

Property Description

\$299,000. This exceptional property offers a strategic location ideal for retail or office development, providing ample space and potential for innovative retail concepts. With rezoning and proximity to key amenities, the property presents a promising canvas for retail investment and expansion. Some of the property is in the flood plain but a portion has been built up for a building opportunity. This is a chance to secure a valuable asset situated in a dynamic area ripe for retail investment and long-term success.

Property Highlights

- Strategic location for retail development
- Some property lies in the flood plain but a portion has been built up for a building opportunity.
- Rezoning by buyer necessary for commercial use
- Annexed in the city of Hartford. Sewer and water needs to be worked out with the city
- \$299,000

Offering Summary

Sale Price:	\$299,000
Lot Size:	3.38 Acres

Stacey Sieverding
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605 728 1390
stacey@bhhsmidwestrealty.com

Midwest Realty
1120 E. 77th Street
Sioux Falls, SD 57108
605.274.1034
[View Website](#)

**BERKSHIRE
HATHAWAY**
HOMESERVICES

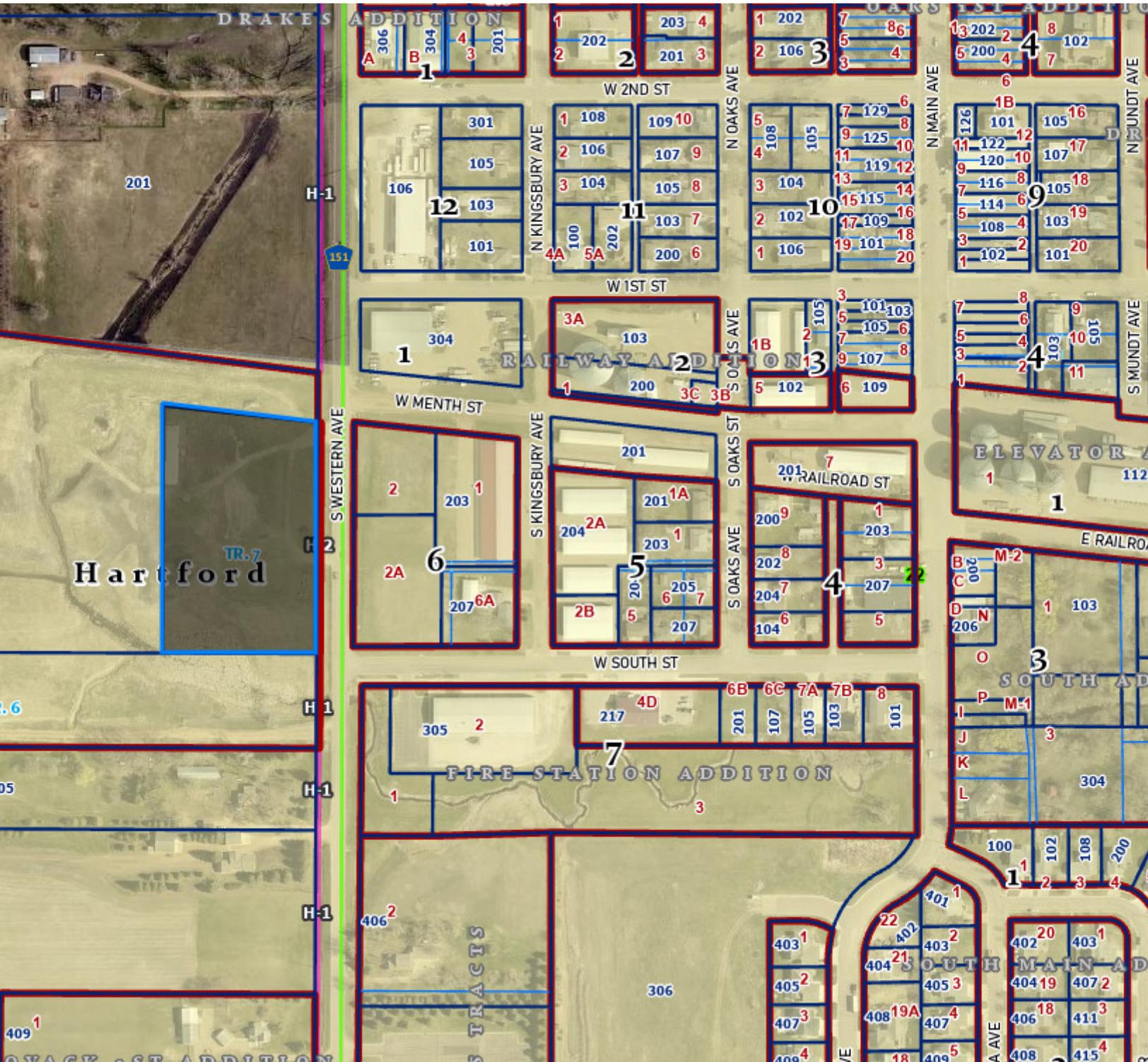
**MIDWEST
REALTY**

207 S. Western Avenue

Hartford, SD 57033

FOR SALE

Additional Photos



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Retailer Map



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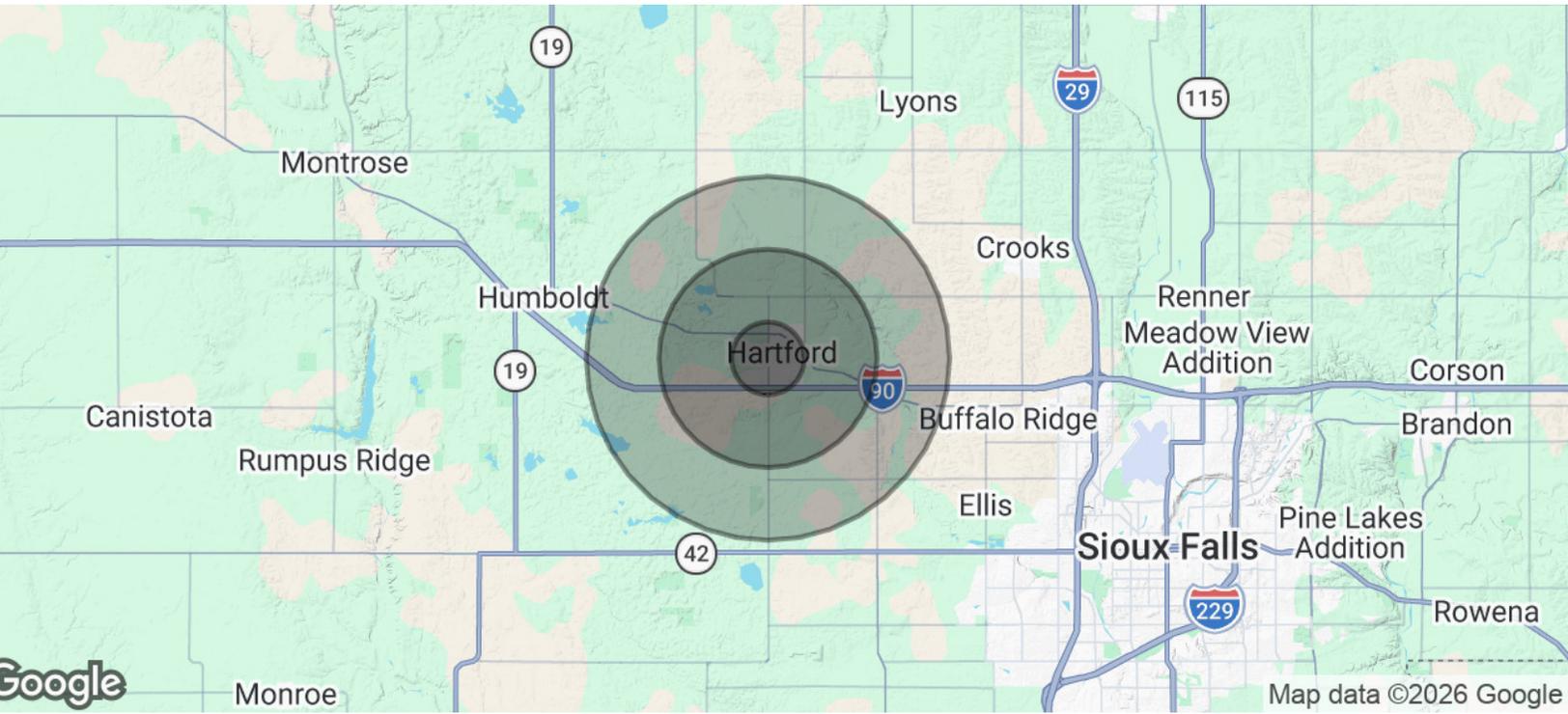
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Demographics Map & Report



Population	1 Mile	3 Miles	5 Miles
Total Population	3,080	4,190	5,015
Average Age	36	36	37
Average Age (Male)	35	36	36
Average Age (Female)	37	37	38

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,107	1,496	1,786
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$119,612	\$126,031	\$129,261
Average House Value	\$349,234	\$381,824	\$404,250

Demographics data derived from AlphaMap

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