

Vacant Industrial Land Study

Parcel #	Sale Date	Sales.instr	Adjusted Sale			acreage	per sf rate	per acre rate
			Price	Sales.grantor	Sales.grantee			
H -08-26-245-002	12/2/2021	WD	74,000	TEN FEET PROPERTIES LLC	BROWN KENT	1.2128	1.397842638	61,016
G -07-17-300-057	6/2/2022	WD	40,800	RIGBY DELBERT D AND MARY E R	ADAMS OUTDOOR ADVERTISING	1.2779	0.73144057	31,927
			114,800			2.4907		
				1 ac sf rate		1.06		
				1 ac rate		46,100		
H -08-26-245-002	12/2/2021	WD	74,000	TEN FEET PROPERTIES LLC	BROWN KENT	1.2128	1.397842638	61,016
G -07-17-300-057	6/2/2022	WD	40,800	RIGBY DELBERT D AND MARY E R	ADAMS OUTDOOR ADVERTISING	1.2779	0.73144057	31,927
06-06-12-249-003	12/23/2021	WD	50,000	MATTAM PROPERTIES L L C	LIVENGOOD PROPERTIES LLC	1.3493	0.848940467	37,056
K -11-25-400-018	9/30/2022	WD	80,000	SULEA REMUS	NORTHGATE CONSTRUCTION LLC	2.3606	0.776396084	33,890
K -11-13-255-003	2/17/2022	WD	68,000	NEXUS GAS TRANSMISSION LLC	LUDTKE MICHAEL	2.3781	0.655080319	28,594
			312,800			8.5787		
				1.5 ac sf rate		0.84		
				1.5 ac rate		54,750		
K -11-25-400-018	9/30/2022	WD	80,000	SULEA REMUS	NORTHGATE CONSTRUCTION LLC	2.3606	0.776396084	33,890
K -11-13-255-003	2/17/2022	WD	68,000	NEXUS GAS TRANSMISSION LLC	LUDTKE MICHAEL	2.3781	0.655080319	28,594
			148,000			4.7387		
				2 ac sf rate		0.72		
				2 ac rate		62,400		
K -11-25-400-018	9/30/2022	WD	80,000	SULEA REMUS	NORTHGATE CONSTRUCTION LLC	2.3606	0.776396084	33,890
K -11-13-255-003	2/17/2022	WD	68,000	NEXUS GAS TRANSMISSION LLC	LUDTKE MICHAEL	2.3781	0.655080319	28,594
18-12-31-205-016	10/27/2021	LC	108,000	MAPLE ROAD COMPANY LLC	JADCO LAND HOLDING LLC	4.2288	0.585089577	25,539
			256,000			8.9675		
				2.5 & 3 ac sf rate		0.66		
				2.5 ac rate		71,250		
				3 ac rate		85,500		
18-12-31-205-016	10/27/2021	LC	108,000	MAPLE ROAD COMPANY LLC	JADCO LAND HOLDING LLC	4.2288	0.585089577	25,539
			108,000			4.2288		
				4 & 5 ac rate sf		0.59		
				4 ac rate		102,000		
				5 ac rate		127,500		
18-12-31-205-016	10/27/2021	LC	108,000	MAPLE ROAD COMPANY LLC	JADCO LAND HOLDING LLC	4.2288	0.585089577	25,539
H -08-19-400-024	6/27/2022	WD	192,000	RUSSELL REGINA C	WEST A2 PROPERTIES LLC	9.8625	0.445994974	19,468
			300,000			14.0913		
				7 ac sf rate		0.49		
				7 ac rate		149,100		
H -08-19-400-024	6/27/2022	WD	192,000	RUSSELL REGINA C	WEST A2 PROPERTIES LLC	9.8625	0.445994974	19,468
			192,000			9.8625		
				10 ac sf rate		0.45		
				10 ac rate		195,000		
H -08-19-400-024	6/27/2022	WD	192,000	RUSSELL REGINA C	WEST A2 PROPERTIES LLC	9.8625	0.445994974	19,468
K -11-24-300-010	11/16/2021	WD	320,000	SHELBY INDUSTRIAL GROUP LLC	EV INDUSTRIAL PARK LLC	19.2077	0.381672058	16,660
			512,000			29.0702		
				15 ac sf rate		0.40		
				15 ac rate		264,000		
K -11-24-300-010	11/16/2021	WD	320,000	SHELBY INDUSTRIAL GROUP LLC	EV INDUSTRIAL PARK LLC	19.2077	0.381672058	16,660
			320,000			19.2077		
				20 ac sf rate		0.38		
				20 ac rate		334,000		