

## **GREENLEAF TOWNSHIP INDUSTRIAL LAND ANALYSIS FOR 2025**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Net Acres	Total Acres	Dollars/Acre
090-031-100-020-05	VAN DYKE RD	07/29/21	\$17,000	WD	\$17,000	2.05	2.05	\$8,293
230-005-100-010-00	M46/CHURCH RDS	12/23/20	\$280,000	WD	\$280,000	34.29	34.29	\$8,166
008-011-045-30	TRADE CENTER WAY	09/01/21	\$33,900	WD	\$33,900	3.89	3.89	\$8,715
008-011-045-40	TRADE CENTER WAY	08/24/21	\$42,000	WD	\$42,000	4.72	4.72	\$8,898
008-011-045-70	TRADE CENTER WAY	05/14/21	\$55,000	WD	\$55,000	6.29	6.29	\$8,744
008-011-045-90	TRADE CENTER WAY	09/02/21	\$40,000	WD	\$40,000	11.26	11.26	\$3,552
<b>Totals:</b>			<b>\$450,900</b>		<b>\$450,900</b>	<b>60.45</b>	<b>60.45</b>	<b>\$7,459</b>
<b>INDUSTRIAL Reconciliation</b>						<b>per Net Acre=&gt;</b>	<b>7,500.00</b>	

ALL SALES ARE OUTSIDE OF TIME FRAME. USED DUE TO NO INDUSTRIAL SALES WITHIN TIME FRAME. COUNTY STUDY REVEALED INDUSTRIAL CLASS IN GREENLEAF TOWNSHIP WAS STABLE. THEREFORE USING PREVIOUS YEARS STUDY FOR 2025 DEEMED APPROPRIATE.