

ALBEE TOWNSHIP 2024 Commercial and Industrial Vacant Land Sales Analysis for 2025

Note: Land owned by Consumers Energy for easement purposes and classed Industrial will be priced using Agricultural Tillable and non-Tillable Land Rates
 Consumer Energy Right of Way parcels and other industrial parcels with some Ag Land will be priced using the below average rate of 4,100 per acre of the Agricultural Tillable Land Rates.

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

LOW DENSITY/RURAL

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

\$16,600 per AC (\$0.38 per SQFT)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Document	Other Parcels in Sale	Total			Dollars		Dollars	Property	Traffic/Location	Grantor	Grantee
									Acres	Net Acres	ROW	Per Net Acre	Per SqFt	Class				
29-13-3-15-4002-007	GARFIELD RD	3/23/2024	100,000	WD	03-ARM'S LENGTH	100,000	2024005323		8.60	8.14	0.46	\$12,285	\$0.28	102	Low Traffic/DEVELOPING Area/Garfield Rd & W Freeland Rd/AG CLASS	BURK, JOHN P	EAST MIDLAND PARTNERS LLC	
18-13-4-27-1001-003	PIERCE RD	7/13/2022	585,000	MLC	19-MULTI PARCEL ARM'S LENGTH	585,000	2022019954	18-13-4-27-1006-000	42.35	40.00	2.35	\$14,625	\$0.34	102	Medium Traffic/Developing Area/M-84/STORAGE FACILITY(was AG CLASS)	KAPUR, SUBHASH TRUST	KEMERER, DUANE V JR	
23-12-4-19-4029-000	MIDLAND RD	3/20/2024	120,000	WD	03-ARM'S LENGTH	120,000	2024005142		11.83	7.47	4.36	\$16,064	\$0.37	202	Medium Traffic/Rural/M-47/ Dow CONSERVATION ESMT/restrictions	HAUFFE KURT P	VALENTINE KATHERINE A	
23-12-4-05-2014-001	TITTABAWASSEE RD	9/27/2022	540,000	WD	19-MULTI PARCEL ARM'S LENGTH	540,000	2022026129	23-12-4-05-2014-000	32.35	31.85	0.50	\$16,954	\$0.39	102	Low Traffic/Outskirts of Saginaw Twp/POSSIBLE Development	WOLOHAN REALTY LLC	MEEK PHYLLIS J	
13-09-3-16-0635-000 (improved)	1100 LOCKWOOD ST	11/30/2023	220,000	WD	19-MULTI PARCEL ARM'S LENGTH	127,855	2023026349	13-09-3-16-0630-000,	8.07	6.75	1.32	\$18,941	\$0.43	102/101	Low Traffic/Suburban/LOW VISIBILITY	BRETRAGER, D R & P A TRUST	MEYER, JUSTIN	
90-80-0-91-7A01-100	2211 RUST AVE	4/21/2023	37,000	WD	03-ARM'S LENGTH	37,000	2023010598		1.88	1.88	0.00	\$19,681	\$0.45	202	Low Traffic/Suburban/Corner of Rust & Sheridan Ave	CRAMER, JAIME	KIRK STREET LLC	
23-12-4-11-1314-002	FASHION SQUARE BLVD	4/11/2022	105,000	WD	03-ARM'S LENGTH	105,000	2022012561		4.68	4.68	0.00	\$22,436	\$0.52	202	Low Traffic/Suburban-btw McCarty-Shattuck	WOLOHAN REALTY LLC	TATT HOLDINGS LLC	
91-30-2-98-1000-000	110 DAVENPORT AVE	6/16/2023	110,000	CD	19-MULTI PARCEL ARM'S LENGTH	110,000	2023015117	91-30-2-98-2000-000	4.23	3.38	0.85	\$32,544	\$0.75	202	Medium Traffic/Visible from I-675/Davenport/LAND-LOCKED ?/BILL BOARDS	SARGENT EST, F ROLAND & MARIANNE	110 DAVENPORT LLC	
									1,724,855	104.15			Average:	\$19,191	\$0.44			
									Aggregate:		\$16,561	\$0.38						

Acreage Land Table	Total SF	Dollar Per SF	TCV Acreage
1.00	43,560	0.38	16,553
1.50	65,340	0.38	24,829
2.00	87,120	0.38	33,106
2.50	108,900	0.38	41,382
3.00	130,680	0.38	49,658
4.00	174,240	0.38	66,211
5.00	217,800	0.38	82,764
7.00	304,920	0.38	115,870
10.00	435,600	0.38	165,528
15.00	653,400	0.38	248,292
20.00	871,200	0.38	331,056
25.00	1,089,000	0.38	413,820
30.00	1,306,800	0.38	496,584
40.00	1,742,400	0.38	662,112
50.00	2,178,000	0.38	827,640
100.00	4,356,000	0.38	1,655,280