

2026 Macomb Township - Industrial Land Analysis
I-001, I-002 AND I-003 (INDUSTRIAL VACANT, IMPROVED AND UTILITY)
ANALYSIS BY INDUSTRIAL SQ. FT. AND ACREAGE

I-001 INDUSTRIAL SQUARE FOOTAGE - Zircon Condos; Quadrate Condos

Parcel Number	Property Address	Property City	Sale Date	Sale Price	Instr.	Terms of Sale	Land		
							size Acre	Land Size Sq. Ft.	Sale Price Sq. Ft.
12-13-24-331-002	25700 Flanders	Warren	1/16/2024	\$216,000	WD	Arms Length	0.75	32,670	\$6.61
16-11-10-451-017	41191 Ferndale Rd	Clinton Twp	2/3/2025	\$45,000	WD	Arms Length	0.61	26,572	\$1.69
16-11-12-155-033	Henry B Joy Blvd	Clinton Twp	5/3/2023	\$150,000	WD	Arms Length	0.54	23,522	\$6.38
16-11-34-131-022	Gratiot Ave	Clinton Twp	10/28/2024	\$4,579	WD	Arms Length	0.07	3,049	\$1.50
01-13-27-101-014	Konczal	Centerline	7/17/2024	\$100,000	WD	Arms Length	0.34	14,810	\$6.75
									\$4.59
									USE: \$4.60

I-001 INDUSTRIAL SQUARE FOOTAGE - Quadrate Sub; Macomb Corp Ctr; Erb Ind Sub; Macomb Ind Prk; Regency Ctr; Milano Ind Sub; 23 M Rd; Hayes Rd; Lakeside Ind Prk; 21 M Rd; Elite Corp Prk

Parcel Number	Property Address	Property City	Sale Date	Sale Price	Instr.	Terms of Sale	Land		
							size Acre	Land Size Sq. Ft.	Sale Price Sq. Ft.
14-01-36-126-009	70292 Beaver Creek	Bruce Twp	1/16/2024	\$185,000	WD	Arms Length	1.29	56,192	\$3.29
14-01-36-126-007	70404 Beaver Creek	Bruce Twp	6/8/2023	\$180,000	WD	Arms Length	1.29	56,192	\$3.20
14-01-26-126-008	70348 Beaver Creek	Bruce Twp	6/8/2023	\$180,000	WD	Arms Length	1.29	56,192	\$3.20
23-07-33-351-038	45568 Mound Rd	Shelby Twp	3/20/2025	\$209,000	WD	Arms Length	1.17	50,965	\$4.10
									\$3.45
									USE: \$3.45

2026 Statement of Concluded Land Values are as indicated

Description: **IND - SQ FT** Units: **SqFt** Adjustment

Description	Rate	Don't Include in total Acreage
	0.00	<input type="checkbox"/>
NON-SUB < 3 AC	0.00	<input type="checkbox"/>
QUADRATE SUB	3.45	<input type="checkbox"/>
.	0.00	<input type="checkbox"/>
ZIRCON CONDOS	4.60	<input type="checkbox"/>
MACOMB CORP CTR	3.45	<input type="checkbox"/>
ERB IND SUB	3.45	<input type="checkbox"/>
MACOMB IND PARK	3.45	<input type="checkbox"/>
REGENCY CENTER	3.45	<input type="checkbox"/>
MILANO IND SUB	3.45	<input type="checkbox"/>

QUADRATE CONDOS	4.60	<input type="checkbox"/>
23 MILE RD	3.45	<input type="checkbox"/>
HAYES RD	3.45	<input type="checkbox"/>
LAKE SIDE IND PK	3.45	<input type="checkbox"/>
.	0.00	<input type="checkbox"/>
21 Mile Rd	3.45	<input type="checkbox"/>
ELITE CORP PARK	3.45	<input type="checkbox"/>

2025 land values were the same.
Sales indicated no change

I-002 -INDUSTRIAL AGREAGE
INDUSTRIAL ACREAGE 2-5 ACRES

Parcel Number	Property Address	Property City	Sale Date	Sale Price	Instr.	Terms of Sale	Land		
							size Acre	Land Size Sq. Ft.	Sale Price Per Acre.
12-13-26-478-042	13415 E 9 Mile Rd	Warren	3/10/2025	\$580,000	WD	Arms Length	2.15	93,785	\$269,392
21-05-32-400-017	26 Mile Rd	Ray Twp	1/23/2024	\$480,000	WD	Arms Length	5.94	258,746	\$80,808
07-27-455-013	11261 21 Mile Rd	Shelby Twp	6/12/2024	\$299,900	WD	Arms Length	4.76	207,433	\$62,978
15-09-04-401-006	55721 Gratiot	Chesterfield	12/20/2024	\$275,000	WD	Arms Length	3.44	149,846	\$79,942
10-10-32-427-040	33855 Mound Rd	Sterling Heights	11/12/2024	\$200,000	WD	Arms Length	2.68	116,567	\$74,738
12-13-31-26-014	9 Mile Rd	Warren	12/2/2023	\$160,000	WD	Arms Length	2.61	113,692	\$61,303
14-01-25-400-024	71501 Bruce Teck Pk	Bruce Twp	2/1/2024	\$600,000	WD	Arms Length	5.00	217,800	\$120,000
80-096-99-0001-70	28074 Northline	Romulus	4/4/2024	\$325,000	WD	Arms Length	4.43	192,971	\$73,363
									\$102,815
									USE: \$102,800

