

**2026 BRADY TOWNSHIP
INDUSTRIAL LAND ANALYSIS**

LOW DENSITY/RURAL

Description: Commercial or industrial land in low traffic or rural areas of Saginaw County

PARCEL NUMBER	STREET ADDRESS	SALE DATE	SALE PRICE	Instr.	TERMS OF SALES	ADJ SALE \$	ROW		OTHER PARCELS		CLASS	VIC/LOCATION
							REMOVED	\$ PER ACRE	\$ PER SF	IN SALE		
29-13-3-15-4002-007	GARFIELD RD	3/23/2024	100,000	WD	03-ARM'S LENGTH	100,000	8.14	\$12,285	\$0.28			102 Low Traffic/Garfield Rd & W Freeland Rd/AG CLASS
23-12-4-19-4029-000	MIDLAND RD	3/20/2024	120,000	WD	03-ARM'S LENGTH	120,000	7.47	\$16,064	\$0.37			202 Medium Traffic/Rural/M-47/ Dow CONSERVATION E
13-09-3-16-0635-000 (improved)	1100 LOCKWOOD ST	11/30/2023	220,000	WD	19-MULTI PARCEL ARM'S LENGTH	127,855	6.49	\$19,700	\$0.45			

\$347,855	22.10	\$16,017	\$0.57
Aggregate		\$15,740.05	\$0.36
		AVERAGE	\$21,341
		MEDIAN	\$16,064

NBH	INDUSTRIAL
RANGE PER ACRE	\$12,285 - \$19,700
ACERAGE RATE	\$16,000
CP ROW (AG RATE)	\$4,800

NOTES THERE WERE NO SALES FOR BRADY TOWNSHIP.
USED SALES FROM OTHER TOWNSHIPS IN COUNTY,
REVIEWED COUNTY STUDY & ANALYZED SALES OF TOWNSHIPS SIMILAR TO BRADY
REVIEWED ABSTRACTION METHOD & TYPICAL SALES IN AREA. CONSIDERED ALL PERTINANT DATA & THE RELAVANCE TO THE SELECTED DATA

OUTLIERS

91-30-2-98-1000-000	110 DAVENPORT AVE	6/16/2023	110,000	CD	19-MULTI PARCEL ARM'S LENGTH	110,000	3.38	\$32,544	\$0.75			
13-09-3-16-0540-002	S CLARK	3/27/2025	10,000	WD	03-ARM'S LENGTH	10,000	0.27	\$37,037	\$0.85			
09-11-5-16-0414-700	6250 DIXIE	11/27/2024	10,000	CD	03-ARM'S LENGTH	10,000	0.33	\$30,303	\$0.70			

SMT/restrictions