

Clinton Township Commercial Vacant Land Analysis for 2022 Roll

<u>Property Address</u>	<u>Unit</u>	<u>Sale Date</u>	<u>Land Size (Ac)</u>	<u>Land Size (SF)</u>	<u>Sale Price</u>	<u>SP/SF</u>
<u>COM1-HALL RD NEW</u>						
21420 Hall	Clinton Township	3/1/2021	2.51	109,336	\$800,000	\$7.32
34729 Utica	Fraser	6/19/2019	1.15	50,094	\$525,000	\$10.48
34701 Utica	Fraser	9/10/2020	0.69	30,100	\$300,000	\$9.97
34629 Utica	Fraser	8/30/2021	1.29	56,192	\$510,000	\$9.08
43750 Van Dyke Ave	Sterling Heights	3/28/2019	0.85	37,026	\$269,900	\$7.29
35109 Mound Rd	Sterling Heights	3/18/2020	1.00	43,560	\$320,000	\$7.35
53590-53698 Van Dyke Ave	Shelby Township	1/15/2019	0.31	13,504	\$125,000	\$9.26
4001-4061 E 8 Mile Rd	Warren	11/15/2019	0.78	33,976	\$340,000	\$10.01
Hall Rd & Gratiot Ave	Clinton Township	8/22/2018	2.50	108,900	\$1,100,000	<u>\$10.10</u>
					*Use \$9.00	\$8.98
<u>COM2-NORTH GAR/HAYES</u>						
22980 Nine Mile	St Clair Shores	6/28/2021	0.95	41,295	\$387,500	\$9.38
51921 Van Dyke Ave	Shelby Township	2/16/2018	2.83	123,275	\$400,000	\$3.25
51779 Van Dyke	Shelby Township	7/16/2019	1.30	56,628	\$195,000	\$3.44
21 Mile & Schoenherr Rd	Shelby Township	9/25/2020	2.30	100,188	\$625,000	\$6.24
0 25 Mile Rd	Shelby Township	7/12/2018	1.06	46,174	\$299,700	\$6.49
21 Mile & Card Rd	Macomb Township	9/17/2020	7.49	326,264	\$3,200,000	\$9.81
					*Use \$6.00	\$6.44
<u>COM3-S GAR/HAYES/HAR</u>						
Vacant Jefferson 12-21-152-004	Harrison Township	3/8/2021	0.21	9,017	\$35,000	\$3.88
67407 & 67497 Van Dyke	Washington	9/15/2020	2.37	103,237	\$350,000	\$3.39
51847 Van Dyke	Shelby Township	7/16/2019	1.30	56,628	\$195,000	\$3.44
2423, 2479, 2449 15 Mile Rd	Sterling Heights	6/27/2019	1.74	75,794	\$305,000	\$4.02
45743 Jefferson Ave	Chesterfield	6/26/2019	1.94	84,506	\$260,000	\$3.08
23261 15 Mile Rd	Clinton Township	1/13/2021	0.87	37,897	\$117,000	\$3.09
10 Mile Rd	Warren	11/18/2020	0.61	26,572	\$90,000	\$3.39
59445 Van Dyke Rd	Washington	12/14/2020	1.80	78,408	\$306,500	<u>\$3.91</u>
					*Use \$3.50	\$3.50
<u>COM4-S GRATIOT/GROES</u>						
8419 8 Mile	Warren	11/12/2019	0.15	6,578	\$30,000	\$4.56
4515 E 9 Mile	Warren	6/24/2019	0.39	17,119	\$90,000	\$5.26
13711 E 8 Mile	Warren	7/21/2021	6.72	292,723	\$1,000,000	\$3.42
38815 Mound Rd	Sterling Heights	10/24/2019	1.62	70,349	\$275,000	\$3.91
39415 Mound Rd	Sterling Heights	2/5/2019	0.53	23,087	\$94,000	\$4.07
S Groesbeck Hwy	Clinton Township	10/19/2018	4.98	216,929	\$960,000	\$4.43
36175 Groesbeck Hwy	Clinton Township	12/30/2020	0.98	42,688	\$250,000	<u>\$5.86</u>
					*Use \$4.60	\$4.57
<u>COM5-N GRATIOT/GROES</u>						
5500 Auburn Rd	Shelby Township	2/28/2019	4.10	178,596	\$435,000	\$2.44
43388 N Gratiot Ave	Clinton Township	1/16/2018	1.09	47,480	\$290,000	\$6.11
47555 Gratiot Ave	New Baltimore	11/10/2020	3.98	173,369	\$425,000	\$2.45
43112 Mound Rd	Sterling Heights	7/1/2019	1.02	44,431	\$150,000	\$3.38
52650 Gratiot Ave	Chesterfield	2/1/2019	1.03	44,867	\$225,000	\$5.02
					*Use \$3.90	\$3.88