 38-196
Retail Commercial Uses:		
Banks, S&L's, Credit Unions	P	38-138
Banks, etc with Drive through	P	38-138
Teller, automated 24 Hour	P	38-138
Retail Businesses	P	38-138
Pharmacies (with Drive Through)	S	38-44, 38-138
Shopping Plazas	P	38-138
Recreational Uses:		
General Commercial Outdoor Recreation	S	38-44, 38-138, 38-196
Golf Courses (with or without restaurants)	S	38-44, 38-138, 38-196
Golf Driving Ranges, mini golf	S	38-44, 38-138
Fitness	S	38-44, 38-138

KEY: P = Permitted Use S = Special Land Use

Legacy Center Sports Complex



The Legacy Center is the Mid West's premier destination sports complex that offers world-class facilities and professional grade training. These programs support our community by drawing athletes from Canada, Ohio, Wisconsin, Indiana, Illinois, and Michigan's surrounding communities. The Legacy Center is proud to partner with local businesses and organizations to promote and cross-promote throughout the Legacy Center.

Our mission is to provide athletes of all levels the opportunity and experience of world class products, services and facilities that enhance every aspect of the athlete's training experience while enabling them to fulfill their goals and objectives and becoming the athlete they choose to become.

Legacy Center includes:

-Indoor baseball and softball training facility

-Indoor volleyball and basketball courts

-Indoor fitness center

-Dome

-Fieldhouse

-6 outdoor baseball/softball fields

-7 outdoor multipurpose fields

-Many other amenities

https://legacycentermichigan.com



Legacy Center Sports Complex

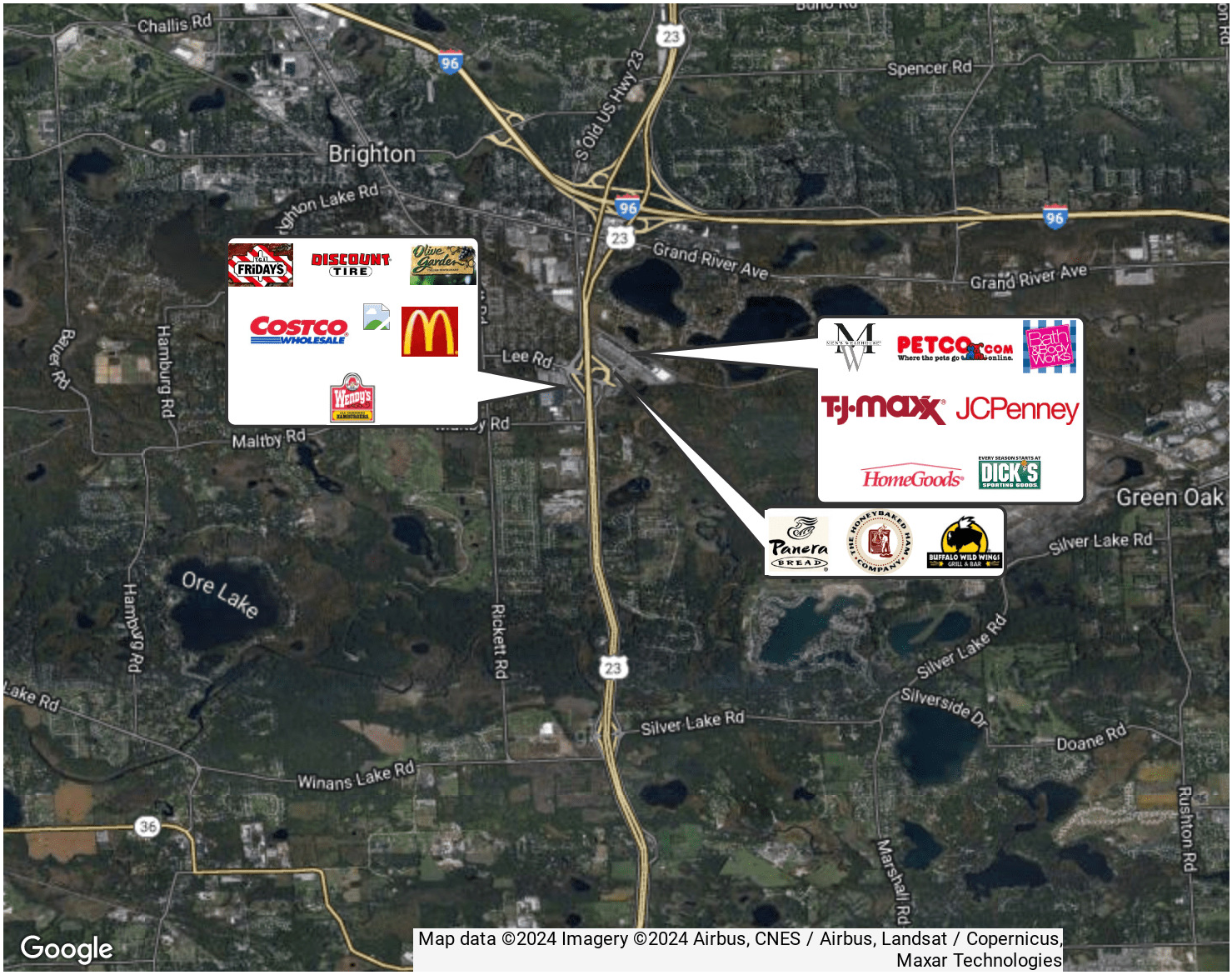


Legacy Center Baseball/Softball Fields

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DEMOGRAPHIC INFORMATION	1 MILE	5 MILES	10 MILES
Total population	1,103	46,409	150,963
Median age	42.9	41.3	40.8
Total households	407	18,190	56,984
Average HH income	$86,388	$82,913	$89,050
Average house value	$268,969	$229,202	$266,725

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