

MILTON 2024

INDUSTRIAL LAND ANALYSIS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Net Acres	Dollars/Acre	Dollars/SqFt	Land Table
75-042-470-029-00	313 Susan Ct	07/25/22	\$162,000			\$162,000	\$17,285	0.41	\$41,852	\$0.96	INDUSTRIAL
75-015-012-016-01	69669 White St	10/14/22	\$120,000			\$120,000	\$12,804	0.57	\$22,385	\$0.51	INDUSTRIAL
75-044-180-006-20	401 TH Dr	9/8/2022	\$440,000			\$440,000	\$27,548	1.03	\$26,876	\$0.62	INDUSTRIAL
75-015-002-037-00	26341 US 12	6/8/2021	\$198,000			\$198,000	\$22,095	1.09	\$20,271	\$0.47	INDUSTRIAL
14-100-250-005-10	17336 M 60	10/6/2022	\$360,000			\$360,000	\$38,412	1.89	\$20,324	\$0.47	INDUSTRIAL
75-043-777-041-30	1045 Park View Ln	5/5/2022	\$300,000			\$300,000	\$32,010	2.00	\$16,005	\$0.37	INDUSTRIAL

Totals: \$1,580,000

\$1,580,000

\$150,154

6.99

Average per SqFt=> \$0.49 INDUSTRIAL UP TO 2 ACRE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Net Acres	Dollars/Acre	Dollars/SqFt	Land Table
14-090-007-060-51	27496 MAX ST	02/18/22	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$97,486	2.10	\$46,422	\$1.07	INDUSTRIAL
14-090-007-048-00	69576 SECTION ST	09/12/22	\$525,000	WD	20-MULTI PARCEL REF	\$525,000	\$255,143	5.26	\$48,506	\$1.11	INDUSTRIAL
14-070-004-002-01	SURGES RD	08/12/22	\$124,000	WD	31-SPLIT IMPROVED	\$124,000	\$124,000	6.25	\$19,840	\$0.46	INDUSTRIAL

Totals: \$1,069,000

\$1,069,000

\$476,629

13.61

Average per SqFt=> \$0.80 INDUSTRIAL

2024 USE =>	SQ FT	\$ PER SQ FT	\$ PER ACRE	TOTAL \$
	2,500	\$1.6982	\$73,974	\$4,228
	5,000	\$1.2685	\$55,257	\$6,343
INDUSTRIAL	7,500	\$1.0721	\$46,699	\$8,041
	10,000	\$0.9514	\$41,444	\$9,514
	12,500	\$0.8673	\$37,779	\$10,841
	15,000	\$0.8041	\$35,026	\$12,061
	20,000	\$0.7136	\$31,084	\$14,272
	25,000	\$0.6505	\$28,335	\$16,262
	30,000	\$0.6031	\$26,270	\$18,092
	40,000	\$0.5352	\$23,314	\$21,409
	50,000	\$0.4879	\$21,252	\$24,394
	60,000	\$0.4523	\$19,703	\$27,140
	87,120	\$0.3875	\$16,878	\$33,756
	130,680	\$0.3275	\$14,264	\$42,793
	174,240	\$0.2906	\$12,659	\$50,636
	217,800	\$0.2649	\$11,539	\$57,697
	435,600	\$0.1987	\$8,655	\$86,548
	653,400	\$0.1679	\$7,314	\$109,717
	871,200	\$0.1490	\$6,491	\$129,827
	1,089,000	\$0.1358	\$5,917	\$147,931