

## 2025 INDUSTRIAL VACANT LAND ANALYSIS

### INDUSTRIAL PARCEL IN MARION TOWNSHIP

ACRES	SQ FT	PRICE PER SQ FT		
1	43,560	\$ 1.73	\$ 75,359	UP TO 3 ACRES
3.01	131,116	\$ 0.96	\$ 125,871	3.01 ACRES TO 9.99 ACRES
10	435,600	\$ 0.89	\$ 387,684	10 ACRES & OVER

### UP TO 3 ACRES

PARCEL #	LOCATION	SALE DATE	SALE PRICE	ACRES	SQ	PRICE PER SF
18-31-401-008	SUMMIT	23-Feb	\$ 85,600	1.090	47,480	\$ 1.80
18-31-401-007	SUMMIT	24-Apr	\$ 70,000	1.090	47,480	\$ 1.47
06-28-401-024	PACKARD	22-Aug	\$ 150,000	1.880	81,893	\$ 1.83
			<b>\$ 305,600</b>		<b>176,854</b>	<b>\$ 1.73</b>

### OVER 3 ACRES

PARCEL #	LOCATION	SALE DATE	SALE PRICE	ACRES	SQ	PRICE PER SF
06-28-100-054	HYDRAULIC DR	22-Oct	\$ 149,200	3.730	162,479	\$ 0.92
12-35-401-006	FORD CT	22-May	\$ 275,000	6.3900	278,348	\$ 0.99
			<b>\$ 424,200</b>		<b>440,827</b>	<b>\$ 0.96</b>

### OVER 10 ACRES

PARCEL #	LOCATION	SALE DATE	SALE PRICE	ACRES	SQ	PRICE PER SF
18-31-400-022, 023	RICKETT RD	22-Aug	\$ 375,000	9.710	422,968	\$ 0.89
			<b>\$ 375,000</b>		<b>422,968</b>	<b>\$ 0.89</b>

### OUTLIER

16-29-400-011	WHITMORE LAKE RD	24-Jun	\$ 699,000	7.6400	332,798	\$ 2.10
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# ACRES	SQ FT PER AC	PRICE PER ACRE	CHART
5	43,560	0.96	\$ 209,088
7	43,560	0.96	\$ 292,723
10	43,560	0.89	\$ 387,684
15	43,560	0.89	\$ 581,526

### INDUSTRIAL PARCELS IN MARION TOWNSHIP PRICED BY SQ FT

PARCEL	ACRES
10-01-200-016	13.13
10-01-400-005	1.00
10-02-100-007	5.12

## UTILITY 2025 LAND VALUES

\$ 5,975 PER AC

### LAND SALES GRID FOR 2025 UTILITY LAND VALUES (ALL NEIGHBORING TOWNSHIPS)

NUMBER TAX CODE	DATE SALE	AMOUNT SALE	VALUE IMPR.	RES. VAL LAND	LAND AUX.	RES. VAL CROPLAND	ACRES TOTAL	PER ACRE LAND VAL	NUMBER COMMENTS
05-18-300-001	4/22	\$ 250,000	\$ 6,333	\$ 243,667	\$ -	\$ 243,667	47.00	\$ 5,184	HANDY
09-08-300-006	3/23	\$ 145,000	\$ -	\$ 145,000	\$ -	\$ 145,000	26.39	\$ 5,494	IOSCO
10-17-300-012	11/19	\$ 478,000	\$ 375,759	\$ 102,241	\$ -	\$ 102,241	18.21	\$ 5,615	MARION
10-30-200-049	11/22	\$ 385,000	\$ -	\$ 385,000	\$ -	\$ 385,000	64.97	\$ 5,926	MARION

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\$ 5,555

ITC PROPERTIES (USE UTILITY RATE)		
PARCEL	ACRES	LOCATION
10-18-300-022	50.46	3100 DUTCHER / IMP
10-06-300-007	14.63	CROFOOT
10-07-300-006	27.25	LANGE RD
10-18-100-019	21.65	DUTCHER RD
10-19-100-017	44.92	PINGREE RD
10-30-100-019	21.22	DUTCHER RD
10-30-300-007	12.73	DUTCHER RD
10-31-100-019	41.99	W SCHAFFER RD

#### OUTLIER

07-03-100-007, etal	8/23	\$ 1,400,000	\$ 136,410	\$ 1,263,590	\$ -	\$ 1,263,590	165.10	\$ 7,653	OCEOLA
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Unit: 4710 - MARION TOWNSHIP  
Rates/Values for Neighborhood 301.INDUSTRIAL, Last Edited: 10/29/2024

Values for Acreage Table 1: 'INDUSTRIAL'

1	Acre: 75,359	3	Acre: 0	10	Acre: 387,684	30	Acre: 0
1.5	Acre: 0	4	Acre: 0	15	Acre: 581,526	40	Acre: 0
2	Acre: 0	5	Acre: 209,088	20	Acre: 0	50	Acre: 0
2.5	Acre: 0	7	Acre: 292,723	25	Acre: 0	100	Acre: 0

Rates for Rate Table 'INDUSTRIAL UTILITY', (Acres)  
UTILITY : 5,555

**INDUSTRIAL E.C.F. 2025 =1.058**

PARCEL	SALE DATE	SALE PRICE	LAND	MISC	RESIDUAL	COST	ECF	BLDG SQ FT
18-31-401-016	23-Feb	\$ 3,909,400	\$ 290,894	\$ 13,656	\$ 3,604,850	\$ 2,664,926	1.353	69,092
12-35-401-014	22-Apr	\$ 900,000	\$ 97,683	\$ 20,894	\$ 781,423	\$ 982,864	0.795	14,600
03-10-200-041	24-Jan	\$ 375,000	\$ 64,796	\$ 7,086	\$ 303,118	\$ 363,625	0.834	10,400
05-10-300-038	23-Mar	\$ 2,700,000	\$ 258,267	\$ 51,920	\$ 2,389,813	\$ 2,650,772	0.902	49,200
18-31-401-006	24-Apr	\$ 1,007,160	\$ 102,082	\$ 5,003	\$ 900,075	\$ 879,222	1.024	8,294
					7,979,279	7,541,409	<u>1.058</u>	

**OUTLIER**

06-28-301-029	24-May	\$ 1,580,000	\$ 62,814	\$ 17,706	\$ 1,499,480	\$ 834,750	1.796	16,402
06-28-401-028	23-Feb	\$ 11,250,000	\$ 598,254	\$ 99,999	\$ 10,551,747	\$ 7,499,292	1.407	125,132
11-08-100-009	23-Dec	\$ 600,000	\$ 346,098	\$ 13,391	\$ 240,511	\$ 418,756	0.574	14,400

MARION IMPROVED SQ FT		ACRES
MICHAELS	16,800	13.13
BROCKWAY	6,000	1.00
983 HUGHES	39,000	5.12
ITC	1,800	50.46

UTILITY

E.C.F.s for Neighborhood: 301.M 'INDUSTRIAL'

Residential : 1.058  
Town Homes/Duplexes: 1.000  
Mobile Homes : 1.000  
Agricultural Bldgs : 1.000  
Commercial Bldgs : 0.701  
Industrial Bldgs : 1.058

(Optional) Gross Rate Multipliers

A: 0.000  
B: 0.000  
C: 0.000  
D: 0.000