

2025 COMMERCIAL/INDUSTRIAL LAND VALUE STUDY

COMMERCIAL/INDUSTRIAL VACANT LAND STUDY

FOR THE 2025 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	COMMENTS
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	Gaines Twp
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	Vienna Twp
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	Vienna Twp
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	Vienna Twp
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	Flushing City
08-12-200-014	MT MORRIS RD	6/12/2023	\$139,000	\$139,000	5.860	255,261	\$ 23,720.14	\$0.54	C-2	Flushing Twp

TOTALS: \$1,789,000 \$1,789,000 25.209

**COMMERCIAL VACANT LAND SALES
04/2022 - 03/2024**

Average
per Net Acre=> 70,966.72 Average
per SqFt=> 1.63

2025 RATE USED FOR COMMERCIAL/INDUSTRIAL LAND TABLE AVERAGE LOT: \$1.63 PER Sq Ft

COMMERCIAL/INDUSTRIAL VACANT LAND STUDY

FOR THE 2025 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	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	575000	575000	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	575000	575000	19.653	856,085	\$ 29,257.62	\$0.67	PUDD(*)	

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

**COMMERCIAL VACANT LAND SALES
04/2022 - 03/2024**

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

2025 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
3,400/43560 = \$.07 PER SQ FT