

2026 COMMERCIAL VACANT LAND STUDY

PARCEL NUMBER	ADDRESS	CITY	CLASS	ACREAGE	SQ FT	SALE DATE	SALE PRICE	\$\$ PER SQ. FT.		Comments
								TCV		
005-01-0008-001	20385 Middlebelt	Livonia	202	0.68	29,751	3/4/2022	\$225,000	\$7.56		Multi Parcel(005-01-0007-001)
125-99-0010-006	35841 Plymouth	Livonia	202	1.92	83,635	3/1/2023	\$250,000	\$2.99		
143-01-0106-000	9106 Middlebelt	Livonia	202	0.77	33,541	9/1/2022	\$149,000	\$4.44		
014-01-0014-001	34625 Eight Mile	Livonia	202	0.96	41,861	5/12/2022	\$250,000	\$5.97		
052-02-0005-000	27950 Five Mile	Livonia	202	0.31	13,591	5/12/2022	\$50,000	\$3.68		
79-007-01-0028-001	18633 Beech Daly	Redford	202	1.50	65,340	6/26/2023	\$215,000	\$3.29		
71-098-99-0022-000	2009 Haggerty	Canton	202	2.30	100,188	6/21/2023	\$400,000	\$3.99		
	40975 Concept Dr	Plymouth	202	4.00	174,240	2/11/2022	\$740,000	\$4.25		
35-023-04-0030-000	31464 Cherry Hill	Garden City	202	0.34	14,810	1/27/2023	\$160,000	\$10.80		
71-100-99-0020-000	40012 Michigan Ave	Canton	202	2.48	108,029	2/27/2023	\$215,000	\$1.99		
78-066-99-0001-001	40347 Ann Arbor Rd.	Plymouth	202	3.68	160,301	10/12/2023	\$1,850,000	\$11.54		Multi Parcel
71-072-99-0011-000	Ridge Rd	Canton	202	4.23	184,259	4/10/2024	\$800,000	\$4.34		
71-042-02-0197-001	7125 Lilley	Canton	202	0.60	26,136	5/23/2024	\$375,000	\$14.35		
	5 Mile Rd.	Plymouth	202	1.00	43,560	7/25/2024	\$180,000	\$4.13		
56-045-01-0298-000	35833 Ford Rd	Westland	202	0.51	22,216	8/9/2024	\$265,000	\$11.93		
Totals:					1,101,458		\$6,124,000	\$5.56		

1 AC - 4 AC	Average range \$2.99 - \$14.35	Average	\$6.35
		Median	\$4.34

2% Increase in median from 25 to 26

2000 Commercial North Tier & others	2025 \$3.58 - \$4.59	2026 \$3.65 - \$4.68
2100 Commercial Middle Section	2025 \$3.50 - \$4.36	2026 \$3.56 - \$4.45
2200 Commercial South Section	2025 \$3.50 - \$4.36	2026 \$3.56 - \$4.45
2500 Commercial Properties in the Industrial belt	2025 \$3.75 - \$4.00	2026 \$3.83 - \$4.09

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PARCEL NUMBER	ADDRESS	CITY	CLASS	ACREAGE	SQ FT	SALE DATE	SALE PRICE	\$\$ PER SQ. FT.		Comments
								TCV		
56-067-99-0019-003	1421 S Venoy	Westland	202	8.68	378,101	12/2/2022	\$ 1,150,000		\$3.04	
56-052-99-0024-701	37800 Cherry Hill	Westland	202	6.65	289,674	3/21/2022	\$ 1,200,000		\$4.14	
22-16-300-055	Beck Rd	Novi	202	7.00	304,920	9/20/2022	\$ 1,400,000		\$4.59	
22-17-101-032	Wixom Rd	Novi	202	7.00	304,920	8/11/2022	\$ 2,500,000		\$8.20	
103-99-0029-002	11801 Sears	Livonia	202	7.29	317,465	1/4/2024	\$ 1,400,000		\$4.41	
78-066-99-0001-003	40455 Ann Arbor Dr	Plymouth	202	9.50	413,820	12/15/2023	\$ 2,100,000		\$5.07	
78-024-99-0019-000	Schoolcraft Rd	Plymouth	202	8.00	348,480	12/30/2024	\$ 1,206,700		\$3.46	
78-023-99-0030-708	Schoolcraft & Haggerty	Plymouth	202	6.82	297,079	11/22/2024	\$ 690,000		\$2.32	
49-006-09-0643-300	Mill St.	Plymouth	202	5.00	217,800	8/23/2024	\$ 1,350,000		\$6.20	
Totals:					2,872,259		\$ 12,996,700		\$4.52	

