

## RICHMOND SAINT CLAIR 2026 COMMERCIAL VACANT LAND ANALYSIS

2 Year Sale Study 04/01/2023 thru 03/31/2025

Township	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Prev. Assessed	Land Value	Net Acreage	Net Sqft	S/ Sqft	ctual Front	Effec. Front	Ave. Depth	Class	Other Parcels in Sale
Port Huron	28-883-0025-000	25TH	12/12/24	\$28,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$28,000	\$5,000	17.86	\$5,000	\$8,616	0.29	12,632.40	\$2.22	102.0	102.0	248.0	302	28-883-0026-000
Port Huron	28-883-0025-001	2603 25TH	12/12/24	\$28,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$28,000	\$5,000	17.86	\$5,000	\$8,616	0.29	12,632.40	\$2.22	102.0	102.0	248.0	302	28-883-0026-000
City of Port Huron	06-514-0080-000	1608 GARFIELD	02/22/24	\$68,000	WD	03-ARM'S LENGTH	\$68,000	\$25,400	37.35	\$25,400	\$96,912	0.69	30,012.84	\$2.27	150.0	176.2	200.1	202	
Port Huron	28-840-0008-000	DOVE	05/24/23	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$19,700	65.67	\$19,700	\$23,906	0.94	40,946.40	\$0.73	136.0	136.0	301.5	302	
China	13-280-0002-000	BREE	04/26/24	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$28,100	62.44	\$28,100	\$28,410	1.29	56,148.84	\$0.80	116.9	116.9	480.2	302	
Kimball	25-115-0004-011	WADHAMS	03/11/25	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$72,400	62.96	\$72,400	\$29,230	1.33	57,760.56	\$1.99	165.1	165.1	350.0	302	
Richmond City	05-006-1003-000	10720 GRATIOT AVE	03/31/25	\$500,000	MLC	19-MULTI PARCEL ARM'S LENGTH	\$136,000	\$23,300	17.13	\$23,300	\$46,600	1.58	68,824.8	\$1.98	0.0	0.0	202	05-006-1004-000	
City of Marysville	03-865-0092-000	804 BUSHA	10/27/23	\$100,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$100,000	\$85,000	85.00	\$85,000	\$348,489	2.56	111,600.72	\$0.90	721.0	633.6	615.8	202	03-865-0102-000
Port Huron	28-754-0014-000	PETIT	08/22/24	\$0	MLC	03-ARM'S LENGTH	\$56,000	\$24,500	43.75	\$24,500	\$68,416	3.10	135,210.24	\$0.41	109.7	109.7	1,232.5	302	
Ira	23-130-0002-000	RADIANCE	01/23/24	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$184,800	54.35	\$184,800	\$375,640	3.77	164,264.76	\$2.07	450.0	450.0	363.0	302	
Port Huron	28-825-0042-000	4487 LAPEER	08/01/23	\$200,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$200,000	\$143,900	71.95	\$143,900	\$431,456	4.77	207,781.20	\$0.96	999.0	652.5	402.8	202	28-825-0041-000
Marine City	02-001-2030-002	DEGURSE	04/14/23	\$110,100	WD	03-ARM'S LENGTH	\$110,100	\$60,500	54.95	\$60,500	\$163,680	5.17	225,030.96	\$0.49	243.8	243.8	929.1	302	
Marine City	02-001-2030-002	DEGURSE	04/19/24	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$69,100	55.28	\$69,100	\$163,680	5.17	225,030.96	\$0.56	243.8	243.8	929.1	302	
St Clair	30-002-4009-000	GRATIOT	01/03/24	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$53,300	35.53	\$59,800	\$112,966	8.31	361,983.60	\$0.41	436.5	436.5	829.3	302	
Port Huron	28-800-0003-000	MICHIGAN	09/05/24	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$44,600	74.33	\$44,600	\$114,567	10.00	435,600.00	\$0.14	330.0	330.0	1,320.0	302	
Marine City	02-012-3004-000	2006 S PARKER ST	12/26/24	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$149,200	49.73	\$149,200	\$147,817	11.15	485,737.56	\$0.62	347.0	347.0	1,480.5	302	
Richmond City	05-006-1004-000	GRATIOT AVE	03/31/25	\$500,000	MLC	19-MULTI PARCEL ARM'S LENGTH	\$364,000	\$62,600	17.20	\$62,600	\$125,120	23.00	1,001,880.0	\$0.36	0.0	0.0	202	05-006-1003-000	
Casco	12-031-3001-000	5816 BETHUY	04/25/24	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$122,900	40.97	\$122,900	\$284,503	40.00	1,742,400.00	\$0.17	1,320.0	1,320.0	1,320.0	302	
Greenwood	22-033-4005-020	METCALF RD	08/30/24	\$0	WD	19-MULTI PARCEL ARM'S LENGTH	\$351,540	\$172,300	49.01	\$74,700	\$452,751	49.61	2,160,793.80	\$0.16	0.0	2,644.5	0.0	302	22-033-4005-010
Greenwood	22-028-1002-030	BROWN	04/11/23	\$0	WD	19-MULTI PARCEL ARM'S LENGTH	\$1,146,000	\$416,200	36.32	\$479,600	\$0	191.45	8,339,562.00	\$0.14	0.0	0.0	0.0	302	22-028-1002-010

Lot Size (SqF)	Predicted S/Sqft	Total	-30% Adj	ADJ S/SF
2,500	\$4.72	11,800	8,300.00	\$3.07
5,000	\$3.43	17,100	12,000.00	\$2.23
7,500	\$2.84	21,300	14,900.00	\$1.85
10,000	\$2.49	24,900	17,400.00	\$1.62
12,500	\$2.25	28,100	19,700.00	\$1.46
15,000	\$2.07	31,000	21,700.00	\$1.34
20,000	\$1.81	36,200	25,300.00	\$1.18
25,000	\$1.63	40,800	28,600.00	\$1.06
30,000	\$1.50	45,000	31,500.00	\$0.98
40,000	\$1.31	52,600	36,800.00	\$0.85
50,000	\$1.19	59,300	41,500.00	\$0.77
60,000	\$1.09	65,400	45,800.00	\$0.71
87,120	\$0.92	80,000	56,000.00	\$0.60
130,680	\$0.76	99,500	69,700.00	\$0.49
174,240	\$0.67	116,200	81,300.00	\$0.43
217,800	\$0.60	131,000	91,700.00	\$0.39
435,600	\$0.44	190,400	133,300.00	\$0.28
653,400	\$0.36	236,900	165,800.00	\$0.24
871,200	\$0.32	276,600	193,600.00	\$0.21
1,089,000	\$0.29	312,000	218,400.00	\$0.19



A regression analysis was performed to establish a baseline unit value relationship between parcel size and land price. However, the regression dataset reflects broader land market activity, including industrial-oriented demand that has demonstrated stronger pricing support in the current cycle. The commercial land market within the jurisdiction is comparatively thinner, with fewer transactions and longer absorption periods. As a result, direct application of the baseline regression indication would overstate typical commercial land market performance. Accordingly, the commercial land schedule is calibrated downward by approximately 30% to reflect observed differences in demand depth, development risk, and market absorption within the commercial class.