

Clinton Township Industrial Vacant Land Analysis for 2022 Roll

Parcel Number	Street Address		Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Net Ac	SF	SP/SF
IND SUB / IND LOT										
12-13-31-279-036	3878 JARVIS	Sterling Heights	04/27/21	\$39,000	WD	ARMS-LENGTH	\$39,000	0.29	12,632	\$3.09
12-13-31-351-001	21090 Dequindre	Warren	02/26/21	\$65,000	WD	ARMS-LENGTH	\$65,000	0.46	19,994	\$3.25
10-10-16-476-005	7447 17 Mile Rd	Sterling Heights	10/17/20	\$72,500	LC	ARMS-LENGTH	\$72,500	0.46	20,038	\$3.62
16-11-35-356-011	GIFTOS	Clinton Township	04/28/21	\$125,000	WD	ARMS-LENGTH	\$125,000	0.68	29,708	\$4.21
23-07-24-426-010	49841 Oakland	Shelby Township	11/18/20	\$130,000	WD	ARMS-LENGTH	\$130,000	0.76	33,149	\$3.92
15-09-32-101-006	27470 21 Mile Rd	Chesterfield Township	11/13/19	\$95,000	LC	ARMS-LENGTH	\$95,000	0.83	35,937	\$2.64
10-10-16-476-001	7415 17 Mile Rd	Sterling Heights	09/03/20	\$100,000	MLC	MEMO OF LC	\$100,000	0.84	36,678	\$2.73
23-07-20-300-048	4670 22 Mile	Shelby Township	10/06/20	\$150,000	WD	ARMS-LENGTH	\$150,000	0.86	37,462	\$4.00
23-07-24-426-015	49611 Oakland	Shelby Township	10/31/19	\$135,000	WD	ARMS-LENGTH	\$135,000	1.02	44,431	\$3.04
20-08-18-326-012	51757 Industrial Drive	Macomb Township	12/16/19	\$200,000	WD	ARMS-LENGTH	\$200,000	1.03	44,997	\$4.44
16-11-22-176-024	37681 Groesbeck	Clinton Township	12/18/19	\$110,000	WD	ARMS-LENGTH	\$110,000	1.24	54,014	\$2.04
03-11-32-206-001	34500 BENNETT	Fraser	03/03/20	\$162,000	WD	ARMS-LENGTH	\$162,000	1.27	55,321	\$2.93
14-01-36-126-004	70572 BEAVER CREEK	Bruce Township	12/15/20	\$170,000	WD	ARMS-LENGTH	\$170,000	1.29	56,367	\$3.02
14-01-36-126-022	70753 BEAVER CREEK	Bruce Township	05/23/19	\$525,000	WD	ARMS-LENGTH	\$525,000	3.92	170,537	\$3.08 3 pcls in s
14-01-36-126-023	70801 BEAVER CREEK	Bruce Township	05/23/19	\$525,000	WD	ARMS-LENGTH	\$525,000	3.92	170,537	\$3.08 3 pcls in s
14-01-36-126-024	70855 BEAVER CREEK	Bruce Township	05/23/19	\$525,000	WD	ARMS-LENGTH	\$525,000	3.92	170,537	\$3.08 3 pcls in s
14-01-36-126-013	70243 Beaver Creek Dr	Bruce Township	05/08/19	\$215,000	WD	ARMS-LENGTH	\$215,000	1.63	70,785	\$3.04