5 AC - 10 AC	Average range \$2.32 - \$8.20	Average	\$4.60
		Median	\$4.41

3.7% median increase from 2025 to 26

2000 Commercial North Tier & others	2025 \$3.30 - \$3.60	2026 \$3.36 - \$3.64
2100 Commercial Middle Section	2025 \$3.15 - \$3.40	2026 \$3.21 - \$3.46
2200 Commercial South Section	2025 \$3.15 - \$3.40	2026 \$3.21 - \$3.46
2500 Commercial Properties in the Industrial belt	2025 \$2.90 - \$3.30	2026 \$2.96 - \$3.37

2026 COMMERCIAL VACANT LAND STUDY

PARCEL NUMBER	ADDRESS	CITY	CLASS	ACREAGE	SQ FT	SALE DATE	SALE PRICE	\$\$ PER SQ. FT.		Comments
								TCV		
	41001 Seven Mile	Northville	202	25.00	1,089,000	5/17/2022	\$ 5,032,089		\$4.62	
		Canton	202	97.33	4,239,695	8/19/2022	\$ 5,750,000		\$1.36	
71-133-99-0007-700	Morton Taylor S	Canton	202	21.61	941,332	2/2/2023	\$ 1,500,000		\$1.59	
83-0660-99-0001-701	194 Service Dr	Van Buren	202	20.01	871,636	2/10/2022	\$ 2,750,000		\$3.15	
	5 Mile Rd	Northville	202	96.76	4,214,866	4/24/2023	\$ 3,750,000		\$0.89	
					5,328,695		\$ 18,782,089		\$3.52	
11 AC - 20+ AC		Average range \$0.89 - \$4.62					Average		\$2.32	
							Median		\$1.59	

2000 Commercial North Tier & others	2025 \$2.30 - \$3.00	2026 \$2.30 - \$3.00
2100 Commercial Middle Section	2025 \$2.30 - \$3.00	2026 \$2.30 - \$3.00
2200 Commercial South Section	2025 \$2.30 - \$3.00	2026 \$2.30 - \$3.00
2500 Commercial Properties in the Industrial belt	2025 \$2.00 - \$2.75	2026 \$2.00 - \$2.75

2026 Commerical Land Value Summary

COMMERCIAL NORTH TIER + OTHERS											
ACREAGE TABLE A											
SIZE	LAND VALUE	\$/SQ FT	SIZE	LAND VALUE	\$/SQ FT	SIZE	LAND VALUE	\$/SQ FT	SIZE	LAND VALUE	\$/SQ FT
1 ACRE	204,000	\$4.68	3 ACRE	505,000	\$3.86	10 ACRE	1,464,000	\$3.36	30 ACRE	3,500,000	\$2.68
1.5 ACRE	275,000	\$4.21	4 ACRE	636,000	\$3.65	15 ACRE	1,960,200	\$3.00	40 ACRE	4,100,000	\$2.35
2 ACRE	316,000	\$3.63	5 ACRE	793,000	\$3.64	20 ACRE	2,450,000	\$2.81	50 ACRE	5,000,000	\$2.30
2.5 ACRE	408,000	\$3.75	7 ACRE	1,070,000	\$3.51	25 ACRE	2,800,000	\$2.57	100 ACRE	10,000,000	\$2.30

COMMERCIAL MIDDLE SECTION											
ACREAGE TABLE A											
SIZE	LAND VALUE	\$/SQ FT	SIZE	LAND VALUE	\$/SQ FT	SIZE	LAND VALUE	\$/SQ FT	SIZE	LAND VALUE	\$/SQ FT
1 ACRE	194,000	\$4.45	3 ACRE	505,000	\$3.86	10 ACRE	1,397,000	\$3.21	30 ACRE	3,150,000	\$2.41
1.5 ACRE	275,000	\$4.21	4 ACRE	620,000	\$3.56	15 ACRE	1,796,850	\$2.75	40 ACRE	4,100,000	\$2.35
2 ACRE	330,000	\$3.79	5 ACRE	754,000	\$3.46	20 ACRE	2,395,800	\$2.75	50 ACRE	5,000,000	\$2.30
2.5 ACRE	408,000	\$3.75	7 ACRE	1,020,000	\$3.35	25 ACRE	2,625,000	\$2.41	100 ACRE	10,000,000	\$2.30

