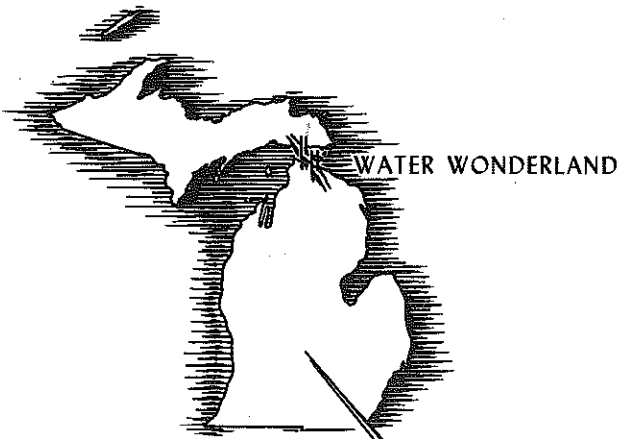


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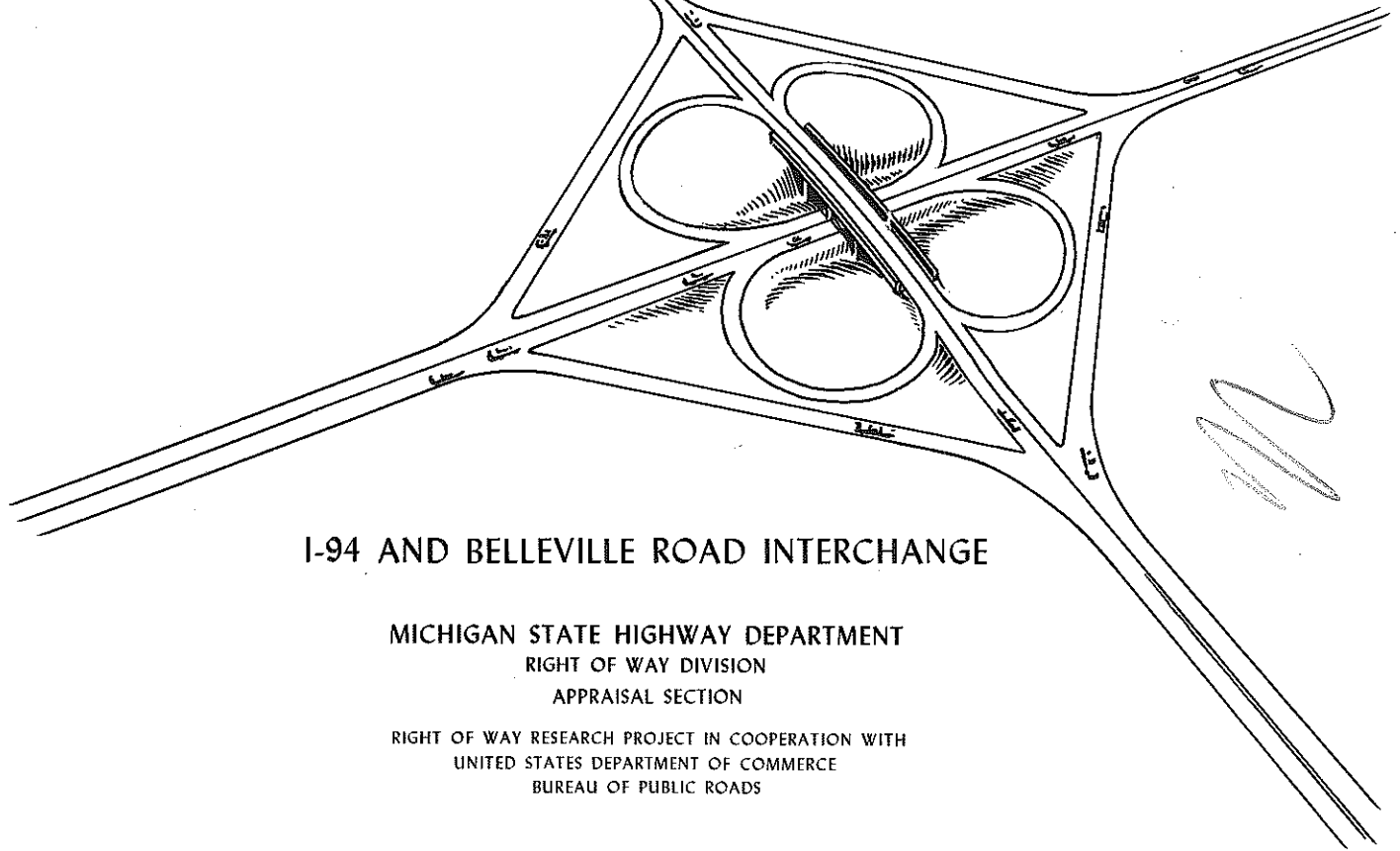
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LAND ECONOMIC STUDY  
NO. 1  
INTERSTATE 94 - BELLEVILLE AREA



