

**201 COMMERCIAL AND 301 INDUSTRIAL  
VACANT LAND STUDIES used for 2024**

**201 - COMMERCIAL & 301 - INDUSTRIAL VACANT LAND STUDY**

2024 Rate: 1375/FF

TWP. PARCEL #	LOCATION	SALE DATE	LIBER/PAGE	SALE PRICE	MINUS IMPROVEMENTS	RESIDUAL VACANT LAND VALUE	TOTAL ACRES	MINUS EXCESS ACREAGE @ \$12,500. AC	RESIDUAL ROAD FRONT LAND VALUE	RD FF	PRICE PER ROAD FRONT FOOT
<b>201 COMMERCIAL High traffic, good exposure</b>											
051- 063-010-00	3350 I-75 BUS SPUR	8/22/18	1287-910	\$ 175,000	\$ 92,230	\$ 82,770	0.11 AC	0	\$ 82,770	55.1 RD	\$ 1,502
012- 074-001-00	515 W 3 MILE RD	4/25/19	1300-1075	\$ 387,000	\$ 4,000	\$ 383,000	4.78 AC	\$ 41,750	\$ 341,250	315.20 RD	\$ 1,215
012- 074-009-00	4135 I-75 BUS SPUR	5/19/16	1235-386	\$ 2,383,079	\$ 830,251	1,552,828	1.37 AC	0	1,554,828	488 RD	3,182
051- 717-020-00	3651 I-75 BUS SPUR	8/30/18	1288-78	\$ 2,615,000	\$ 1,953,043	\$ 661,957	5.85 AC	\$ 53,375	\$ 608,582	344.4 RD	\$ 1,922
051- 728-001-00	3612 I-75 BUS SPUR	7/27/18	1285-298	\$ 425,000	\$ 250,969	\$ 174,031	0.78 AC	0	\$ 174,031	161.7 RD	\$ 1,076
									\$ 1,206,633	\$ 876.4	\$ 1,377

2024 Rate: 450/FF Mackinac Trail, moderate exposure \$175/FF General commercial

TWP. PARCEL #	LOCATION	SALE DATE	LIBER/PAGE	SALE PRICE	MINUS IMPROVEMENTS	RESIDUAL VACANT LAND VALUE	TOTAL ACRES	MINUS EXCESS ACREAGE @ \$5,000. AC	RESIDUAL ROAD FRONT LAND VALUE	RD FF	PRICE PER ROAD FRONT FOOT
<b>201- COMMERCIAL &amp; 301-INDUSTRIAL</b>											
012- 019-001-50	844 E 3 MILE RD	11/12/14	1193-544	\$ 90,000	\$ 8,044	\$ 81,956	10.00 AC	\$ 42,450	\$ 39,506	330 RD	\$ 120
012- 019-001-50	844 E 3 MILE RD	12/6/16	1245-409	\$ 120,000	\$ 8,044	\$ 111,956	10.00 AC	\$ 42,500	\$ 69,456	330 RD	\$ 210
012- 019-001-50	844 E 3 MILE RD	12/6/16	1245-409	\$ 120,000	\$ 5,636	\$ 114,364	10.00 AC	\$ 42,500	\$ 71,864	330 RD	\$ 218
012- 019-003-00	676 E. 3 MILE RD	1/21/14	1175-49	\$ 142,000	\$ 50,398	\$ 91,602	5.00 AC	\$ 21,215	\$ 70,387	165 RD	\$ 427
012- 019-009-00	3147 M-129	7/16/09	1073-1185	\$ 265,000	\$ 179,748	\$ 85,252	6.10 AC	\$ 25,910	\$ 59,342	200 RD	\$ 297
012- 019-009-00	3147 S M-129	8/25/11	1116-616	\$ 290,000	\$ 173,810	\$ 116,190	6.10 AC	\$ 25,910	\$ 90,280	200 RD	\$ 451
012- 019-012-75	26 M-129/ E 3 MILE	3/3/10	1085-47	\$ 80,000	0	\$ 80,000	2.02 AC	\$ 3,650	\$ 76,350	282 RD	\$ 271
012- 019-012-75	26 M-129/ E 3 MILE RD	10/8/14	1190-920	\$ 100,000	0	\$ 100,000	2.02 AC	\$ 3,650	\$ 96,350	282 RD	\$ 342
012- 019-014-00	3315 S M-129	3/7/14	1176-406	\$ 65,000	0	\$ 65,000	7.30 AC	\$ 31,250	\$ 33,750	230 RD	\$ 147
012- 019-015-00	3251 S M-129	8/10/10	1093-601	\$ 263,000	\$ 181,446	\$ 81,554	8.353 AC	\$ 21,091	\$ 60,463	110 RD	\$ 550
012- 019-015-50	3265 S M-129	8/12/10	1093-588	\$ 30,000	0	\$ 30,000	0.920 AC	\$ 2,350	\$ 27,650	100 RD	\$ 277
012- 019-015-75	3273 S M-129	7/16/09	1073-1171	\$ 25,000	0	\$ 25,000	1.210 AC	\$ 3,300	\$ 21,700	120 RD	\$ 181
									\$ 717,098	\$ 1,555	\$ 461

**301- INDUSTRIAL AGGREGATE PIT**

TWP. PARCEL #	LOCATION	SALE DATE	SALE PRICE	MINUS IMPROVEMENTS	RESIDUAL VACANT LAND VALUE	TOTAL ACRES	PRICE PER ACRE
012- 073-018-15	3239 S RADER RD	8/7/07	\$ 650,000	\$ 269,331	\$ 380,669	15.10 AC	\$ 25,093.54
012- 075-005-00	3949 S MACKINAC TRL	10/31/00	\$ 250,000	\$ 51,901	\$ 198,099	2.69 AC	\$ 73,642.75
012- 073-018-75	RADER RD	9/14/07	\$ 895,000	\$ 325,440	\$ 569,560	11.73 AC	\$ 48,555.84
008- 065-008-00	8870 W THOMPSON RI	7/12/00	\$ 50,000	0	\$ 50,000	37.00 AC	\$ 1,351.35
					\$ 1,198,328	66.52 AC	\$ 18,014.55

Commercial and Industrial land values are carried forward from previous land studies. Sales of commercial/industrial land sales have not occurred over the past two years (2020-2022). Sales and listings of vacant land with a highest and best use for commercial or industrial development have been verified for 2023. This will enable a reappraisal of the commercial and industrial class - supported by both current land sales and improved parcel sales.

For 2024, historical sales are used with the highlighted sales used to develop an additional frontage rate for parcels along 3 Mile Road.