COMMERCIAL SOUTH SECTION											
ACREAGE TABLE A											
SIZE	LAND VALUE	\$/SQ FT	SIZE	LAND VALUE	\$/SQ FT	SIZE	LAND VALUE	\$/SQ FT	SIZE	LAND VALUE	\$/SQ FT
1 ACRE	194,000	\$4.45	3 ACRE	505,000	\$3.86	10 ACRE	1,397,000	\$3.21	30 ACRE	3,150,000	\$2.41
1.5 ACRE	275,000	\$4.21	4 ACRE	620,000	\$3.56	15 ACRE	1,650,000	\$2.53	40 ACRE	4,100,000	\$2.35
2 ACRE	330,000	\$3.79	5 ACRE	754,000	\$3.46	20 ACRE	2,200,000	\$2.53	50 ACRE	5,000,000	\$2.30
2.5 ACRE	408,000	\$3.75	7 ACRE	1,020,000	\$3.35	25 ACRE	2,652,000	\$2.44	100 ACRE	10,000,000	\$2.30

COMMERCIAL INDUSTRIAL BELT TIER											
ACREAGE TABLE A											
SIZE	LAND VALUE	\$/SQ FT	SIZE	LAND VALUE	\$/SQ FT	SIZE	LAND VALUE	\$/SQ FT	SIZE	LAND VALUE	\$/SQ FT
1 ACRE	178,000	\$4.09	3 ACRE	531,000	\$4.06	10 ACRE	1,290,000	\$2.96	30 ACRE	3,593,700	\$2.75
1.5 ACRE	266,000	\$4.07	4 ACRE	667,000	\$3.83	15 ACRE	1,796,850	\$2.75	40 ACRE	4,791,600	\$2.75
2 ACRE	355,000	\$4.07	5 ACRE	734,000	\$3.37	20 ACRE	2,395,800	\$2.75	50 ACRE	4,356,000	\$2.00
2.5 ACRE	443,000	\$4.07	7 ACRE	933,000	\$3.06	25 ACRE	2,994,750	\$2.75	100 ACRE	8,712,000	\$2.00

2026 INDUSTRIAL VACANT LAND STUDY

PARCEL NUMBER	ADDRESS	CITY	CLASS	ACREAGE	Square foot	SALE DATE	SALE PRICE	\$\$\$ PER SQ. FT. TCV	COMMENT
098-99-0028-708	2435 Haggerty	Canton	302	4.85	211,266	2/22/2022	\$735,000	\$3.48	
71-131-02-0015-000	4985 Research	Canton	302	3.65	158,994	11/9/2022	\$895,000	\$5.63	
71-128-99-0005-702	47725 Michigan Ave	Canton	302	3.39	147,668	7/25/2022	\$840,000	\$5.69	
50-22-26-401-023	22650 Venture	Novi	302	1.45	63,162	8/19/2022	\$300,000	\$4.75	
097-99-0005-000	13301 Inkster	Livonia	302	2.86	124,582	2/14/2023	\$575,000	\$4.62	
111-03-0014-000	34414 Rosati	Livonia	302	0.55	23,958	11/28/2023	\$125,000	\$5.22	
115-05-0013-000	11777 Globe	Livonia	302	0.80	34,848	10/31/2023	\$500,000	\$14.35	
20-35-126-025	1460 Stephenson Hwy	Troy	302	2.50	108,900	5/2/2022	\$950,000	\$8.72	Industrial Park
16-36-351-025	Moviter Dr	Wixom	302	4.04	175,982	3/16/2023	\$450,000	\$2.56	
22-08-100-026	48473 West Rd	Wixom	302	2.73	118,919	12/21/2023	\$445,000	\$3.74	
17-27-352-009	Claranton & Ladd	Commerce	302	0.83	36,155	8/6/2024	\$153,550	\$4.25	
22-08-227-001	48001 Wixom	Wixom	302	1.20	52,272	1/30/2025	\$250,000	\$4.78	
77-007-99-0002-701	742 Doheny	Northville	302	2.24	97,574	3/6/2025	\$950,000	\$9.74	
56-027-03-0013-000	Webb Dr	Westland	302	0.78	33,977	6/20/2024	\$145,000	\$4.27	
56-026-99-0032-704	39001 Warren	Westland	302	3.22	140,263	2/24/2025	\$549,000	\$3.91	
107-03-0003-001	11847 Hubbard	Livonia	302	3.49	151,937	7/15/2024	\$720,000	\$4.74	
111-03-0009-000	34434 Rosati	Livonia	302	0.93	40,598	2/20/2025	\$60,000	\$1.48	
Totals:					1,721,056		\$8,642,550	\$5.02	