I-94 AND BELLEVILLE ROAD INTERCHANGE

MICHIGAN STATE HIGHWAY DEPARTMENT  
RIGHT OF WAY DIVISION  
APPRAISAL SECTION

RIGHT OF WAY RESEARCH PROJECT IN COOPERATION WITH  
UNITED STATES DEPARTMENT OF COMMERCE  
BUREAU OF PUBLIC ROADS

August-1960



ADJACENT PARCELS  
A B C D E

DRAIN CONTROL PARCELS  
1 thru 6

AREA MAP

DETROIT-  
WILLOW RUN  
AIRPORT

BELLEVILLE  
(POP. 1722)

FRENCH  
LANDING STA.

NEW BOSTON

WAYNE

ROMULUS

MARTINS-  
VILLE

DENTON

SHELDON

RAWSON-  
VILLE

RIO

H

U

Goodell

Fowler

Sines

DENTON

DETROIT-  
WILLOW RUN  
AIRPORT

VAN

RAWSON-  
VILLE

SUSTERKA  
LAKE

MARTZ

WILLIS

Day

LOWER

Sines

DENTON

DETROIT-  
WILLOW RUN  
AIRPORT

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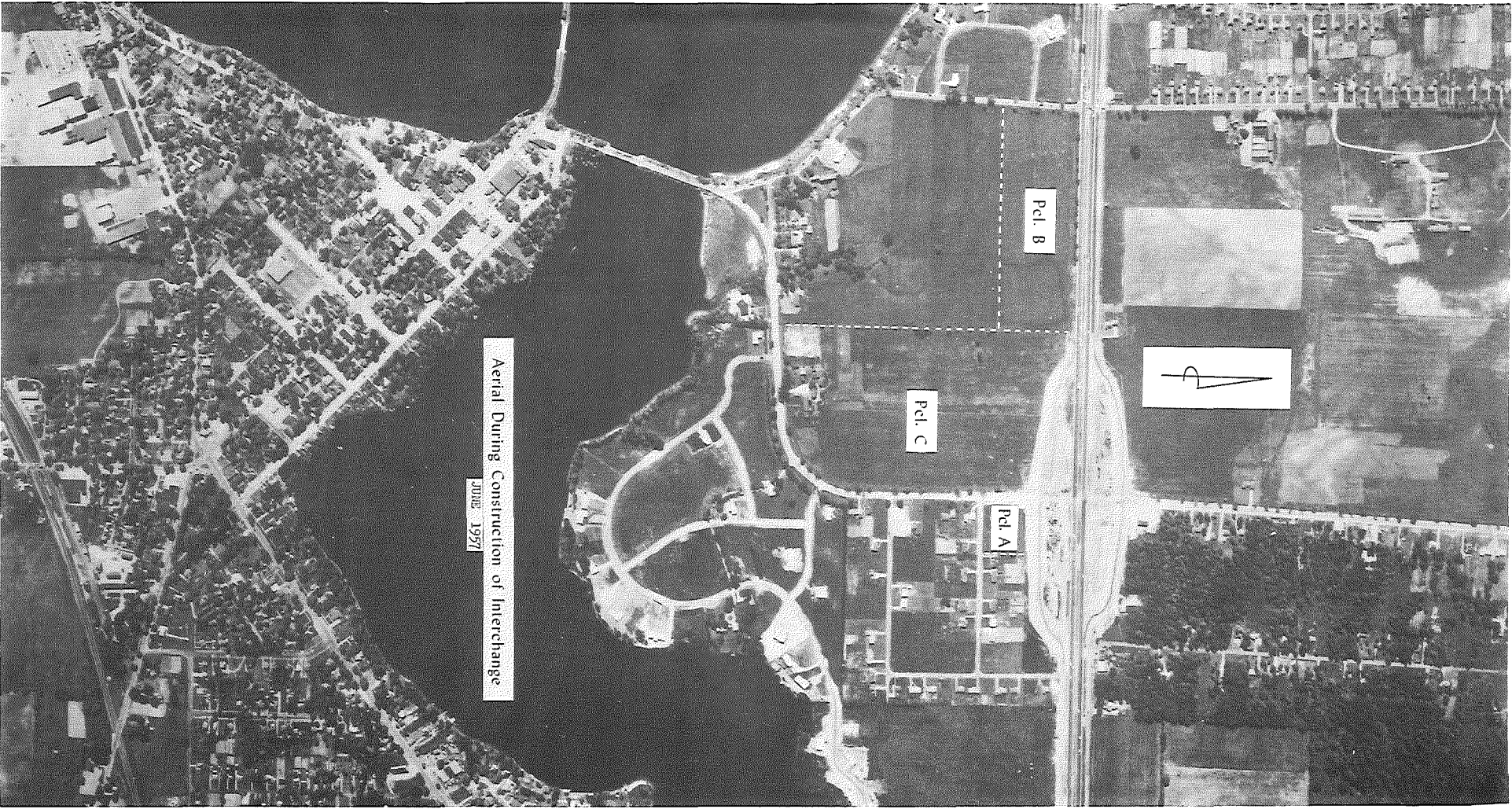
RAWSON-  
VILLE

