

## SAGINAW COUNTY 2024 Commercial & Industrial Vacant Land Sales Analysis

To view the sales in this analysis, please click on the following link:

<https://saginawcour>

Due to a lack of Industrial Vacant Sales, Saginaw County will combine Commercial and Industrial sales to an Industrial property is often located in Depressed or Low Traffic areas and is generally priced according to these

**Note: Land owned by Consumers Energy for easement purposes and classed Industrial will be priced using B**

All except one sale was vacant; the one improved sale has the improvement value removed in the Adjusted Sa

Sale Period: 4/01/2022 - 3/31/2024

### DEPRESSED; All units except City of Frankenmuth

Description: Commercial or industrial land in low traffic and depressed business areas of Saginaw County

**24CI1: \$6400 per AC (\$0.15 per SQFT)**

2023 23CI1: \$7700 per AC or \$0.18 / SQF

| Parcel Number       | Street Address     | Sale Date | Sale Price |
|---------------------|--------------------|-----------|------------|
| 10-12-5-21-1008-003 | TERMINAL DR        | 2/14/2024 |            |
| 92-10-4-42-8000-200 | 1902 CUMBERLAND ST | 4/14/2022 | 25,000     |
| 10-12-5-21-1008-004 | TERMINAL DR        | 2/14/2024 |            |
| 11-12-4-05-0602-001 | BALSAM ST          | 7/28/2022 | 30,000     |

### LOW DENSITY/RURAL; All Units except City of Frankenmuth

Description: Commercial or industrial land in low traffic or rural areas of Saginaw County

**24CI2: \$16,600 per AC (\$0.38 per SQFT)**

23CI2: \$15,900 per AC OR \$0.37 / SQFT

| Parcel Number                  | Street Address      | Sale Date  | Sale Price |
|--------------------------------|---------------------|------------|------------|
| 29-13-3-15-4002-007            | GARFIELD RD         | 3/23/2024  | 100,000    |
| 18-13-4-27-1001-003            | PIERCE RD           | 7/13/2022  | 585,000    |
| 23-12-4-19-4029-000            | MIDLAND RD          | 3/20/2024  | 120,000    |
| 23-12-4-05-2014-001            | TITTABAWASSEE RD    | 9/27/2022  | 540,000    |
| 13-09-3-16-0635-000 (improved) | 1100 LOCKWOOD ST    | 11/30/2023 | 220,000    |
| 90-80-0-91-7A01-100            | 2211 RUST AVE       | 4/21/2023  | 37,000     |
| 23-12-4-11-1314-002            | FASHION SQUARE BLVD | 4/11/2022  | 105,000    |
| 91-30-2-98-1000-000            | 110 DAVENPORT AVE   | 6/16/2023  | 110,000    |

### MEDIUM DENSITY/DEVELOPING; All Units - dependent on location

Description: Commercial or industrial land in medium traffic, developing business areas of Saginaw County

**24CI3: \$58,000 per AC (\$1.33 per SQFT)**

**23CI3: \$30,200 per AC OR \$0.69 / SQFT**

| Parcel Number       | Street Address      | Sale Date  | Sale Price |
|---------------------|---------------------|------------|------------|
| 29-13-3-17-1002-000 | 8515 MIDLAND RD     | 4/11/2022  | 80,000     |
| 28-12-3-26-2006-004 | 370 KENNELLY RD     | 11/2/2022  | 30,000     |
| 09-11-5-22-1001-001 | DIXIE HWY           | 5/2/2023   | 360,000    |
| 09-11-5-22-1002-006 | 6605 DIXIE HWY      | 11/29/2022 | 255,000    |
| 03-11-6-35-2108-001 | 380 LIST ST         | 7/10/2023  |            |
| 10-12-5-32-3103-000 | 3647 DIXIE HWY      | 5/9/2023   | 32,000     |
| 29-13-3-16-2003-009 | 8440 RIVERS BEND DR | 12/4/2023  | 100,000    |

### **MEDIUM DENSITY/OUTSKIRTS; All Units - dependent on location**

Description: Commercial or industrial land in medium traffic, outskirts of business areas of Saginaw County

**23CI4: \$120,300 per AC (\$2.76 per SQFT)**

**23CI3: \$90,100 per AC OR \$2.09 / SQFT**

| Parcel Number       | Street Address   | Sale Date | Sale Price |
|---------------------|------------------|-----------|------------|
| 03-11-6-35-2404-000 | HEINLEIN STRASSE | 7/6/2023  | 330,000    |
| 23-12-4-02-2004-048 | S MCLEOD DR      | 5/12/2023 | 200,000    |
| 18-13-4-35-2015-000 | 5680 BAY RD      | 7/27/2023 | 50,000     |
| 23-12-4-18-3005-000 | 6540 STATE ST    | 5/4/2023  | 150,000    |

### **HIGH DENSITY; 03,05,06,09,10,13,18,22,23,24,28,29,90**

Description: Commercial or industrial land in high traffic business areas of Saginaw County

**24CI5: \$175,400 per AC (\$4.03 per SQFT)**

**23CI5: \$157,200 per AC OR \$3.61 / SQFT**

| Parcel Number       | Street Address      | Sale Date | Sale Price |
|---------------------|---------------------|-----------|------------|
| 29-13-3-35-3001-010 | 5120 MIDLAND RD     | 2/10/2023 | 600,000    |
| 29-13-3-16-2003-002 | 8282 RIVERS BEND DR | 4/6/2023  | 400,000    |
| 23-12-4-11-2033-005 | 3834 BAY RD         | 12/6/2023 | 300,000    |

**PRIME; 03,05,18,22,23,28,29,90**

Description: Commercial or industrial land in high traffic, prime business areas of Saginaw County

**24CI6: \$479,000 per AC (\$11.00 per SQFT)** 23CI6: \$402,500 per AC OR \$9.24 / SQFT

| Parcel Number       | Street Address  | Sale Date  | Sale Price |
|---------------------|-----------------|------------|------------|
| 23-12-4-17-3005-000 | WIENEKE RD      | 12/20/2022 | 181,500    |
| 10-12-5-28-1005-000 | 3743 HOLLAND RD | 8/3/2023   | 198,000    |
| 05-10-6-28-2039-000 | BIRCH RUN RD    | 1/9/2023   | 750,000    |

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lyze Vacant Land  
e categories, however, exceptions may exist.