***Use \$3.25/sf	\$3.25
Standard Deviation	\$0.61
Range = 1 1/2 STDEV	\$2.33 to \$4.16

2 to 5 Acres										
15-09-04-177-007	30036 Commerce Blvd	Chesterfield Township	02/22/19	\$291,634	WD	ARMS-LENGTH	\$291,634	2.06	89,821	\$3.25
23-07-30-476-002	3423 Auburn Rd	Shelby Township	08/22/17	\$450,000	WD	ARMS-LENGTH	\$450,000	2.87	125,148	\$3.60
21-05-06-401-009	67504 Brian	Ray Township	12/07/20	\$250,000	WD	ARMS-LENGTH	\$250,000	3.22	140,307	\$1.78
15-09-04-177-002 & 003	30002 & 30036 COMMERC	Chesterfield Township	02/22/19	\$291,634	WD	ARMS-LENGTH	\$291,634	3.94	171,714	\$1.70
15-09-30-352-006	21 Mile	Chesterfield Township	02/17/21	\$460,000	WD	ARMS-LENGTH	\$460,000	4.33	188,615	\$2.44
16-11-22-301-019	GROESBECK/VACANT	Clinton Township	10/19/18	\$960,000	WD	ARMS-LENGTH	\$960,000	4.98	216,798	\$4.43
15-09-17-326-003	51679 Gratiot	Chesterfield Township	05/24/21	\$470,000	WD	ARMS-LENGTH	\$470,000	5.00	217,800	\$2.16

***Use \$2.75/sf	\$2.76
Standard Deviation	\$1.02
Range = 1 1/2 STDEV	\$1.23 to \$4.30

5+ to 10 Acres

12-07-14-100-051	52501 Jimmy's	Shelby Township	07/26/19	\$971,655	WD	ARMS-LENGTH	\$971,655	6.39	278,348	\$3.49
13-02-31-100-020	15450 33 MILE RD	ARMADA	09/26/19	\$590,000	CD	LC PAYOFF?	\$590,000	6.91	301,000	\$1.96
	23 MILE RD	Macomb Township	04/01/18	\$990,000		ARMS-LENGTH	\$990,000	8.22	358,063	\$2.76
	Holtz Dr	Wixom	01/23/18	\$1,030,000			\$1,030,000	9.58	417,305	\$2.47
70-15-21-276-014	1744 Rochester Industrial	Rochester Hills	04/24/20	\$650,000	WD	ARMS-LENGTH	\$650,000	9.62	419,047	\$1.55 Keep in
23-07-24-201-035	23 MILE RD	Shelby Township	02/22/18	\$1,003,050	WD	ARMS-LENGTH	\$1,003,050	10.00	435,600	\$2.30

***Use \$2.40/sf		\$2.42
Standard Deviation		\$0.67
Range = 1 1/2 STDEV		\$1.42 to \$3.43

10+ to 20 Acres

	Harmon Rd & Pinnacle Rd	Auburn Hills	07/17/18	\$700,000			\$700,000	10.52	458,251	\$1.53
	Grand River Ave	New Hudson	11/15/18	\$1,063,655			\$1,063,655	11.25	490,050	\$2.17
	2920 Lyon Oaks Dr	Wixom	10/19/18	\$900,000			\$900,000	12.52	545,371	\$1.65
	Haggerty Rd	Canton Twp	12/02/19	\$1,900,000			\$1,900,000	15.00	653,400	\$2.91
	48282 Frank St	Wixom	11/17/16	\$1,085,000			\$1,085,000	15.41	671,260	\$1.62

***Use \$2.00/sf		\$1.97
Standard Deviation		\$0.58
Range = 1 1/2 STDEV		\$1.11 to \$2.84

20+ Acres

12-13-26-353-013	11955 9 MILE	Warren	08/15/19	\$2,530,000	WD	ARMS-LENGTH	\$2,530,000	21.91	954,400	\$2.65
17-12-06-300-010	25255 JOY BLDD	Harrison Township	12/19/18	\$1,660,000	CD	ARMS-LENGTH	\$1,660,000	39.41	1,716,743	\$0.97
16-11-35-201-008	23350 15 MILE RD	Clinton Township	05/31/17	\$2,500,000	WD	ARMS-LENGTH	\$2,500,000	22.01	958,538	\$2.61
	Grand River Ave	Wixom	10/01/18	\$1,200,000			\$1,200,000	21.63	942,203	\$1.27
14-01-36-200-035	33 MILE ROAD	Bruce Township	06/28/18	\$1,150,000	WD	ARMS-LENGTH	\$1,150,000	26.82	1,168,279	\$0.98
10-10-33-326-006	33600 MOUND	Sterling Heights	01/19/18	\$4,721,500	WD	ARMS-LENGTH	\$4,721,500	51.62	2,248,567	\$2.10

***Use \$1.75		\$1.76
Standard Deviation		\$0.79
Range = 1 1/2 STDEV		\$0.58 to \$2.94