SUSTERKA  
LAKE

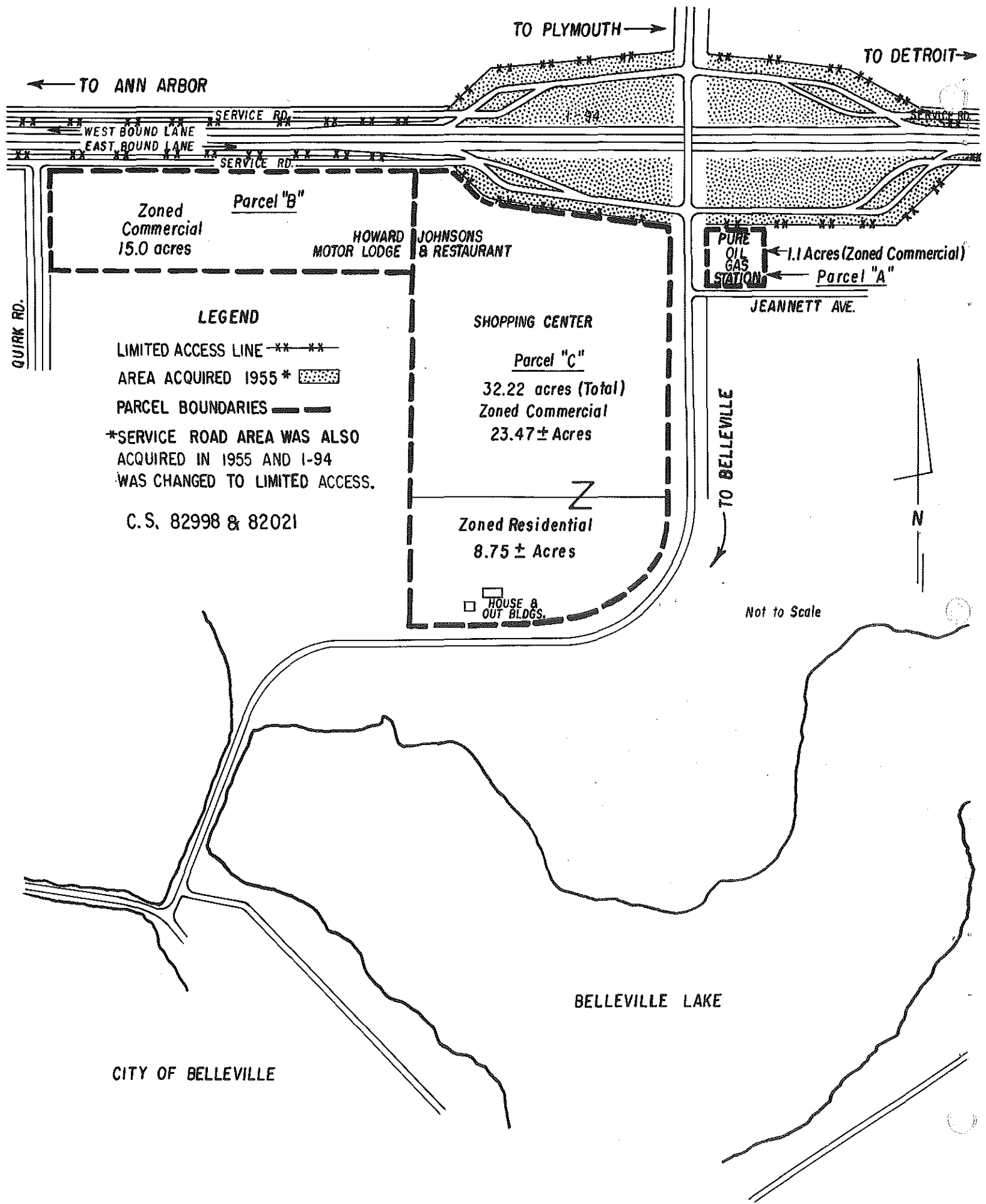
MARTZ

WILLIS

Day



Aerial During Construction of Interchange  
June 1997



← TO ANN ARBOR

TO PLYMOUTH →

TO DETROIT →

**Parcel "B"**  
Zoned Commercial  
15.0 acres

HOWARD MOTOR LODGE  
JOHNSONS & RESTAURANT

PURE OIL GAS STATION  
← 1.1 Acres (Zoned Commercial)  
← Parcel "A"

**LEGEND**

LIMITED ACCESS LINE --\*\*--\*\*--

AREA ACQUIRED 1955 \* [stippled box]

PARCEL BOUNDARIES [dashed line]

\*SERVICE ROAD AREA WAS ALSO ACQUIRED IN 1955 AND I-94 WAS CHANGED TO LIMITED ACCESS.

C. S. 82998 & 82021

**SHOPPING CENTER**

**Parcel "C"**  
32.22 acres (Total)  
Zoned Commercial  
23.47 ± Acres

Zoned Residential  
8.75 ± Acres

HOUSE & OUT BLDGS.

JEANNETT AVE.

TO BELLEVILLE

N

Not to Scale

BELLEVILLE LAKE

CITY OF BELLEVILLE

### VALUE DEVELOPMENT AT AN INTERCHANGE

This study covers the land immediately adjoining the interchange of I-94 and Belleville Road, an important secondary road. The effects of interchange access on values and use is vividly illustrated when land next to the interchange is compared with land removed from the expressway.

### GENERAL AREA INFORMATION

In 1941 a non-limited access divided four lane expressway (US-12) was constructed from Detroit to Willow Run on the southeast side of Ypsilanti. In 1955 the expressway was converted to controlled access to the standards adopted by AASHO for Interstate Highways.

During the period from 1941 to 1955 two service stations were constructed at the northeast and southeast corners of Belleville Road and US-12. Another major oil company was negotiating for the southwest corner. On the northwest corner the land was and is still owned by a major manufacturing company.