LOW AVERAGE AG land rates

le Price.

| 2022 LDR: \$0.35 PER SQFT |                 |              |                  |            |                       |
|---------------------------|-----------------|--------------|------------------|------------|-----------------------|
| 2021: \$0.26 PER SQFT     |                 |              |                  |            |                       |
| Instr.                    | Terms of Sale   | Adj. Sale \$ | Confident<br>ial | Document   | Other Parcels in Sale |
| WD                        | 03-ARM'S LENGTH |              | Yes              | 2024003232 |                       |
| WD                        | 22-OUTLIER      | 25,000       | No               | 2022012205 |                       |
| WD                        | 03-ARM'S LENGTH |              | Yes              | 2024003233 |                       |
| MLC                       | 03-ARM'S LENGTH | 30,000       | No               | 2022023570 |                       |
|                           |                 | 75,000       |                  |            |                       |

| 2022 LDR: \$0.35 PER SQFT |                           |              |                  |            |                           |
|---------------------------|---------------------------|--------------|------------------|------------|---------------------------|
| 2021: \$0.26 PER SQFT     |                           |              |                  |            |                           |
| Instr.                    | Terms of Sale             | Adj. Sale \$ | Confident<br>ial | Document   | Other Parcels in Sale     |
| WD                        | 03-ARM'S LENGTH           | 100,000      | No               | 2024005323 |                           |
| MLC                       | 19-MULTI PARCEL ARM'S LEN | 585,000      | No               | 2022019954 | 18-13-4-27-1006-000       |
| WD                        | 03-ARM'S LENGTH           | 120,000      | No               | 2024005142 |                           |
| WD                        | 19-MULTI PARCEL ARM'S LEN | 540,000      | No               | 2022026129 | 23-12-4-05-2014-000       |
| WD                        | 19-MULTI PARCEL ARM'S LEN | 127,855      | No               | 2023026349 | 13-09-3-16-0630-000, 13-0 |
| WD                        | 03-ARM'S LENGTH           | 37,000       | No               | 2023010598 |                           |
| WD                        | 03-ARM'S LENGTH           | 105,000      | No               | 2022012561 |                           |
| CD                        | 19-MULTI PARCEL ARM'S LEN | 110,000      | No               | 2023015117 | 91-30-2-98-2000-000       |
|                           |                           | 1,724,855    |                  |            |                           |



| 2022 MD: \$1.74 PER SQFT |                 |              | 2021: \$1.50 PER SQFT |            |                       |
|--------------------------|-----------------|--------------|-----------------------|------------|-----------------------|
| Instr.                   | Terms of Sale   | Adj. Sale \$ | Confidential          | Document   | Other Parcels in Sale |
| WD                       | 03-ARM'S LENGTH | 80,000       | No                    | 2022011548 |                       |
| WD                       | 03-ARM'S LENGTH | 30,000       | No                    | 2022029446 |                       |
| WD                       | 03-ARM'S LENGTH | 360,000      | No                    | 2023011473 |                       |
| WD                       | 03-ARM'S LENGTH | 255,000      | No                    | 2022031104 |                       |
| MLC                      | 03-ARM'S LENGTH |              | Yes                   | 2023016827 |                       |
| CD                       | 03-ARM'S LENGTH | 32,000       | No                    | 2023012681 |                       |
| WD                       | 03-ARM'S LENGTH | 100,000      | No                    | 2023026158 |                       |
|                          |                 | 927,000      |                       |            |                       |

| 2022 MD: \$1.74 PER SQFT |                              |              | 2021: \$1.50 PER SQFT |            |                       |
|--------------------------|------------------------------|--------------|-----------------------|------------|-----------------------|
| Instr.                   | Terms of Sale                | Adj. Sale \$ | Confidential          | Document   | Other Parcels in Sale |
| WD                       | 19-MULTI PARCEL ARM'S LENGTH | 330,000      | No                    | 2023017138 | 03-11-6-35-2405-000   |
| WD                       | 03-ARM'S LENGTH              | 200,000      | No                    | 2023012550 |                       |
| WD                       | 03-ARM'S LENGTH              | 50,000       | No                    | 2023017248 |                       |
| WD                       | 03-ARM'S LENGTH              | 150,000      | No                    | 2023011599 |                       |
|                          |                              | 730,000      |                       |            |                       |

| 2022 HD: \$3.03 PER SQFT |                 |              | 2021: \$3.30 PER SQFT |            |                       |
|--------------------------|-----------------|--------------|-----------------------|------------|-----------------------|
| Instr.                   | Terms of Sale   | Adj. Sale \$ | Confidential          | Document   | Other Parcels in Sale |
| WD                       | 03-ARM'S LENGTH | 600,000      | No                    | 2023002850 |                       |
| WD                       | 03-ARM'S LENGTH | 400,000      | No                    | 2023009893 |                       |
| CD                       | 03-ARM'S LENGTH | 300,000      | No                    | 2023026592 |                       |
|                          |                 | 1,300,000    |                       |            |                       |



2022 HDP: \$8.21 PER SQFT

2021: \$8.36 PER SQFT

| Confident |                 |              |     |            |                       |
|-----------|-----------------|--------------|-----|------------|-----------------------|
| Instr.    | Terms of Sale   | Adj. Sale \$ | ial | Document   | Other Parcels in Sale |
| WD        | 03-ARM'S LENGTH | 181,500      | No  | 2023000275 |                       |
| WD        | 03-ARM'S LENGTH | 198,000      | No  | 2023017636 |                       |
| WD        | 03-ARM'S LENGTH | 750,000      | No  | 2023001007 |                       |
|           |                 | 1,129,500    |     |            |                       |

