

2026 Gibraltar Commercial Land Analysis

MIN PER SQ FT	\$1.17
MAX PER SQ FT	\$8.15
MEDIAN AVG PER SQ FT	\$3.58
WEIGHTED AVG PER SQ FT	\$2.28

CVT	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	LAND RESIDUAL	NET ACRES	LAND RESIDUAL PER SQ FT
GIBRALTAR	36 010 99 0008 301	13200 M GIBRALTAR	03/20/24	\$4,060,000	\$2,143,300	52.79	\$1,469,185	28.76	\$1.17
GIBRALTAR	36 011 03 0018 001	29110 N GIBRALTAR	10/28/22	\$250,000	\$81,300	32.52	\$43,517	0.16	\$6.40
GIBRALTAR	36 011 03 0029 003	29104 N GIBRALTAR	09/12/22	\$250,000	\$100,900	40.36	\$30,096	0.36	\$1.90
GIBRALTAR	36 012 99 0022 000	29255 W JEFFERSON	08/03/22	\$1,000,000	\$360,100	36.01	\$127,010	1.17	\$2.49
RIVERVIEW	51 001 99 0001 714	13909 PENNSYLVANIA	10/19/23	\$695,000	\$300,300	43.21	\$94,508	0.85	\$2.55
RIVERVIEW	51 011 01 0258 000	17076 QUARRY	06/30/23	\$130,000	\$34,600	26.62	\$14,582	0.09	\$3.64
RIVERVIEW	51 011 03 0036 000	17563 FORT	05/04/23	\$135,000	\$79,900	59.19	\$18,672	0.09	\$4.66
RIVERVIEW	51 012 05 0015 302	18263 FORT	12/08/22	\$110,000	\$63,400	57.64	\$37,626	0.17	\$5.02
RIVERVIEW	51 015 99 0022 001	15580 KING	06/03/22	\$400,000	\$156,000	39.00	\$91,130	0.80	\$2.62
FLAT ROCK	58 085 99 0009 001	26831 TELEGRAPH	09/27/22	\$380,000	\$148,300	39.03	\$141,211	0.92	\$3.52
FLAT ROCK	58 090 99 0015 701	26900 TELEGRAPH	05/11/22	\$5,330,000	\$1,562,200	29.31	\$701,491	4.20	\$3.83
FLAT ROCK	58 091 01 0014 002	28398 TELEGRAPH	10/20/23	\$400,000	\$108,600	27.15	\$106,413	0.85	\$2.87
FLAT ROCK	58 094 02 0141 000	28458 TELEGRAPH	03/25/24	\$1,000,000	\$220,100	22.01	\$99,550	0.45	\$5.08
FLAT ROCK	58 130 99 0001 715	29101 COMMERCE	11/14/23	\$3,380,000	\$836,300	24.74	\$238,790	3.56	\$1.54
ROCKWOOD	52 014 01 0002 316	21969 HURON RIVER	10/17/22	\$275,000	\$123,800	45.02	\$48,753	0.44	\$2.57
BROWNSTOWN	70 171 02 0011 001	35700 W JEFFERSON AV	03/26/24	\$125,000	\$77,400	61.92	\$75,803	0.36	\$4.83
BROWNSTOWN	70 044 99 0025 001	21925 DIX-TOLEDO RD	12/14/23	\$260,000	\$120,500	46.35	\$160,346	1.03	\$3.58
BROWNSTOWN	70 030 99 0027 707	20176 DIX-TOLEDO RD	11/02/22	\$265,000	\$159,300	60.11	\$217,646	3.67	\$1.36
BROWNSTOWN	70 044 02 0001 000	21509 TELEGRAPH RD	09/20/22	\$320,000	\$109,800	34.31	\$123,261	0.38	\$7.55
BROWNSTOWN	70 162 01 0044 000	33019 W JEFFERSON AV	11/17/23	\$325,000	\$107,800	33.17	\$126,685	0.36	\$8.15
BROWNSTOWN	70 009 99 0012 703	18427 TELEGRAPH RD	10/23/23	\$400,000	\$267,700	66.93	\$249,386	1.00	\$5.73
BROWNSTOWN	70 031 02 0004 000	19336 ALLEN RD	12/22/23	\$435,000	\$146,900	33.77	\$174,903	0.59	\$6.81
BROWNSTOWN	70 026 01 0012 300	20602 TELEGRAPH RD	08/03/23	\$550,000	\$197,600	35.93	\$221,343	2.00	\$2.54
BROWNSTOWN	70 026 01 0017 000	20690 TELEGRAPH RD	04/14/23	\$550,000	\$222,600	40.47	\$270,619	2.00	\$3.11
BROWNSTOWN	70 036 01 0007 000	19865 ALLEN RD	01/03/23	\$900,000	\$388,000	43.11	\$317,723	1.26	\$5.79
BROWNSTOWN	70 005 02 0014 301	18888 DIX-TOLEDO RD	12/19/22	\$1,500,000	\$592,500	39.50	\$496,500	4.28	\$2.66
BROWNSTOWN	70 036 01 0004 000	19725 ALLEN RD	08/24/22	\$1,600,000	\$781,200	48.83	\$375,699	1.34	\$6.44
				25,025,000			6,072,448	61.131	

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2026 Gibraltar Industrial Land Analysis

MIN PER SQ FT	\$1.03
MAX PER SQ FT	\$2.58
MEDIAN AVG PER SQ FT	\$1.48
WEIGHTED AVG PER SQ FT	\$1.54

CVT	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	LAND RESIDUAL	NET ACRES	LAND RESIDUAL PER SQ FT
GIBRALTAR	36 001 99 0003 703	27007 FORT	02/03/23	\$1,170,000	\$499,700	42.71	\$517,686	8.06	\$1.48
TAYLOR	60 017 99 0025 704	7531 HOLLAND	12/13/22	\$795,000	\$430,300	54.13	\$76,627	1.26	\$1.39
TAYLOR	60 008 99 0020 704	6770 MONROE	03/29/24	\$850,000	\$677,600	79.72	\$163,425	2.79	\$1.35
TAYLOR	60 056 03 0042 000	12303 DELTA	11/28/23	\$850,000	\$244,900	28.81	\$116,684	1.04	\$2.58
TAYLOR	60 056 03 0039 000	12443 DELTA	04/13/22	\$948,288	\$227,900	24.03	\$90,846	0.97	\$2.15
TRENTON	54 013 03 0049 000	605 HARRISON	05/13/22	\$220,000	\$159,000	72.27	\$84,409	1.88	\$1.03
WYANDOTTE	57 023 17 0001 300	4644 BIDDLE	10/28/22	\$260,000	\$125,900	48.42	\$41,971	0.56	\$1.72
ROCKWOOD	52 008 01 0017 302	21283 RUSSELL DRIVE	06/10/22	\$218,000	\$102,500	47.02	\$38,298	0.62	\$1.41
RIVERVIEW	51 013 01 0003 000	11901 LONGSDORF	12/01/23	\$330,000	\$96,200	29.15	\$66,807	0.69	\$2.23
				5,641,288			1,196,753	17.872	

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