In 1955 in order to convert to limited access, the service station on the southeast corner was acquired in its entirety. On the northeast corner the service station was moved to land further north with frontage on Belleville Road and at the exit of the west-bound off ramp. Land was acquired from the southwest and northwest quadrants for ramp areas and to provide service roads to the west.

### METHOD OF ANALYSIS

As a means of estimating impact on land immediately adjoining the interchange, sales at the interchange are compared with parcels which have sold or are offered away from the interchange (see area map). The supposition is that had the expressway been in any other location, the land under study would have fallen within the range of values indicated by the control parcels.

### INTERCHANGE PARCEL SALES

Parcel A - sold in 1956. This parcel cornered Belleville Road and the east bound entrance ramp. It contains 1.1 acres of land and has since developed into a very progressive and profitable service station. It sold twice, first for \$6,000 and then nine months later for \$24,000, after which the service station was constructed. Final sale indicates a value of \$21,818 per acre. The service station is now pumping 55,000 to 62,000 gallons per month. This station through research analysis expects to pump 100 percent greater gallonage when the development of Parcels B and C are completed.

Parcel B - sold in 1956. This parcel corners on Quirk Road and the south service road and lies 1,000 feet west of the Interchange. It contains 15.0 acres and sold for \$75,000 or \$5,000 per acre. It later resold to buyer of Parcel C for \$6,000 per acre.