| Total Acres | Net Acres | ROW        | Dollars Per Net Acre | Dollars Per SqFt | Property Class |  |
|-------------|-----------|------------|----------------------|------------------|----------------|--|
| 2.76        | 2.66      | 0.10       | \$3,759              | \$0.09           | 202            |  |
| 5.45        | 5.45      | 0.00       | \$4,585              | \$0.11           | 302            |  |
| 1.42        | 1.39      | 0.03       | \$7,194              | \$0.17           | 202            |  |
| 2.46        | 2.28      | 0.18       | \$13,158             | \$0.30           | 202            |  |
| 11.78       |           | Average:   | \$7,174              | \$0.16           |                |  |
|             |           | Aggregate: | \$6,366              | \$0.15           |                |  |

| Total Acres | Net Acres | ROW        | Dollars Per Net Acre | Dollars Per SqFt | Property Class |  |
|-------------|-----------|------------|----------------------|------------------|----------------|--|
| 8.60        | 8.14      | 0.46       | \$12,285             | \$0.28           | 102            |  |
| 42.35       | 40.00     | 2.35       | \$14,625             | \$0.34           | 102            |  |
| 11.83       | 7.47      | 4.36       | \$16,064             | \$0.37           | 202            |  |
| 32.35       | 31.85     | 0.50       | \$16,954             | \$0.39           | 102            |  |
| 8.07        | 6.75      | 1.32       | \$18,941             | \$0.43           | 102/101        |  |
| 1.88        | 1.88      | 0.00       | \$19,681             | \$0.45           | 202            |  |
| 4.68        | 4.68      | 0.00       | \$22,436             | \$0.52           | 202            |  |
| 4.23        | 3.38      | 0.85       | \$32,544             | \$0.75           | 202            |  |
| 104.15      |           | Average:   | \$19,191             | \$0.44           |                |  |
|             |           | Aggregate: | \$16,561             | \$0.38           |                |  |

| Total Acres | Net Acres | ROW        | Dollars Per Net Acre | Dollars Per SqFt | Property Class |  |
|-------------|-----------|------------|----------------------|------------------|----------------|--|
| 2.60        | 2.10      | 0.50       | \$38,095             | \$0.87           | 202            |  |
| 0.90        | 0.75      | 0.15       | \$40,000             | \$0.92           | 102            |  |
| 7.39        | 6.99      | 0.40       | \$51,532             | \$1.18           | 102            |  |
| 5.27        | 4.08      | 1.19       | \$62,500             | \$1.43           | 202            |  |
| 0.59        | 0.59      | 0.00       | \$118,644            | \$2.72           | 302            |  |
| 0.40        | 0.40      | 0.00       | \$80,000             | \$1.84           | 202            |  |
| 1.09        | 1.09      | 0.00       | \$91,743             | \$2.11           | 202            |  |
| 16.00       |           | Average:   | \$68,931             | \$1.58           |                |  |
|             |           | Aggregate: | \$57,952             | \$1.33           |                |  |

| Total Acres | Net Acres | ROW        | Dollars Per Net Acre | Dollars Per SqFt | Property Class |  |
|-------------|-----------|------------|----------------------|------------------|----------------|--|
| 2.90        | 2.90      | 0.00       | \$113,793            | \$2.61           | 202            |  |
| 1.47        | 1.47      | 0.00       | \$136,054            | \$3.12           | 202            |  |
| 0.43        | 0.43      | 0.00       | \$116,279            | \$2.67           | 202            |  |
| 1.27        | 1.27      | 0.00       | \$118,110            | \$2.71           | 202            |  |
| 6.07        |           | Average:   | \$121,059            | \$2.78           |                |  |
|             |           | Aggregate: | \$120,264            | \$2.76           |                |  |

| Total Acres | Net Acres | ROW        | Dollars Per Net Acre | Dollars Per SqFt | Property Class |  |
|-------------|-----------|------------|----------------------|------------------|----------------|--|
| 4.00        | 3.65      | 0.35       | \$164,384            | \$3.77           | 202            |  |
| 2.15        | 2.15      | 0.00       | \$186,047            | \$4.27           | 202            |  |
| 1.61        | 1.61      | 0.00       | \$186,335            | \$4.28           | 202            |  |
| 7.41        |           | Average:   | \$178,922            | \$4.11           |                |  |
|             |           | Aggregate: | \$175,439            | \$4.03           |                |  |





| Total Acres | Net Acres | ROW        | Dollars Per Net Acre | Dollars Per SqFt | Property Class |
|-------------|-----------|------------|----------------------|------------------|----------------|
| 0.96        | 0.71      | 0.25       | \$256,356            | \$5.89           | 202            |
| 0.70        | 0.50      | 0.20       | \$396,000            | \$9.09           | 202            |
| 1.72        | 1.15      | 0.57       | \$652,174            | \$14.97          | 202            |
| 2.36        |           | Average:   | \$434,843            | \$9.98           |                |
|             |           | Aggregate: | \$479,008            | \$11.00          |                |



**Traffic/Location**

Low Traffic/ACCESS-CHALLENGED/near I-75  
Low Traffic/City/near 46 & I-75  
Low Traffic/ACCESS-CHALLENGED/near I-75  
Low Traffic/QUIET/Carrollton

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**Traffic/Location**

Low Traffic/DEVELOPINGg Area/Garfield Rd & W Freeland Rd/AG CLASS  
Medium Traffic/Developing Area/M-84/STORAGE FACILITY(was AG CLASS)  
Medium Traffic/Rural/M-47/ Dow CONSERVATION ESMT/restrictions  
Low Traffic/Outskirts of Saginaw Twp/POSSIBLE Development  
Low Traffic/Suburban/LOW VISIBILITY  
Low Traffic/Suburban/Corner of Rust & Sheridan Ave  
Low Traffic/Suburban-btw McCarty-Shattuck  
Medium Traffic/Visable from I-675/Davenport/LAND-LOCKED ?/BILL BOARDS

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| Traffic/Location |
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|                                                                        |
|------------------------------------------------------------------------|
| Medium Traffic/DEVELOPING Area/M-47                                    |
| Medium Traffic/Suburban/Thomas off Gratiot Rd/near CONDOS              |
| Medium Traffic/Dixie Hwy & I-75/Developing Area/NEW CHURCH? (AG CLASS) |
| Medium Traffic/Suburban/E of 75/BIGBEE COFFEE                          |
| Low Traffic/ Outskirts of Frankenmuth/INDUSTRIAL PARK                  |
| Medium Traffic/Suburban/Dixie Highway                                  |
| Medium Traffic/DEVELOPING Area/ESMT OFF MIDLAND RD                     |

