

**City of Warren
2026 Commercial Land Analysis**

City of Warren Commercial Land Analysis for 2026 Roll

Parcel Number	Street Address	Community	Sale Date	Land Size (Ac)	Land Size (SF)	Sale Price (SP)	SP/SF
Land Table: CMVL Primary							
12-13-06-351-002	31444 Dequindre	Warren	4/4/2025	0.43	18,731	\$83,000	\$4.43
12-13-24-276-033	26260 Groesbeck	Warren	10/18/2024	1.722	75,010	\$315,000	\$4.20
10-10-17-428-015	39595 Mound	Sterling Heights	6/28/2023	0.54	23,522	\$110,000	\$4.68
12-13-08-301-009	29580 Ryan	Warren	6/13/2024	0.55	23,958	\$100,000	\$4.17
					141,222	\$608,000	\$4.31
							Use \$4.50
Land Table: CMVL Secondary							
16-11-12-155-033	23462 Joy	Clinton Twp	4/28/2023	0.56	24,394	\$150,000	\$6.15
10-10-08-228-020	5875 Creek	Sterling Heights	9/27/2024	0.65	28,314	\$190,000	\$6.71
05-11-13-254-002	North River	Mount Clemens	4/26/2023	0.82	35,719	\$100,000	\$2.80
20-08-31-103-002	21 Mile	Macomb Twp	5/16/2023	1.57	68,389	\$205,000	\$3.00
					156,816	\$645,000	\$4.11
							Use \$4.00