

**2024 COMMERCIAL/INDUSTRIAL LAND VALUE STUDY**

**COMMERCIAL/INDUSTRIAL VACANT LAND STUDY**

FOR THE 2024 AVERAGE LOT IN THE COMMERCIAL/INDUSTRIAL LAND TABLE

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Net Acre	SQ FT	PP AC	PPSF	ZONE	LAND TBLE	COMMENTS
04-19-100-014	12502 CORUNNA RD	6/7/2021	\$45,000	\$45,000	0.710	30,928	\$ 63,380.28	\$1.46	GC		
09-28-200-011	S STATE ST	5/18/2022	\$95,000.00	\$95,000.00	7.43	323,607	\$ 12,786.00	\$0.29	C-A		
10-23-200-030	GRAND BLANC RD	7/12/2022	\$165,000.00	\$165,000.00	2.247	97,900	\$ 73,431.24	\$1.69	C-2		
13-21-200-021	VIENNA RD	8/12/2021	\$125,000	\$125,000	1.186	51,662	\$ 105,396.29	\$2.42	C-1		
17-31-300-010	1217 E FRANCES RD	12/30/2021	\$19,000	\$19,000	0.549	23,914	\$ 34,608.38	\$0.79	RA(*)		
17-31-400-055	9024 N DORT HWY	6/11/2021	\$45,000	\$45,000	0.691	30,100	\$ 65,123.01	\$1.50	GC		
18-16-300-039	W VIENNA RD	8/30/2022	\$695,000	\$695,000	4.820	209,959	\$ 144,190.87	\$3.31	D-4		
18-16-400-012/013	1010 W VIENNA RD	9/23/2022	\$500,000	\$500,000	9.230	402,055	\$ 54,171.18	\$1.24	C-2		
18-17-400-035	N LINDEN RD	6/16/2022	\$265,000.00	\$265,000.00	2.798	121,895	\$ 94,710.51	\$2.17	C-2		
55-27-580-044	116 S N MCKINLEY	9/30/2022	\$25,000	\$25,000	0.254	11,064	\$ 98,425.20	\$2.26	CBD		

**TOTALS: \$1,979,000 \$1,979,000 29.915**

**COMMERCIAL VACANT LAND SALES**

04/2021 - 03/2023

Average per Net Acre=> 66,154.10 Average per SqFt=> 1.52

**2024 RATE USED FOR COMMERCIAL/INDUSTRIAL LAND TABLE AVERAGE LOT: \$1.52 PER Sq Ft**

**COMMERCIALINDUSTRIAL VACANT LAND STUDY**

FOR THE 2024 RU ZONING LOT IN THE COMMERCIAL/INDUSTRIAL LAND TABLE

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Net Acre	SQ FT	PP AC	PPSF	ZONE	LAND TBLE	COMMENTS
06-02-100-001	TORREY RD	6/18/2021	\$950,000	\$950,000	13.581	591,588	\$ 69,950.67	\$1.61	PUD		
06-29-200-012	15028 AMELIA EARHART DR	9/24/2021	\$725,000	\$725,000	7.161	311,933	\$ 101,242.84	\$2.32	PUD		
58-36-400-012	MILLER RD	4/21/2022	\$75000	\$75000	19.653	856,085	\$ 29,257.62	\$0.67	PUDD(*)		
02-15-400-004	7293 STATE RD	4/8/2022	\$150,000	\$150,000	10.000	435,600	\$ 15,000.00	\$0.34	GBD		Village Of Goodrich
08-10-200-008	4533 N MCKINLEY RD	10/26/2022	\$358,000.00	\$358,000.00	17.459	760,501	\$ 20,505.18	\$0.47	RU-3		
08-36-400-006	RIVER RD	8/10/2022	\$84,875.00	\$84,875.00	4.37	190,357	\$ 19,422.20	\$0.45	RU-1/SU		PUD
58-36-400-012	MILLER RD	4/21/2022	\$75000	\$75000	19.653	856,085	\$ 29,257.62	\$0.67	PUDD(*)		

**TOTALS: \$3,417,875 \$3,417,875 91.877**

**COMMERCIAL VACANT LAND SALES**

04/2021 - 03/2023

Average per Net Acre=> 37,200.55 Average per SqFt=> 0.85

**2024 RATE USED FOR COMMERCIAL/INDUSTRIAL LAND TABLE RU ZONING LOT: \$.85 PER Sq Ft**

RESIDENTIAL USE ON A COMMERCIAL PARCEL IS AT THE ZONE 1 ADDITIONAL ACRES RATE  
3,500/43560 = \$.08 PER SQ FT

Some Sales From Other Units Were Used In Study