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| Traffic/Location |
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|------------------|

|                                                                              |
|------------------------------------------------------------------------------|
| Low Traffic/ Outskirts of Frankenmuth/Commercial/BRONNERS AREA               |
| Medium Traffic/Fashion Square & Schust Rd/MEDICAL AREA                       |
| Medium-High Traffic/Developing/adjacent to SAMS CLUB & WALMART/Bay Rd (M-84) |
| Medium-High Traffic INTERSECTION/M-47 & M-58 (State St)/WAS PATTY FLEMINGS   |

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| Traffic/Location |
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|------------------|

|                                                                  |
|------------------------------------------------------------------|
| Medium-High Traffic/Freeland-Near Corner/MEDICAL                 |
| Medium-High Traffic/Freeland/FRONTAGE ON MIDLAND RD              |
| Medium-High Traffic/BAY RD/near McCarty/POPEYES/SOUTH OF MCCARTY |

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### Traffic/Location

Medium-High Traffic/Suburban/Wieneke-State/BEHIND 7-11

High Traffic/I-75 and M-46 Interchange/Previous Gas Station Now BIGBEE

Medium-High Traffic/HIGH VISIBILITY CORNER/Owner has ties to Marijuana facilities

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| Grantor                   | Grantee                             |
|---------------------------|-------------------------------------|
| AHRENS, LARRY             | FINAL APPROACH LANDINGS LLC         |
| PASCARELLA, DAVID ANTHONY | HERNANDEZ, REY & BALLESTEROS, DALIA |
| AHRENS, LARRY A           | FINAL APPROACH LANDINGS LLC         |
| SATKOWIAK, R B & L E      | SATKOWIAK HOLDINGS LLC              |

| Grantor                          | Grantee                   |
|----------------------------------|---------------------------|
| BURK, JOHN P                     | EAST MIDLAND PARTNERS LLC |
| KAPUR, SUBHASH TRUST             | KEMERER, DUANE V JR       |
| HAUFFE KURT P                    | VALENTINE KATHERINE A     |
| WOLOHAN REALTY LLC               | MEEK PHYLLIS J            |
| BRETRAGER, D R & P A TRUST       | MEYER, JUSTIN             |
| CRAMER, JAIME                    | KIRK STREET LLC           |
| WOLOHAN REALTY LLC               | TATT HOLDINGS LLC         |
| SARGENT EST, F ROLAND & MARIANNE | 110 DAVENPORT LLC         |

| Grantor                            | Grantee                           |
|------------------------------------|-----------------------------------|
| CSONGRADI, JULIE A                 | COBBLESTONE COMM CONST LLC        |
| TREW, JAMES W TRUST                | MILLER, JUSTIN                    |
| SCHLUCKEBIER - SCHLUCKEBIER        | FIRST BAPTIST CHURCH BRIDGEPORT   |
| SCHLUCKEBIER, MARK & CHERYL A ETAL | SEELMAN PROPERTIES LLC            |
| JEROME, JERRY ENTERPRISES          | BANES, E R TRUST-BANES, M A TRUST |
| MARATHON PETROLEUM COMPANY LP      | BUTTERFIELD, KENNEDY              |
| SCHAUMAN DEVELOPMENT LLC           | WILLOWS BEND LLC                  |

| Grantor                      | Grantee                          |
|------------------------------|----------------------------------|
| ASAP LEASING LLC             | BANES, CRAIG - KEINATH, CYNTHIA  |
| BARTNIK REALTY LLC           | ONCOLOGY/HEMATOLOGY ASSOC OF SAG |
| BOND, DARRYL J               | WILLIAMS, DARIN                  |
| PATTY FLEMINGS IRISH PUB LLC | BEAUDIN CONSTRUCTION LLC         |

| Grantor                        | Grantee                           |
|--------------------------------|-----------------------------------|
| RAPANOS, M TRUST- RAPANOS, D G | H2 MEDICAL PROPERTIES LLC         |
| SCHAUMAN DEVELOPMENT LLC       | THREE FOOTPRINTS ON THE HEART LLC |
| STAR SAGINAW LLC               | ABYSAGINAW INC                    |

| Grantor             | Grantee                             |
|---------------------|-------------------------------------|
| TREIB INC           | F & A FRANCHISE INVESTMENT PARTNERS |
| KASMIKHA, LINOS     | GJD PROPERTIES LLC                  |
| FORWARD CORPORATION | 8542 SHAVER RD LLC                  |

| YEAR | RATE  | PER AC | PER SQFT | % CHG<br>PER AC | % CHG<br>PER SQFT | YEAR | RATE  | PER AC | PER SQFT |
|------|-------|--------|----------|-----------------|-------------------|------|-------|--------|----------|
| 2024 | 24CI1 | 6400   | 0.15     | (16.88)         | (16.67)           | 2023 | 23CI1 | 7700   | 0.18     |
| 2024 | 24CI2 | 16600  | 0.38     | 4.40            | 2.70              | 2023 | 23CI2 | 15900  | 0.37     |
| 2024 | 24CI3 | 56500  | 1.3      | 87.09           | 88.41             | 2023 | 23CI3 | 30200  | 0.69     |
| 2024 | 24CI4 | 120300 | 2.76     | 33.52           | 33.33             | 2023 | 23CI4 | 90100  | 2.07     |
| 2024 | 24CI5 | 175400 | 4.03     | 11.58           | 11.63             | 2023 | 23CI5 | 157200 | 3.61     |
| 2024 | 24CI6 | 479000 | 11       | 19.01           | 19.05             | 2023 | 23CI6 | 402500 | 9.24     |

|                                            |        |
|--------------------------------------------|--------|
| 24CI1: \$6400 per AC (\$0.15 per SQFT)     | 6400   |
| 24CI2: \$16,600 per AC (\$0.38 per SQFT)   | 16600  |
| 24CI3: \$56,500 per AC (\$1.30 per SQFT)   | 56500  |
| 24CI4: \$120,300 per AC (\$2.76 per SQFT)  | 120300 |
| 24CI5: \$175,400 per AC (\$4.03 per SQFT)  | 175400 |
| 24CI6: \$479,000 per AC (\$11.00 per SQFT) | 479000 |