INDUSTRIAL ACREAGE 5.01-19.99 ACRES

Parcel Number	Property Address	Property City	Sale Date	Sale Price	Instr.	Terms of Sale	Land		
							size Acre	Land Size Sq. Ft.	Sale Price Per Acre.
23-07-14-100-062	24 Mile Rd	Shelby Twp	1/8/2025	\$675,000	WD	Arms Length	9.56	416,434	\$70,607
21-05-32-400-017	26 Mile Rd	Ray Twp	1/23/2024	\$480,000	WD	Arms Length	5.94	258,746	\$80,808
15-09-04-253-007	30300 Commerce	Chesterfield	12/21/2023	\$750,588	WD	Arms Length	9.48	412,949	\$79,176
15-09-16-299-006	52158 Sierra Dr	Chesterfield	12/1/2023	\$2,386,500	WD	Arms Length	15.91	693,040	\$150,000
10-10-28-400-007	36311 Van Dyke	Sterling Heights	12/5/2023	\$1,650,000	WD	Arms Length	12.66	551,470	\$130,332
27-028-1003-000	15313 Bryce Rd	Capac	8/26/2023	\$1,600,000	WD	Arms Length	14.36	625,522	\$111,421
14-01-36-100-022	14100 33 Mile Rd	Bruce Twp	9/27/2022	\$920,235	WD	Arms Length	5.94	258,746	\$154,922
15-09-08-426-016	53721 Gratiot	Chesterfield	2/21/2023	\$500,000	WD	Arms Length	5.46	237,838	\$91,575
21-05-36-100-020	58250 North Ave	Ray Twp	12/21/2023	\$445,000	WD	Arms Length	15.25	664,290	\$29,180
22-03-04-426-001	69951 Lowe Plank	Richmond	2/21/2023	\$500,000	WD	Arms Length	10.00	435,600	\$50,000
									\$94,802
									USE: \$94,800

INDUSTRIAL ACERAGE 20.00 -49.99

Parcel Number	Property Address	Property City	Sale Date	Sale Price	Instr.	Terms of Sale	Land		
							size Acre	Land Size Sq. Ft.	Sale Price Acre
14-01-36-100-006	13960 33 Mile Rd	Bruce	9/15/2023	\$1,410,000	WD	Arms Length	35.94	1,565,546	\$39,232
22-09-300-032	46844 W 12 Mile Rd	Novi	4/25/2022	\$4,850,000	WD	Arms Length	20.00	871,200	\$242,500
14-01-25-300-025	Orchard Crossing	Bruce Twp	2/23/2022	\$1,320,000	WD	Arms Length	30.00	1,306,800	\$44,000
14-01-25-300-030	Orchard Crossing	Bruce Twp	2/23/2022	\$1,319,895	WD	Arms Length	30.00	1,306,800	\$43,997
									\$92,432
									USE: \$92,400

INDUSTRIAL ACERAGE 50 AND UP

Parcel Number	Property Address	Property City	Sale Date	Sale Price	Instr.	Terms of Sale	Land		Sale Price
							size	Land Size	
							Acre	Sq. Ft.	Acre
08-08-200-027	Old US 23	Hartland	1/8/2024	\$4,150,000	WD	Arms Length	95.00	4,138,200	\$43,684
75-033-99-0001-00	33675 Sibley Rd	New Boston	7/24/2020	\$4,900,000	WD	Arms Length	150	6,534,000	\$32,667
80-039-99-0001-70	Wick Rd	Romulus	10/16/2020	\$10,050,000	WD	Arms Length	202	8,799,120	\$49,752
									\$42,034
									USE: \$42,000

2026 Statement of Concluded Land Values are as indicated

Description: **IND ACREAGE** Units: **Acres** Adjustments...

Description	Rate	Don't Include in total Acreage
	0.00	<input type="checkbox"/>
2-5.000	102,800.00	<input type="checkbox"/>
5.001-6.999	94,800.00	<input type="checkbox"/>
7- 19.999	94,800.00	<input type="checkbox"/>
20- 49.999	92,400.00	<input type="checkbox"/>
50 AND UP	42,000.00	<input type="checkbox"/>

2025 land rates were as follows: 2-5 acres - \$102,765; 5.01-6.99 - \$94,760; 7-19.99 - \$94,760; 20-49.99 - \$92,300 and 50 and up sales indicated no change.