

**2026 Industrial Land Study**

Parcel ID	Address	Sale Date	Sale Price	Land Residual	Sq Ft	\$/SqFt	Comments
31-100-020	15450 33 Mile	6/18/2018	\$ 590,000	\$ 590,000	279,515	\$2.11	w/water, sewer planned, vacant at sale
31-100-019	70890 Powell	4/26/2018	\$ 585,000	\$ 585,000	282,107	\$2.07	corner w/water, sewer planned vacant at sale
31-100-018	70710 Powell	7/29/2020	\$ 385,000	\$ 385,000	163,832	\$2.35	w/water, sewer planned, vacant at sale
31-100-010, 011	Powell	11/1/2015	\$ 900,000	\$ 900,000	1,287,768	\$0.70	L-shaped, 29.5 A needs road improvement

**Bruce Township for supplemental information**

Parcel ID	Address	Sale Date	Sale Price	Land Residual	Sq Ft	\$/SqFt	Comments
01-25-400-022, 23,24	Bruce Teck	2/1/2024	\$ 1,800,000	\$ 1,800,000	653,400	\$2.755	3 5-acre w/ water, sewer
01-25-400-026	Bruce Teck	9/1/2024	\$ 930,000	\$ 930,000	337,590	\$2.755	7.75-acre sewer only
01-25-300-030	Orchard Cross	2/1/2022	\$1,319,895	\$1,319,895	1,277,615	\$1.033	29.33 acre Ag water-sewer planned
01-36-126-003	Beaver Creek	9/9/2024	\$ 215,000	\$ 215,000	56,367	\$3.814	single water-sewer unit
01-36-126-005	Beaver Creek	1/29/2025	\$ 215,000	\$ 215,000	56,367	\$3.814	single water-sewer unit
01-36-126-009	Beaver Creek	1/29/2024	\$ 185,000	\$ 185,000	56,628	\$3.267	water/sewer single unit
01-36-126-021	Beaver Creek	1/21/2025	\$ 210,000	\$ 210,000	56,846	\$3.694	single water-sewer unit

**2026 Rates**

	Township	Utility corridor/A		2025 Rates
Bldg site/condo	2.60	\$6,000	minimum per acre	Twp Utility 2.60 \$5,000
1-10 acre	2.20	\$6,500	10-acre portions of continuous corridor	2.20 \$6,000
11-20 acre	1.65	\$16,000	1-acre minimal lots usually located on road front	1.65 \$15,000
20-40 acre	1.10		computer adjusts between acreage points	1.10
40-80 acre	0.90			0.95
Over 80 acre	0.75			0.75

**NOTE: Village Industrial has water and sewer, is interspersed with commercial property and sometimes shifts from one use to the other. It is valued from Village Commercial Land Table**

Summary: Armada Township did not have any industrial sales within study period. Study period was extended to include pricing from earlier sales and data was entered from Bruce Township being adjacent and most similar to Armada Township. Weight was primarily given to earlier sales within Armada Township Bruce Twp sales, as noted, had public water and sewer service available, though not present in the large development parcel yet.

Private appraiser indicated about a 40% reduction in land value for no water/sewer. Armada land will not be equivalent to Bruce until services are provided.

**Utility corridor** is a separate category of industrial land, as Armada township has two substantial electric and gas transmission corridors, assembled almost entirely across farmland and priced in relation to the current value of replacement land.