DEPRESSED; All units except City of Frankenmuth

LOW DENSITY/RURAL; All Units except City of Frankenmuth

MEDIUM DENSITY/DEVELOPING; All Units

MEDIUM DENSITY/OUTSKIRTS; All Units

HIGH DENSITY; 03,05,06,09,10,13,18,22,23,24,28,29,90

PRIME; 03,05,18,22,23,28,29,90

Land Table Summary Information

Land Table Code: 24CI1

Description: DEPRESSED

Basic Items

\* Code: 24CI1

\* Unit: XXXXX

SAGINAW COUNTY

Description: DEPRESSED

Last Edited:

Comments: ALL UNITS EXCEPT CITY OF FRANKENMUTH

Acreage Tables

Description: 24CI1

Edit...

Description:

Edit...

☐ Don't use total acreage in table

Frontage/Sites/Lots

Rate Group 'A'...

Acreage Table 'A'

Description: 24CI1

Estimated Land Values

Enter the Estimated Land Value for each of these sizes:

Square Footage Table

Description:

Edit...

Rate Table

Description:

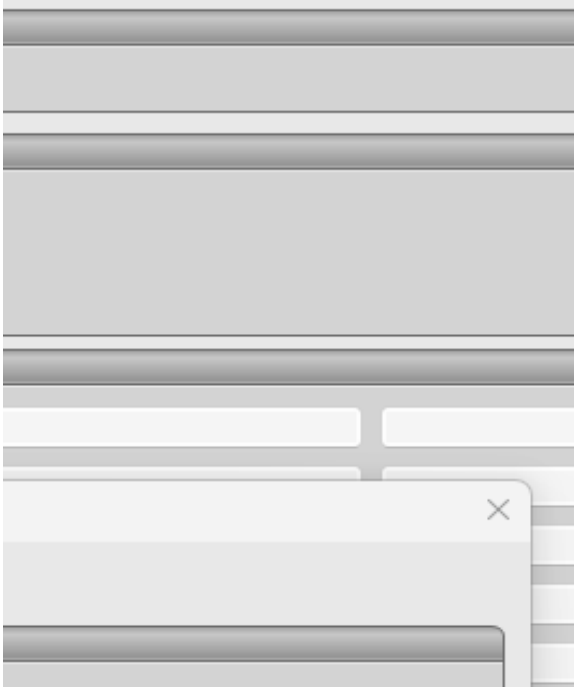
Edit...

Enter the Estimated Land Value for each of these sizes:

|           |        |         |        |          |  |
|-----------|--------|---------|--------|----------|--|
| 1 Acre:   | 6,400  | 3 Acre: | 19,200 | 10 Acre: |  |
| 1.5 Acre: | 9,600  | 4 Acre: | 25,600 | 15 Acre: |  |
| 2 Acre:   | 12,800 | 5 Acre: | 32,000 | 20 Acre: |  |
| 2.5 Acre: | 16,000 | 7 Acre: | 44,800 | 25 Acre: |  |

### Rate Table amounts for BS&A Land Setup

|     | 24CI1   | 24CI2     | 24CI3     | 24CI4      |
|-----|---------|-----------|-----------|------------|
|     | 6,400   | 16,600    | 58,000    | 120,300    |
| 1   | 6,400   | 16,600    | 58,000    | 120,300    |
| 1.5 | 9,600   | 24,900    | 87,000    | 180,450    |
| 2   | 12,800  | 33,200    | 116,000   | 240,600    |
| 2.5 | 16,000  | 41,500    | 145,000   | 300,750    |
| 3   | 19,200  | 49,800    | 174,000   | 360,900    |
| 4   | 25,600  | 66,400    | 232,000   | 481,200    |
| 5   | 32,000  | 83,000    | 290,000   | 601,500    |
| 7   | 44,800  | 116,200   | 406,000   | 842,100    |
| 10  | 64,000  | 166,000   | 580,000   | 1,203,000  |
| 15  | 96,000  | 249,000   | 870,000   | 1,804,500  |
| 20  | 128,000 | 332,000   | 1,160,000 | 2,406,000  |
| 25  | 160,000 | 415,000   | 1,450,000 | 3,007,500  |
| 30  | 192,000 | 498,000   | 1,740,000 | 3,609,000  |
| 40  | 256,000 | 664,000   | 2,320,000 | 4,812,000  |
| 50  | 320,000 | 830,000   | 2,900,000 | 6,015,000  |
| 100 | 640,000 | 1,660,000 | 5,800,000 | 12,030,000 |



|         |           |         |
|---------|-----------|---------|
| 64,000  | 30 Acre:  | 192,000 |
| 96,000  | 40 Acre:  | 256,000 |
| 128,000 | 50 Acre:  | 320,000 |
| 160,000 | 100 Acre: | 640,000 |

Close

| 24CI5      | 24CI6      |
|------------|------------|
| 175,400    | 479,000    |
| 175,400    | 479,000    |
| 263,100    | 718,500    |
| 350,800    | 958,000    |
| 438,500    | 1,197,500  |
| 526,200    | 1,437,000  |
| 701,600    | 1,916,000  |
| 877,000    | 2,395,000  |
| 1,227,800  | 3,353,000  |
| 1,754,000  | 4,790,000  |
| 2,631,000  | 7,185,000  |
| 3,508,000  | 9,580,000  |
| 4,385,000  | 11,975,000 |
| 5,262,000  | 14,370,000 |
| 7,016,000  | 19,160,000 |
| 8,770,000  | 23,950,000 |
| 17,540,000 | 47,900,000 |

## SAGINAW COUNTY 2023 Commercial & Industrial Vacant Land Sales Analysis

Due to a lack of Industrial Vacant Sales, Saginaw County will combine Commercial and Industrial Vacant Sales.

Note: Land owned by Consumers Energy as industrial property is generally priced using AG1 Agricultural land rates.