Parcel C - sold in 1957. This parcel corners on Belleville

Road and the east bound exit. It contains 32.22 acres and was purchased in two different parcels from the same party. The north 20 acres sold for \$90,000 while the south 12.22 acres sold for \$39,000. The north 20 acres were all zoned commercial. The south parcel of 12.22 acres was zoned commercial and residential with the southernmost 8.75 acres with a farm house and four buildings being residential. Total price for the 32.22 acres amounted to \$129,000 or \$4,003.72 per acre. Previous to the construction of the new interchange in 1955 no development had occurred and only the northeast corner of said parcel 200 feet on the expressway and 300 feet on Belleville Road was zoned commercial while the balance of the acreage was zoned residential.

Parcels B and C are now being developed with a Howard Johnsons Motor Lodge and Restaurant, both of which are under construction and are scheduled for completion in 1960. The Howard Johnsons Motor Lodge will have an initial 97 units at an approximate cost of \$8,500 per unit. Eventually it is planned to enlarge the Motor Lodge to 300 units. The rest of the commercial area is to be developed with a large shopping center. An \$85,000 drainage system has been installed for development of the commercial area. Leases are now supposedly being negotiated for this center. Total anticipated cost of the entire development including Howard Johnsons Motor Lodge and Restaurant is in the neighborhood of 10 million dollars.

CONTROL PARCELS SALES AND OFFERINGS

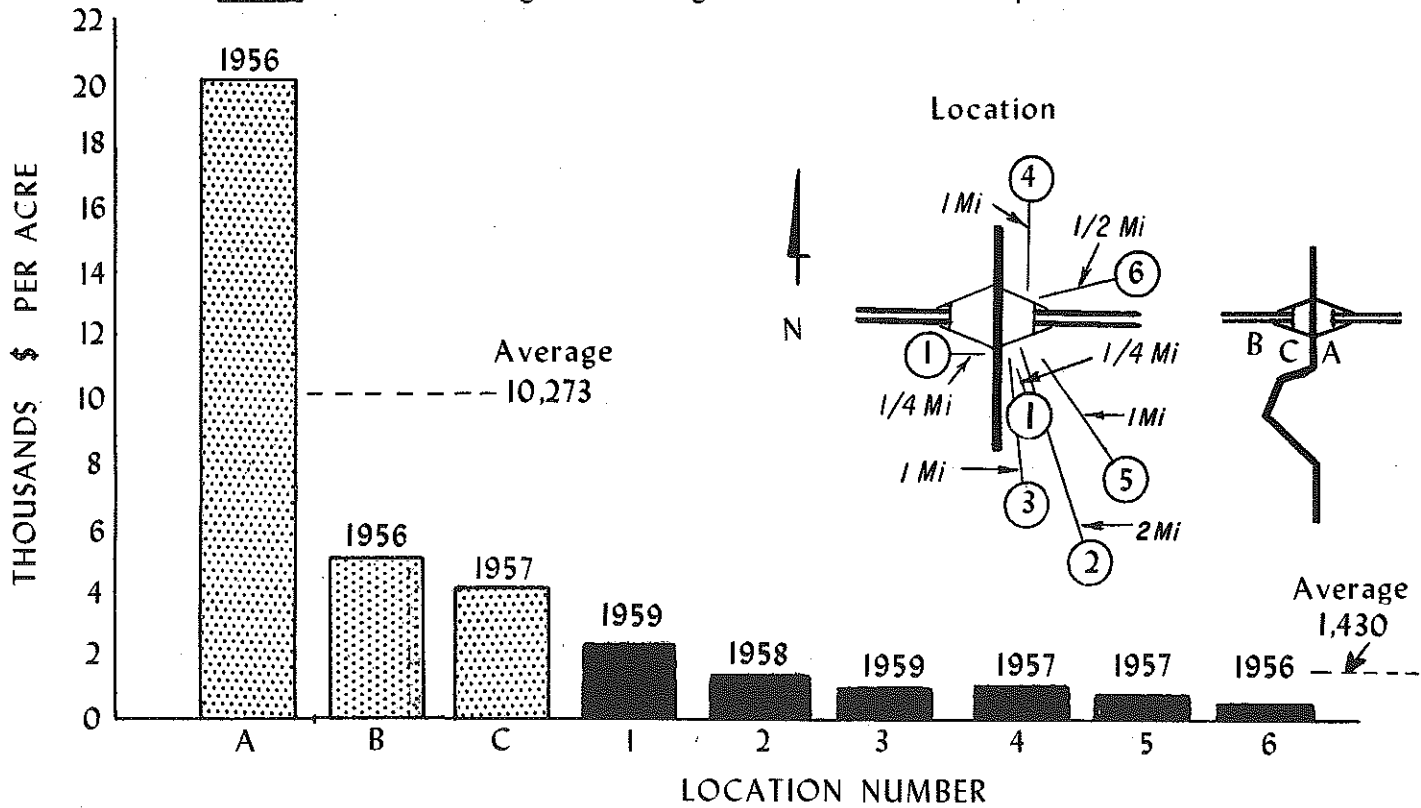
- (1) Vacant lots -- Between interchange parcels and Belleville Lake. Indicated undeveloped land value - \$2,750 per acre.
- (2) Industrial zoned land - 4 acres on the south side of Belleville sold in 1959 for \$6,500 or \$1,625 per acre.
- (3) Agricultural zoned - Next to residential zoning - 32 acres sold in 1958 for \$43,615 or \$1,300 per acre for school site. It is one mile south from the center of Belleville.
- (4) Zoned agricultural - next to residential zoning - 64 acres sold in 1956 for \$84,000 on land contract or \$1,312.50 per acre. This was purchased by a speculator. Local realtors believe it would not sell for that amount today. This tract lies one mile north of the Belleville Interchange.
- (5) Residentially zoned - 7.50 acres sold in 1959 for \$8,000 or \$1,067 per acre. It fronts on Huron River Drive and is in the City of Belleville. It was purchased for church purposes.
- (6) Zoned Agriculture - Next to residential zoning - 74 acres offered in 1960 for \$45,000 or approximately \$600 per acre. This tract lies 3/4 of a mile east of Belleville Road and faces on the I-94 Service Road.