		Average/mean	\$5.41
1 AC - 5 Ac	Average Range \$1.48 - \$14.35	Median	\$4.74

3000 Industrial
3300 Industrial Office/Warehouse classed Commercial

2025 \$3.00 - \$3.30
2025 \$3.00 - \$3.30

2026 \$3.15 - \$3.49
2026 \$3.15 - \$3.49

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PARCEL NUMBER	ADDRESS	CITY	CLASS	ACREAGE	Square foot	SALE DATE	SALE PRICE	\$\$ PER SQ. FT.	
								TCV	COMMENT
	Haggerty Rd	Canton Twp	302	6	261,360	6/11/2021	\$624,301	\$2.39	
103-99-0029-002	11801 Sears	Livonia	302	7.288	317,465	1/4/2024	\$1,400,000	\$4.41	
16-36-351-027	4910 Moviter	Wixom	302	6	261,360	4/3/2023	\$1,000,000	\$3.83	
78-023-99-0030-702	Schoolcraft & Haggerty	Plymouth	302	6.82	297,079	11/22/2024	\$690,000	\$2.32	
Totals:					840,185		\$3,714,301	\$4.42	

Average/mean							\$3.24	
6 AC - 10 AC Average range \$2.39 - \$4.41							Median	\$3.11

3000 Industrial
3300 Industrial Office/Warehouse classed Commercial

2025 \$2.75 - \$3.00
2025 \$2.75 - \$3.00

2026 \$2.82 - \$3.05
2026 \$2.82 - \$3.05

2026 INDUSTRIAL VACANT LAND STUDY

PARCEL NUMBER	ADDRESS	CITY	CLASS	ACREAGE	Square foot	SALE DATE	SALE PRICE	\$\$ PER SQ. FT.	
								TCV	COMMENT
	Commerce Blvd	Canton	302	13.34	581,090	10/15/2021	\$850,000	\$1.46	
71-127-99-0020-701	49000 Michigan Ave	Canton	302	82.77	3,605,461	10/1/2021	\$10,080,000	\$2.80	
102-99-0079-008	30980 Industrial	Livonia	302	11.342	494,058	7/27/2023	\$2,710,000	\$5.49	
78-001-99-0001-703	5 Mile	Plymouth	302	186.5	8,123,940	3/31/2023	\$5,500,000	\$0.68	
08-08-200-027	Old US 23	Hartland	302	94.5	4,116,420	1/8/2024	\$4,150,000	\$1.01	
22-09-300-032	46844 W 12 Mile	Novi	302	20	871,200	4/25/2022	\$4,850,000	\$5.57	
Totals:					17,792,169		\$28,140,000	\$1.58	
Average/mean								\$2.83	
10 AC - Large Industrial Vacant					Average range \$0.68 - \$5.57			\$2.13	

3000 Industrial
3300 Industrial Office/Warehouse classed Commercial

2025 \$1.60 - \$2.75
2025 \$1.60 - \$2.75

2026 \$1.60 - \$2.75
2026 \$1.60 - \$2.75

2026 Land Value Summary

INDUSTRIAL											
ACREAGE TABLE A											
SIZE	LAND VALUE	\$/SQ FT	SIZE	LAND VALUE	\$/SQ FT	SIZE	LAND VALUE	\$/SQ FT	SIZE	LAND VALUE	\$/SQ FT
1 ACRE	152,000	\$3.49	3 ACRE	430,000	\$3.29	10 ACRE	1,230,000	\$2.82	30 ACRE	2,950,000	\$2.26
1.5 ACRE	226,000	\$3.46	4 ACRE	560,000	\$3.21	15 ACRE	1,750,000	\$2.68	40 ACRE	4,000,000	\$2.30
2 ACRE	293,000	\$3.36	5 ACRE	685,000	\$3.15	20 ACRE	2,250,000	\$2.58	50 ACRE	4,500,000	\$2.07
2.5 ACRE	365,000	\$3.35	7 ACRE	900,000	\$2.95	25 ACRE	2,750,000	\$2.53	100 ACRE	6,990,000	\$1.60

OFFICE/WAREHOUSE CLASSED COMMERICAL											
ACREAGE TABLE A											
SIZE	LAND VALUE	\$/SQ FT	SIZE	LAND VALUE	\$/SQ FT	SIZE	LAND VALUE	\$/SQ FT	SIZE	LAND VALUE	\$/SQ FT
1 ACRE	152,000	\$3.49	3 ACRE	430,000	\$3.29	10 ACRE	1,230,000	\$2.82	30 ACRE	2,950,000	\$2.26
1.5 ACRE	226,000	\$3.46	4 ACRE	560,000	\$3.21	15 ACRE	1,750,000	\$2.68	40 ACRE	4,000,000	\$2.30
2 ACRE	293,000	\$3.36	5 ACRE	685,000	\$3.15	20 ACRE	2,250,000	\$2.58	50 ACRE	4,500,000	\$2.07
2.5 ACRE	365,000	\$3.35	7 ACRE	900,000	\$2.95	25 ACRE	2,750,000	\$2.53	100 ACRE	6,990,000	\$1.60