Please view Saginaw County parcels via the following link:

<https://saginawcounty.maps.arcgis.com/home/webmap/viewer.html?webmap=96ce8d5012e945a7>

### DEPRESSED; All units except City of Frankenmuth

Description: Commercial or industrial land in low traffic and depressed business areas of Saginaw County

**23CI1: \$7700 per AC**

2022 LDR: \$0.35 PER SQFT

| Parcel Number       | Street Address  | Sale Date | Sale Price | Instr. |
|---------------------|-----------------|-----------|------------|--------|
| 92-10-4-42-8000-200 | 1902 CUMBERLAND | 4/14/2022 | \$25,000   | WD     |
| 29-13-3-23-2002-010 | 8787 W FREELAND | 4/28/2021 | \$80,000   | WD     |
| 11-12-4-05-0602-001 | BALSAM          | 7/28/2022 | \$30,000   | MLC    |

### LOW DENSITY/RURAL; All Units except City of Frankenmuth

Description: Commercial or industrial land in low traffic or rural areas of Saginaw County

**23CI2: \$15,900 per AC**

2022 LDR: \$0.35 PER SQFT

| Parcel Number              | Street Address       | Sale Date        | Sale Price       | Instr.    |
|----------------------------|----------------------|------------------|------------------|-----------|
| 29-13-3-27-3001-007        | MIDLAND RD           | 3/9/2022         | \$521,690        | WD        |
| 02-13-5-31-1001-000        | N WESTERVELT         | 6/22/2021        | \$317,244        | WD        |
| 05-10-6-20-2090-000        | 9075 BIRCH RUN RD    | 01/085/2022      | \$360,000        | WD        |
| <b>23-12-4-05-2014-001</b> | <b>TITTABAWASSEE</b> | <b>9/27/2022</b> | <b>\$540,000</b> | <b>WD</b> |
| 25-11-4-14-4001-005        | 4930 EAST            | 3/16/2022        | \$85,000         | WD        |

### MEDIUM DENSITY/OUTSKIRTS; All Units

Description: Commercial or industrial land in medium traffic, stagnant business areas of Saginaw County

**23CI3: \$30,200 per AC**

2022 MD: \$1.74 PER SQFT

| Parcel Number       | Street Address | Sale Date | Sale Price | Instr. |
|---------------------|----------------|-----------|------------|--------|
| 23-12-4-11-1314-002 | FASHION SQUARE | 4/11/2022 | \$105,000  | WD     |

|                            |                  |                   |                    |           |
|----------------------------|------------------|-------------------|--------------------|-----------|
| <b>14-11-6-23-2008-002</b> | <b>S GERA</b>    | <b>6/29/2021</b>  | <b>\$1,027,320</b> | <b>WD</b> |
| 23-12-4-11-1310-000        | ENTERPRISE       | 9/8/2021          | \$39,000           | WD        |
| 28-12-3-26-2006-004        | 370 KENNELY      | 11/2/2022         | \$30,000           | WD        |
| 91-30-2-05-7000-100        | 1331 WEISS       | 11/10/2021        | \$4,391            | OTH       |
| 13-09-3-07-3004-001        | 12958 BRADY      | 9/1/2021          | \$39,000           | WD        |
| 23-12-4-11-2004-003        | FASHION SQUARE   | 8/10/2021         | \$96,000           | WD        |
| <b>05-10-6-22-4005-000</b> | <b>BIRCH RUN</b> | <b>12/21/2021</b> | <b>\$155,000</b>   | <b>WD</b> |

Outlier

|                     |                |           |           |    |
|---------------------|----------------|-----------|-----------|----|
| 18-13-4-34-1009-000 | 3101 KOCHVILLE | 6/10/2021 | \$100,000 | WD |
| 23-12-4-10-4012-001 | SHATTUCK       | 2/17/2023 | \$32,500  | CD |

### MEDIUM DENSITY/DEVELOPING; All Units

Description: Commercial or industrial land in medium traffic, developing business areas of Saginaw County

**23CI4: \$90,100 per AC**

2022 MD: \$1.74 PER SQFT

| Parcel Number       | Street Address   | Sale Date  | Sale Price | Instr. |
|---------------------|------------------|------------|------------|--------|
| 09-11-5-22-1002-006 | 6605 DIXIE       | 11/29/2022 | \$255,000  | WD     |
| 03-11-6-23-2003-008 | CREDIT UNION     | 9/29/2021  | \$84,837   | WD     |
| 03-11-6-35-2409-000 | HEINLEIN STRASSE | 11/9/2021  | \$60,000   | WD     |
| 03-11-6-22-1444-036 | 285 KLEINER      | 4/22/2021  | \$160,000  | WD     |
| 23-12-4-02-2004-051 | S MCLEOD         | 6/15/2021  | \$175,000  | WD     |
| 05-10-6-28-2008-006 | 9315 TIFFANY     | 7/20/2021  | \$175,000  | WD     |

### HIGH DENSITY; 03,05,06,09,10,13,18,22,23,24,28,29,90

Description: Commercial or industrial land in high traffic business areas of Saginaw County

**23CI5: \$157,200 per AC**

2022 HD: \$3.03 PER SQFT

| Parcel Number        | Street Address      | Sale Date  | Sale Price | Instr. |
|----------------------|---------------------|------------|------------|--------|
| 051-500-304-0100-02  |                     |            |            |        |
| (Tuscola Co)         | 936 W HURON, VASSAR | 8/31/2021  | \$120,000  | WD     |
| 29-13-3-35-3001-010  | 5120 MIDLAND        | 2/10/2023  | \$600,000  | WD     |
| 23-12-4-17-3005-000  | WIENEKE             | 12/20/2022 | \$181,500  | WD     |
| 03-11-6-22-4423-000* | CHURCHGROVE         | 7/16/2021  | \$39,900   | WD     |

\* Adj. Sale \$ reflects \$13,934 of land improvements removed

**PRIME; 03,05,18,22,23,28,29,90**

Description: Commercial or industrial land in high traffic, prime business areas of Saginaw County

