

Outside Business Commercial & Industrial Land Summary

Address	Land Table	Parcel ID	Sale Date	Sale Price	30% Land Value	Front Feet	Square Feet	Acres	\$/Front Foot	\$/Acre	\$/Sq Ft	Notes
2025 Michigan Ave	Outside Business	51-352-003-00	8/27/2024	\$ 200,000	\$ 60,000	245	176157	4.044	\$ 245	\$ 14,837	\$ 1.14	
1957 Michigan Ave	Outside Business	51-352-767-00	6/3/2024	\$ 280,000	\$ 84,000	157	60897	1.398	\$ 535	\$ 60,086	\$ 4.60	
725 E Superior St	Outside Business	51-343-509-00	1/31/2023	\$ 246,500	\$ 73,950	124	105415	2.420	\$ 596	\$ 30,558	\$ 2.34	

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Three verified sales were analyzed along Michigan Avenue and East Superior Street, ranging from 1.398 to 4.04 acres with frontage between 124 and 245 feet. Land values ranged from \$245 to \$596 per front foot. The price per acre ranged from \$14,837 to \$60,086. Smaller, more developed commercial parcels such as 1957 Michigan Avenue and 725 E Superior Street reflected higher unit rates, while larger parcels like 2025 Michigan Avenue exhibited lower values. Overall, the data supports stable commercial land values for the Outside Business corridor, influenced by parcel size, visibility, and access to major routes. **Rate of \$250/FF used.**

Description: **OUTSIDE BUS DISTRICT**

Estimated Land Values

Enter the Estimated Land Value for each of these sizes.

1 Acre: <input type="text" value="74,300"/>	3 Acre: <input type="text" value="77,317"/>	10 Acre: <input type="text" value="80,456"/>	30 Acre: <input type="text" value="146,269"/>
1.5 Acre: <input type="text" value="75,042"/>	4 Acre: <input type="text" value="78,090"/>	15 Acre: <input type="text" value="81,261"/>	40 Acre: <input type="text" value="182,837"/>
2 Acre: <input type="text" value="75,793"/>	5 Acre: <input type="text" value="78,871"/>	20 Acre: <input type="text" value="97,512"/>	50 Acre: <input type="text" value="228,546"/>
2.5 Acre: <input type="text" value="76,552"/>	7 Acre: <input type="text" value="79,660"/>	25 Acre: <input type="text" value="117,016"/>	100 Acre: <input type="text" value="685,637"/>

Description: **INDUSTRIAL**

Estimated Land Values

Enter the Estimated Land Value for each of these sizes.

1 Acre: <input type="text" value="16,000"/>	3 Acre: <input type="text" value="38,941"/>	10 Acre: <input type="text" value="119,728"/>	30 Acre: <input type="text" value="300,000"/>
1.5 Acre: <input type="text" value="20,687"/>	4 Acre: <input type="text" value="50,884"/>	15 Acre: <input type="text" value="176,000"/>	40 Acre: <input type="text" value="310,000"/>
2 Acre: <input type="text" value="27,031"/>	5 Acre: <input type="text" value="62,332"/>	20 Acre: <input type="text" value="229,973"/>	50 Acre: <input type="text" value="315,000"/>
2.5 Acre: <input type="text" value="33,113"/>	7 Acre: <input type="text" value="85,250"/>	25 Acre: <input type="text" value="281,717"/>	100 Acre: <input type="text" value="500,000"/>

Description: **MICHIGAN AVE COM**

Estimated Land Values

Enter the Estimated Land Value for each of these sizes.

1 Acre: <input type="text" value="73,967"/>	3 Acre: <input type="text" value="76,970"/>	10 Acre: <input type="text" value="80,096"/>	30 Acre: <input type="text" value="145,613"/>
1.5 Acre: <input type="text" value="74,706"/>	4 Acre: <input type="text" value="77,740"/>	15 Acre: <input type="text" value="80,897"/>	40 Acre: <input type="text" value="182,018"/>
2 Acre: <input type="text" value="75,454"/>	5 Acre: <input type="text" value="78,518"/>	20 Acre: <input type="text" value="97,075"/>	50 Acre: <input type="text" value="227,522"/>
2.5 Acre: <input type="text" value="76,209"/>	7 Acre: <input type="text" value="79,303"/>	25 Acre: <input type="text" value="116,491"/>	100 Acre: <input type="text" value="682,565"/>

Description: **INDUSTRIAL PARK**

Estimated Land Values

Enter the Estimated Land Value for each of these sizes.

1 Acre: <input type="text" value="25,465"/>	3 Acre: <input type="text" value="38,941"/>	10 Acre: <input type="text" value="119,728"/>	30 Acre: <input type="text" value="300,000"/>
1.5 Acre: <input type="text" value="31,500"/>	4 Acre: <input type="text" value="50,884"/>	15 Acre: <input type="text" value="176,000"/>	40 Acre: <input type="text" value="310,000"/>
2 Acre: <input type="text" value="32,550"/>	5 Acre: <input type="text" value="62,332"/>	20 Acre: <input type="text" value="229,973"/>	50 Acre: <input type="text" value="315,000"/>
2.5 Acre: <input type="text" value="33,600"/>	7 Acre: <input type="text" value="85,250"/>	25 Acre: <input type="text" value="281,717"/>	100 Acre: <input type="text" value="500,000"/>