

2026 Macomb Township - Commercial Land Analysis
C-001 and C-002 (COMMERCIAL IMPROVED, COMMERCIAL VACANT)
ANALYSIS BY COMMERCIAL SQ. FT. AND ACREAGE

C-001 COMMERCIAL SQ FT - HALL RD 1

Parcel Number	Property Address	Location	Sale Date	Sale Price	Land Size (Acre)	Land Size (Sq. Ft.)	Sale Price (Sq. Ft.)
16-11-34-126-026	Sharkey St	Clinton Twp	2/14/2025	\$50,000	0.12	5,227	\$9.57
24-04-15-276-027	Van Dyke Ave	Washington Twp	4/3/2024	\$128,000	0.337	14,680	\$8.72
12-13-26-478-042	13415 E 9 Mile Rd	Warren	3/10/2025	\$580,000	2.15	93,785	\$6.18
09-14-28-481-049	Harper Ave	Saint Clair Shores	3/13/2024	\$75,000	0.138	6,011	\$12.48
08-14-20-383-030	17813 E 10 Mile Rd	Roseville	2/1/2024	\$35,000	0.109	4,748	\$7.37
							\$8.86
							USE: \$9.00

C-001 COMMERCIAL SQ FT - HALL RD 2

Parcel Number	Property Address	Location	Sale Date	Sale Price	Land Size (Acre)	Land Size (Sq. Ft.)	Sale Price (Sq. Ft.)
12-13-31-278-018	22323 Ryan Rd	Warren	3/15/2024	\$760,000	2.49	108,464	\$7.01
23-07-36-400-091	Vacant Market St	Shelby Twp	5/18/2023	\$1,500,000	4.78	208,217	\$7.20
08-14-20-383-028	E 10 Mile Rd	Roseville	2/1/2024	35000	0.109	4,748	\$7.37
24-04-15-276-027	Van Dyke Ave	Washington Twp	4/3/2024	\$128,000	0.337	14,680	\$8.72
							\$7.58
							USE: 7.50

C-001 COMMERCIAL SQ FT - S HAYES/HALL RD 5

Parcel Number	Property Address	Location	Sale Date	Sale Price	Land Size (Acre)	Land Size (Sq. Ft.)	Sale Price (Sq. Ft.)
12-13-26-478-042	13415 E 9 Mile Rd	Warren	3/10/2025	\$580,000	2.15	93,654	\$6.19
10-10-20-478-033	37307 Mound Rd	Sterling Heights	11/26/2024	\$379,000	1.46	63,554	\$5.96

16-11-12-155-033	Vacant Joy	Clinton Township	4/28/2023	\$150,000	0.56	24,394	\$6.15
08-14-20-386-029	E 10 Mile Rd	Roseville	2/1/2024	\$35,000	0.11	4,748	\$7.37
							\$6.42
							USE: \$6.50

C-001 COMMERCIAL SQ FT - 23/26 Mile W RP; 21 Mile W Card; Hall Rd 4; Garfield

Parcel Number	Property Address	Property City	Sale Date	Sale Price	Land Size (Acre)	Land Size (Sq. Ft.)	Sale Price (Sq. Ft.)
10-10-20-226-043	38639 Mound Rd	Sterling Hgts	9/14/2023	\$325,000	1.31	57,064	\$5.70
20-08-31-103-002	21 Mile Rd	Macomb	7/25/2024	\$300,000	1.57	68,389	\$4.39
12-13-26-478-042	13415 E 9 Mile Rd	Warren	3/10/2025	\$580,000	2.15	93,654	\$6.19
16-11-12-155-033	Joy Blvd	Clinton Twp	4/28/2023	\$150,000	0.56	24,394	\$6.15
20-08-06-202-006	56855 Romeo Plank	Macomb	1/13/2023	\$850,000	1.37	239,581	\$3.55
15-09-15-300-049	23 Mile Rd	Chesterfield	10/23/2023	\$1,200,000	4.00	174,240	\$6.89
							\$5.48
							USE: \$5.50

