

INDUSTRIAL LAND VALUE ANALYSIS

City of Potterville Land-Industrial Sales

Overall Industrial Vacant Land

| Parcel Number | Sale Date | Sale Price | Adjusted Sales Price | Total Acres | Road R.O.W. & Easement | Net Acres | Price per Acre | Total Square Foot | Road R.O.W. & Easement | Net Square Foot | Price per Square Foot | City Water at Sale | City Sewer at Sale | Build Demo after Sale | Parcel Location |
|---------------------|-----------|-------------|----------------------|-------------|------------------------|-----------|----------------|-------------------|------------------------|-----------------|-----------------------|--------------------|--------------------|-----------------------|-----------------|
| 040-046-200-0340-00 | 3/1/2021 | \$190,000 | \$190,000 | 2.01 | 0.00 | 2.01 | \$94,527 | 87,556 | | 87,556 | \$2.17 | | | | |
| 080-002-100-022-09 | 8/12/2022 | \$500,000 | \$500,000 | 4.33 | 0.00 | 4.33 | \$115,473 | 188,615 | | 188,615 | \$2.65 | | | | 10185 Harvest |
| 040-027-400-051-00 | 8/10/2021 | \$160,000 | \$160,000 | 2.63 | 0.00 | 2.63 | \$60,837 | 114,563 | | 114,563 | \$1.40 | | | | Creyts Rd |
| 081-000-636-050-00 | 5/31/2023 | \$150,000 | \$8,832 | 0.17 | 0.00 | 0.17 | \$51,953 | 7,405 | | 7,405 | \$1.19 | | | | |
| | | \$1,000,000 | \$858,832 | 9.140 | 0.0000 | 9.1400 | | 398,138 | 0.0000 | 398,138 | | | | | |

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| Average per Acre | \$93,964 | Average per Square Foot | \$2.16 |
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| Median per Acre | \$77,682 | Median per Square Foot | \$1.78 |
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| 2022 | 53600 |
| 2023 | 53300 |
| 2024 | 44900 |
| 2025 | 77600 |