**LAND VALUES (AFTER INTERCHANGE DEVELOPMENT 1956-1960)**

Bordering Interchange A-B-C  
 Not Bordering Interchange 1-6

See Area Map For Location



LOCATION	SIZE	PRICE	YEAR	\$ PER ACRE
A	1.1 ac	\$ 24,000	1956	\$ 21,818.18
B	15 ac	75,000	1956	5,000.00
C	32.22 ac	129,000	1956	4,003.72
1	0.5 ac	1,375 *	1960	2,750.00
2	4.22 ac	6,500	1959	1,540.00
3	32 ac	41,600	1958	1,300.00
4	64 ac	84,000	1956	1,313.50
5	7.50 ac	8,000	1959	1,067.00
6	74 ac	45,000	1960	608.10

**NOTE:**

This information is associated with the above chart in that it presents the actual figures used.

\* Indicated undeveloped value of land prior to platting.

## CONCLUSIONS

It is to be noted that the highest values developed by other than interchange parcels was \$2,750 per acre, and this was based on sale of developing and selling of lots. Sale C had noted reduced value of residential by the pricing of 12.22 acres at approximately \$3,000 per acre while paying \$4,000 to \$6,000 per acre for commercially zoned land next to I-94.

Lowest values noted which were within one mile of the interchange were in the \$600 to \$1,300 per acre price.

Lowest value found in the interchange area was \$4,000 per acre and ranged up to \$21,800 per acre for one small parcel.

Land values next to the interchange were 1.5 to 8 times greater than values found in immediate adjoining areas when sales of small parcels are considered.

Large acreage sales indicated values of 3 times greater at the interchange than on similar large acreages in similar location in relation to Belleville.

The development that was present on the former non-limited access highway has been replaced with similar development on the limited access highway at the interchange.

Major development other than service stations did not start at the I-94 and Belleville Road intersection until after making I-94 limited access.



AERIAL AFTER CONSTRUCTION OF INTERCHANGE JULY 1960



AERIAL AFTER CONSTRUCTION OF INTERCHANGE JULY 1960

CONTROL PARCELS

No. 1

This consists of a group of sales and offerings of lots on the east side of Belleville Road and on the west side of Quirk Road which lie between Belleville Lake and I-94. Houses on lots range from the \$15,000 to \$50,000 class. Because of heavy soil, some of the lots were unusable for building lots due to Health Department restrictions on septic tank requirements.

The average selling or offering price is \$3,500 with the lots being approximately 110' x 175' on a 60' wide gravel street in Robelle Acres. There is an average of two lots per acre. The average selling time is five years. On the east of Belleville Road there are lots with blacktop streets and with subdivision access to Belleville Lake. They are selling for \$4,000 or more depending on size. Estimation of Undeveloped Land Value based on Robelle Acres.