C-001 COMMERCIAL SQ FT - 22/25 Mile W RP; South Romeo Plank,; N Hayes/Hall 3

Parcel Number	Property Address	Property City	Sale Date	Sale Price	Land Size (Acre)	Land Size (Sq. Ft.)	Sale Price (Sq. Ft.)
15-09-15-300-049	31959 23 Mile Rd	Chesterfield Twp	10/24/2023	\$1,200,000	5.38	234,353	\$5.12
12-13-13-451-074	14601 Barber Ave	Warren	10/16/2024	\$650,000	2.48	108,203	\$6.01
20-08-19-160-009	Wellington Center Blvc	Macomb	3/16/2023	\$425,000	1.72	74,923	\$5.67
10-10-20-478-033	37307 Mound	Sterling Hgts	11/26/2024	\$379,900	1.44	62,726	\$6.06
16-11-27-277-027	36262 Gratiot	Clinton Twp	11/29/2023	\$139,900	1.22	53,143	\$2.63
							\$5.10
							USE: \$5.00

C-001 COMMERCIAL SQ FT - Rate Table: N Romeo/Gratiot

Parcel Number	Property Address	Location	Sale Date	Sale Price	Land Size (Acre)	Land Size (Sq. Ft.)	Sale Price (Sq. Ft.)
16-11-274-452-038	Gratiot Ave	Clinton Twp	2/3/2025	\$159,900	0.80	34,848	\$4.59

23-07-33-351-038	45568 Mound Rd	Shelby Twp	3/20/2025	\$209,000	1.17	51,009	\$4.10
10-10-17-428-015	39595 Mound Rd	Sterling Hghts	6/28/2023	\$110,000	0.54	23,522	\$4.68
12-13-06-35-002	31444 Dequindre	Warren	7/27/2023	\$76,000	0.43	18,731	\$4.06
14-01-25-300-031	33 Mile Rd	Bruce Twp	1/16/2024	\$725,000	4.83	210,264	\$3.45
02-14-30-103-004	E 10 Mile Rd	Eastpointe	2/20/2024	\$40,000	0.22	9,583	\$4.17
							\$4.17

USE: **\$4.10**

C-001 COMMERCIAL SQ FT - 22-26 Mile E of RP; 24 Mile; 21 Mile E of Card; Card/North/Heyd

Parcel Number	Property Address	Location	Sale Date	Sale Price	Land Size		Sale Price
					(Acre)	(Sq. Ft.)	(Sq. Ft.)
16-11-10-451-017	Gratiot	Clinton Twp	2/14/2025	\$45,000	0.62	26,920	\$1.67
16-11-10-451-017	Ferndale	Clinton Twp	2/14/2025	\$45,000	0.618	26,920	\$1.67
23-07-27-455-013	11261 21 Mile Rd	Shelby Twp	6/6/2024	\$299,900	4.762	207,433	\$1.45
03-14-06-229-012	32604 Utica	Utica	4/7/2023	\$40,000	0.31	13,504	\$2.96
16-11-34-126-026	Sharkey St	Clinton Twp	2/14/2025	\$50,000	0.12	5,227	\$9.57
05-11-13-254-002	Vacant North River	Mt. Clemens	4/26/2023	\$100,000	0.85	37,026	\$2.70
10-10-35-376-015	12555 E 14 Mile Rd	Sterling Heights	9/19/2023	\$270,000	4.94	215,186	\$1.25
19-06-32-400-033	26 Mile Rd	Lenox Twp	12/14/2023	\$500,000	4.57	199,069	\$2.51
17-11-36-404-025	34535 Jefferson	Harrison Twp	11/29/2023	\$70,000	0.54	23,522	\$2.98
							\$2.97

USE: **\$3.00**

2026 Statement of Concluded Land Values are as indicated.

Description: COMM - SQ FT Units: SqFt Adjustment:

Description	Rate	Don't Include in total Acreage
	0.00	<input type="checkbox"/>
N ROMEO/GRATIOT	4.10	<input type="checkbox"/>
22-26 M EAST RP	3.00	<input type="checkbox"/>
22/25 M WEST RP	5.00	<input type="checkbox"/>
23/26 M WEST RP	5.50	<input type="checkbox"/>
24 MILE	3.00	<input type="checkbox"/>
21 M WEST CARD	5.50	<input type="checkbox"/>
21 M EAST CARD	3.00	<input type="checkbox"/>
CARD/NORTH/HEYD	3.00	<input type="checkbox"/>

S ROMEO PLK	5.00	<input type="checkbox"/>
N HAYES/HALL 3	5.00	<input type="checkbox"/>
S HAYES/HALL 5	6.50	<input type="checkbox"/>
HALL RD 1	9.00	<input type="checkbox"/>
HALL RD 2	7.50	<input type="checkbox"/>
HALL RD 4	5.50	<input type="checkbox"/>

2025 land values were same.
Sales indicated no change