**23CI6: \$402,500 per AC**

2022 HDP: \$8.21 PER SQFT

| Parcel Number       | Street Address           | Sale Date | Sale Price       | Instr. |
|---------------------|--------------------------|-----------|------------------|--------|
| 05-15-501-079       |                          |           |                  |        |
| (Genesee Co)        | S STATE RD, DAVISON      | 8/3/2021  | \$265,000        | WD     |
| 56-16-526-054       |                          |           |                  |        |
| (Genesee Co)        | 209 REID RD, GRAND BLANC | 6/30/2021 | \$165,000        | WD     |
| 05-10-6-28-2039-000 | BIRCH RUN                | 1/9/2023  | \$750,000        | WD     |
| <b>Totals:</b>      |                          |           | <b>\$430,000</b> |        |

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| 2021: \$0.26 PER SQFT |              |                   |            |         |        |                       |
|-----------------------|--------------|-------------------|------------|---------|--------|-----------------------|
| Terms of Sale         | Adj. Sale \$ | Net Acres of Sale |            | Dollars | Per    | Other Parcels in Sale |
|                       |              | ROW               | Removed    |         |        |                       |
|                       |              |                   | Acre       |         | SqFt   |                       |
| 03-ARM'S LENGTH       | \$25,000     | 5.45              | \$4,585    |         | \$0.11 |                       |
| 32-SPLIT VACANT       | \$80,000     | 9.73              | \$8,222    |         | \$0.19 |                       |
| 03-ARM'S LENGTH       | \$30,000     | 2.46              | \$12,195   |         | \$0.28 |                       |
|                       | \$135,000    | 17.64             | \$8,334    |         | \$0.19 |                       |
|                       |              | Aggregate         | \$7,652.19 |         | \$0.18 |                       |

| 2021: \$0.26 PER SQFT |              |                   |             |         |        |                       |
|-----------------------|--------------|-------------------|-------------|---------|--------|-----------------------|
| Terms of Sale         | Adj. Sale \$ | Net Acres of Sale |             | Dollars | Per    | Other Parcels in Sale |
|                       |              | ROW               | Removed     |         |        |                       |
|                       |              |                   | Acre        |         | SqFt   |                       |
| 03-ARM'S LENGTH       | \$521,690    | 38.72             | \$13,473    |         | \$0.31 |                       |
| 03-ARM'S LENGTH       | \$317,244    | 22.89             | \$13,860    |         | \$0.32 |                       |
| 03-ARM'S LENGTH       | \$360,000    | 17.10             | \$21,053    |         | \$0.48 |                       |
| 19-MULTI PARCEL AI    | \$540,000    | 32.37             | \$16,681    |         | \$0.38 | 23-12-4-05-2014-000   |
| 03-ARM'S LENGTH       | \$85,000     | 3.62              | \$23,461    |         | \$0.54 |                       |
|                       | \$1,823,934  | 114.71            | \$17,705    |         | \$0.41 |                       |
|                       |              | Aggregate         | \$15,900.95 |         | \$0.37 |                       |

| 2021: \$1.50 PER SQFT |              |                   |          |         |        |                       |
|-----------------------|--------------|-------------------|----------|---------|--------|-----------------------|
| Terms of Sale         | Adj. Sale \$ | Net Acres of Sale |          | Dollars | Per    | Other Parcels in Sale |
|                       |              | ROW               | Removed  |         |        |                       |
|                       |              |                   | Acre     |         | SqFt   |                       |
| 03-ARM'S LENGTH       | \$105,000    | 4.68              | \$22,436 |         | \$0.52 |                       |

|                           |                    |              |                    |               |                     |
|---------------------------|--------------------|--------------|--------------------|---------------|---------------------|
| <b>19-MULTI PARCEL AI</b> | <b>\$1,027,320</b> | <b>36.35</b> | <b>\$28,260</b>    | <b>\$0.65</b> | 14-11-6-23-2008-003 |
| 03-ARM'S LENGTH           | \$39,000           | 1.24         | \$31,502           | \$0.72        |                     |
| 03-ARM'S LENGTH           | \$30,000           | 0.90         | \$33,333           | \$0.77        |                     |
| 03-ARM'S LENGTH           | \$4,391            | 0.13         | \$33,777           | \$0.78        |                     |
| 03-ARM'S LENGTH           | \$39,000           | 1.04         | \$37,500           | \$0.86        |                     |
| 32-SPLIT VACANT           | \$96,000           | 2.20         | \$43,636           | \$1.00        |                     |
| <b>19-MULTI PARCEL AI</b> | <b>\$155,000</b>   | <b>3.06</b>  | <b>\$50,720</b>    | <b>\$1.16</b> | 05-10-6-22-4005-003 |
|                           |                    |              |                    |               |                     |
|                           | \$1,495,711        | 49.60        | \$35,146           | \$0.81        |                     |
|                           | <b>Aggregate</b>   |              | <b>\$30,157.90</b> | \$0.69        |                     |

|                 |           |      |           |        |
|-----------------|-----------|------|-----------|--------|
| 03-ARM'S LENGTH | \$100,000 | 9.25 | \$10,811  | \$0.25 |
| 03-ARM'S LENGTH | \$32,500  | 0.25 | \$130,000 | \$2.98 |

2021: \$1.50 PER SQFT

|                 |                  | Net Acres<br>of Sale |                    |                     |                              |
|-----------------|------------------|----------------------|--------------------|---------------------|------------------------------|
| Terms of Sale   | Adj. Sale \$     | ROW<br>Removed       | Dollars<br>Acre    | Per Dollars<br>SqFt | Per<br>Other Parcels in Sale |
| 03-ARM'S LENGTH | \$255,000        | 4.08                 | \$62,500           | \$1.43              |                              |
| 03-ARM'S LENGTH | \$84,837         | 0.92                 | \$92,014           | \$2.11              |                              |
| 03-ARM'S LENGTH | \$60,000         | 0.59                 | \$101,868          | \$2.34              |                              |
| 03-ARM'S LENGTH | \$160,000        | 1.52                 | \$105,125          | \$2.41              |                              |
| 03-ARM'S LENGTH | \$175,000        | 1.53                 | \$114,379          | \$2.63              |                              |
| 32-SPLIT VACANT | \$175,000        | 1.46                 | \$119,863          | \$2.75              |                              |
|                 |                  |                      |                    |                     |                              |
|                 | \$909,837        | 10.10                | \$99,291           | \$2.28              |                              |
|                 | <b>Aggregate</b> |                      | <b>\$90,056.12</b> | \$2.07              |                              |