	Cost Per Lot
Platting and Legal	\$ 50.00
Gravel 22' street with 18" ditches (Eng. and Construction)	<u>385.00</u>
	\$ 435.00
\$435 at 6% compound for 5 years	\$ 582.12
Taxes per lot for 5 years at 6% compound interest \$7.50 x 5.9753	\$ 44.80
Promotion and Profit \$3,500 at 30%	<u>\$1,050.00</u>
	\$1,676.92

Estimated value of Raw Land before 5 year discount  
( $\$3,500 - \$1,675$ ) = \$1,825  
Estimated value of lot after discount  
( $1,825 \times .7473$ ) = \$1,360.92 or \$1,375 per lot  
Estimated value per acre is \$2,750

As a further check on value as estimated from the sale of vacant lots a part of Sale No. C is now considered.

12.22 acres for	\$39,000.00
Less 3.47 acres commercial x \$4,000 (Sale Price of 20 acres)	<u>13,880.00</u>
	\$25,120.00
Less 1 acre with house	<u>\$ 7,500.00</u>
7.75 acres vacant residential	\$17,620.00
Indicated value \$2,273.42 per acre Rounded to \$2,275 per acre.	

HOUSE ON SALE C



No. 2

Sold April, 1959. 4.22 acres \$6,500 or \$1,540 per acre.  
Parcel faces Sumpter Road with 145 feet of frontage. Zoning  
is commercial on front part.

Legal Description is:

That part of NW $\frac{1}{4}$  of Sec. 27 described as beginning at W  
Section line at a point 1537.30 feet from NW corner of  
Section thence S 89° 49' 15" E 289.90 feet, N 209 ft,  
S 89° 49' 15" E 397.30 ft. S 354.69 ft, N 89° 49' 30"  
W 691.48 ft, thence N 145.51 ft to point of beginning.  
Contains 4.22 acres of land.

No. 3

Sold December, 1958. 32 acres for \$41,600 or \$1,300 per acre. It is located in the City of Belleville. The land is flat with good surface drainage. It was bought for future school construction.

Legal Description is:

The East 1056 feet of the NW $\frac{1}{4}$  SW $\frac{1}{4}$ , Section 27, T3S, R8E. Contains 32 acres of land.

No. 4

Sold on land contract for \$84,000 with \$22,500 down in July of 1956. It contains 63.47 acres. Zoning is agriculture. It adjoins residential zoning. There is an old farm house renting for \$75 per month. All of the land has been farmed. It is flat and soil is clay loam. Purchaser bought it speculating on the future. It was the opinion of several local realtors that the property would not sell for \$84,000 today.

The Legal Description is approximately as follows:

SW $\frac{1}{4}$  SW $\frac{1}{4}$  and N 24 acres of SE $\frac{1}{4}$  SW $\frac{1}{4}$ , Section 10, T3S, R8E  
Contains 63.47 acres of land.

No. 5

Sold May 11, 1959, for \$8,000. It contains 7.50 acres and sold for \$1,067 per acre. It faces on Huron River Drive, a former main artery to Belleville and just on the east side of the city limits. It has 75 feet of frontage for access. It is flat and has fair to good drainage. It was purchased for a church site and now has a church erected upon it. There is no water or sewer.

Legal Description is:

That part of SE $\frac{1}{4}$  Section 22, T3S, R8E described as beginning on C. L. of Huron River Drive at a point N 83° 10' E 488.90 ft. east of Huron Park Subdivision, thence N 83° 10' E 75 feet, S 439.44 ft, N 83° 10' E 164 ft, S 1169.78 ft, thence S 73° 38' 38" W 247.22 ft., thence N 1650.49 ft. to point of beginning.  
Contains 7.50 acres of land.

No. 6

This parcel was offered to Lockrow Realty in the spring of 1960 for \$45,000. It contains 74.68 acres. It is flat with a mixture of idle vacant land and timber land. Its access is to a gravel service road and has approximately 1,100 feet of frontage.

Legal Description is:

W $\frac{1}{2}$  SE $\frac{1}{4}$ , Section 15, T3S, R8E, excepting the S 137 feet (highway) and also excepting the N 25 ft of S 162 feet of E 200 feet of W 422 feet (highway). Also excepting the N 358 feet of S 515 feet of E 225 feet of W 660 feet.  
Contains 74.68 acres of land.

