

2026 Commercial Land Study

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt
003-021-034-00	1968 LAKE PLEASANT	03/13/24	\$565,000	WD	03-ARM'S LENGTH	\$565,000	\$565,000	13.40	13.40	\$42,164	\$0.97
005-128-011-00	7550 VAN DYKE	02/29/24	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$125,000	2.99	2.99	\$41,806	\$0.96
011-005-037-02	N VAN DYKE RD	10/16/25	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$50,000	2.37	2.37	\$21,097	\$0.48
011-015-011-05	IMLAY CITY RD V/L	05/17/22	\$190,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$80,000	\$80,000	4.25	4.25	\$18,824	\$0.43
011-016-032-00	IMLAY CITY RD V/L	05/27/21	\$70,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$30,000	\$30,000	2.50	2.50	\$12,000	\$0.28
011-016-040-00	IMLAY CITY RD V/L	05/27/21	\$70,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$40,000	\$40,000	3.00	3.00	\$13,333	\$0.31
011-015-011-06	IMLAY CITY RD V/L	05/17/22	\$190,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$80,000	\$80,000	4.25	4.25	\$18,824	\$0.43
014-180-007-00	N LAPEER	09/26/24	\$26,000	WD	03-ARM'S LENGTH	\$26,000	\$26,000	0.71	0.71	\$36,620	\$0.84
Totals:			\$1,461,000			\$1,171,000	\$996,000	33.47	33.48		
										Average	Average
										per Net Ac	per SqFt=>
										29,757.99	\$0.68

Study period extended to include more data, both older and newer used.

Limited data available even extending study period.

0-5 acres: \$0.65/sq ft

5-10 acres: \$0.60/sq ft

10-15 acres: \$0.55/sq ft

15-25 acres:\$0.50/sq ft

Excess land: \$0.25