2021: \$3.30 PER SQFT

|                 |                  | Net Acres<br>of Sale |                     |                     |                              |
|-----------------|------------------|----------------------|---------------------|---------------------|------------------------------|
| Terms of Sale   | Adj. Sale \$     | ROW<br>Removed       | Dollars<br>Acre     | Per Dollars<br>SqFt | Per<br>Other Parcels in Sale |
| 03-ARM'S LENGTH | \$120,000        | 0.86                 | \$140,351           | \$3.22              |                              |
| 03-ARM'S LENGTH | \$600,000        | 4.00                 | \$150,000           | \$3.44              |                              |
| 03-ARM'S LENGTH | \$181,500        | 0.96                 | \$189,457           | \$4.35              |                              |
| 03-ARM'S LENGTH | \$39,900         | 0.17                 | \$229,310           | \$5.26              |                              |
|                 |                  |                      |                     |                     |                              |
|                 | \$941,400        | 5.99                 | \$177,280           | \$4.07              |                              |
|                 | <b>Aggregate</b> |                      | <b>\$157,240.69</b> | \$3.61              |                              |

2021: \$8.36 PER SQFT

| Terms of Sale   | Adj. Sale \$ | Net Acres<br>of Sale |  | Dollars<br>Acre | Per<br>Dollars<br>SqFt | Per<br>Other Parcels in Sale |
|-----------------|--------------|----------------------|--|-----------------|------------------------|------------------------------|
|                 |              | ROW<br>Removed       |  |                 |                        |                              |
| 03-ARM'S LENGTH | \$265,000    | 0.76                 |  | \$346,859       | \$7.96                 |                              |
| 03-ARM'S LENGTH | \$165,000    | 0.45                 |  | \$368,304       | \$8.46                 |                              |
| 03-ARM'S LENGTH | \$750,000    | 1.72                 |  | \$436,047       | \$10.01                |                              |
| \$1,180,000     |              | 2.93                 |  | \$383,736       | \$8.81                 |                              |
|                 |              | Aggregate            |  | \$402,455.66    | \$9.24                 |                              |

| Liber/Page | Class | Traffic/Location                                |
|------------|-------|-------------------------------------------------|
| 2022012205 | 302   | Low Traffic/City/near 46 & I-75                 |
| 2021020638 | 201   | Low to Medium Traffic/Rural/Freeland-MBSAirport |
| 2022023570 | 202   | Low Traffic/Quiet/Carrollton                    |

| Liber/Page        | Class      | Traffic/Location                                          |
|-------------------|------------|-----------------------------------------------------------|
| 2022006625        | 202        | Med Traffic/Midland Rd                                    |
| 2021022483        | 302        | Low Traffic/Zilwaukee E of 75                             |
| 2022003514        | 302        | Low Traffic/Visible from I-75                             |
| <b>2022026129</b> | <b>102</b> | Low Traffic/Outskirts of Saginaw Twp/Possible Development |
| 2022007163        | 202        | Medium Traffic/Suburban                                   |

| Liber/Page | Class | Traffic/Location                             |
|------------|-------|----------------------------------------------|
| 2022012561 | 202   | Medium Traffic/Suburban-btw McCarty-Shattuck |

|                   |            |                                                   |
|-------------------|------------|---------------------------------------------------|
| <b>2021023568</b> | <b>202</b> | <b>Medium Traffic/Suburban/near Bavarian Mall</b> |
| 2021029703        | 202        | Medium Traffic/Suburban-btw McCarty-Shattuck      |
| 2022029446        | 402        | Medium Traffic/Suburban/Thomas off Gratiot Rd     |
| 2021036617        | 202        | Medium Traffic/City                               |
| 2021029685        | 201        | Medium Traffic/Semi-Rural/Ches Township           |
| 2021026958        | 202        | Medium Traffic/Suburban-btw McCarty-Shattuck      |
| <b>2021040392</b> | <b>202</b> | <b>Medium-High Traffic/Suburban/Corner</b>        |

|            |     |                                                                       |
|------------|-----|-----------------------------------------------------------------------|
| 2021021814 | 402 | Medium Traffic/Outskirts near SVSU & Bay Rd (NOW CLASSED RESIDENTIAL) |
| 2023004627 | 202 | Med-High Traffic/Urban-Bay/Shattuck                                   |

| Liber/Page | Class | Traffic/Location                                   |
|------------|-------|----------------------------------------------------|
| 2022031104 | 102   | Medium-High Traffic/Suburban/E of 75/BIGBEE COFFEE |
| 2021033440 | 207   | Medium Traffic/Frankenmuth/off Gera                |
| 2021036327 | 202   | Medium Traffic/Frankenmuth/off Weiss St            |
| 2021017150 | 201   | Medium Traffic/Suburban/near Bavarian Mall         |
| 2021022028 | 202   | Medium-High/Suburban-btw Bay/Shust                 |
| 2021026362 | 201   | Medium Traffic/Suburban/E Birch Run & Dixie        |

| Liber/Page | Class | Traffic/Location                                       |
|------------|-------|--------------------------------------------------------|
| 1489/1124  | 202   |                                                        |
| 2023002850 | 202   | <b>Medium-High Traffic/Freeland-Near Corner</b>        |
| 2023000275 | 202   | Medium-High Traffic/Suburban/Wieneke-State/Near Corner |
| 2021024849 | 202   | Medium-High Traffic/Frankenmuth/W Genesee St           |

| Liber/Page | Class | Traffic/Location |
|------------|-------|------------------|

202108130067432    202

202107090060419    201

|                   |            |                                              |
|-------------------|------------|----------------------------------------------|
| <u>2023001007</u> | <u>202</u> | Medium-High Traffic/Corner/E Birch Run-Dixie |
|-------------------|------------|----------------------------------------------|

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