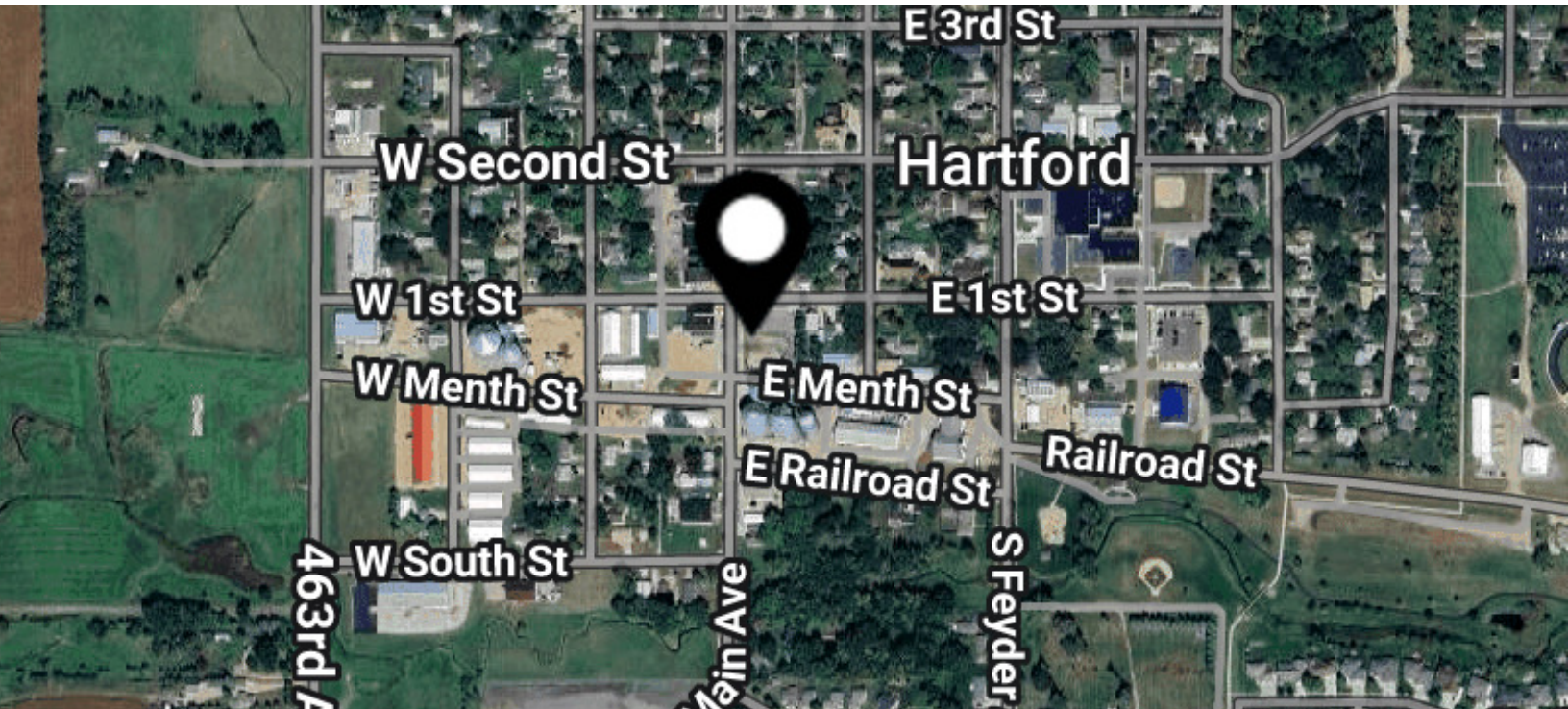


# Hartford Downtown Lots

TBD S Main Avenue, Hartford, SD 57033

FOR SALE

Property Summary



## Property Description

Presenting an exceptional investment opportunity, this property at TBD S Main Avenue, Hartford, SD is strategically zoned Central Business, providing an ideal foundation for a range of potential ventures. Spanning an entire block, this offering comprises several parcels, maximizing flexibility and potential for diverse development within the highly sought-after Hartford area. Sale includes Parcel 23394 (Lot 7), Parcel 23395 (Lot 8), Parcel 23392 (Lot 5), Parcel 23393 (Lot 6), Parcel 23391 (North 1/4 Lot 3 & Lot 4), and Parcel 23390 (Lot 1, Lot 2 & South 3/4 Lot 3), the potential is boundless for the discerning land or retail investor.

## Offering Summary

Sale Price:	\$160,000
Lot Size:	26,220 SF

Demographics	1 Mile	3 Miles	5 Miles
Total Households	1,194	1,502	1,794
Total Population	3,327	4,205	5,039
Average HH Income	\$121,353	\$126,091	\$129,326

## Property Highlights

- Entire block for sale includes:
- - Parcel 23394 (Lot 7) & Parcel 23395 (Lot 8)
- - Parcel 23392 (Lot 5) & Parcel 23393 (Lot 6)
- - Parcel 23391 (North 1/4 Lot 3 & Lot 4)
- - Parcel 23390 (Lot 1, Lot 2 & South 3/4 Lot 3)

Stacey Sieverding

Broker  
605 728 1390  
stacey@bhhsmidwestrealty.com

Berkshire Hathaway HomeServices

Midwest Realty

1120 E. 77th Street  
Sioux Falls, SD 57108  
605.274.1034  
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HOMESERVICES

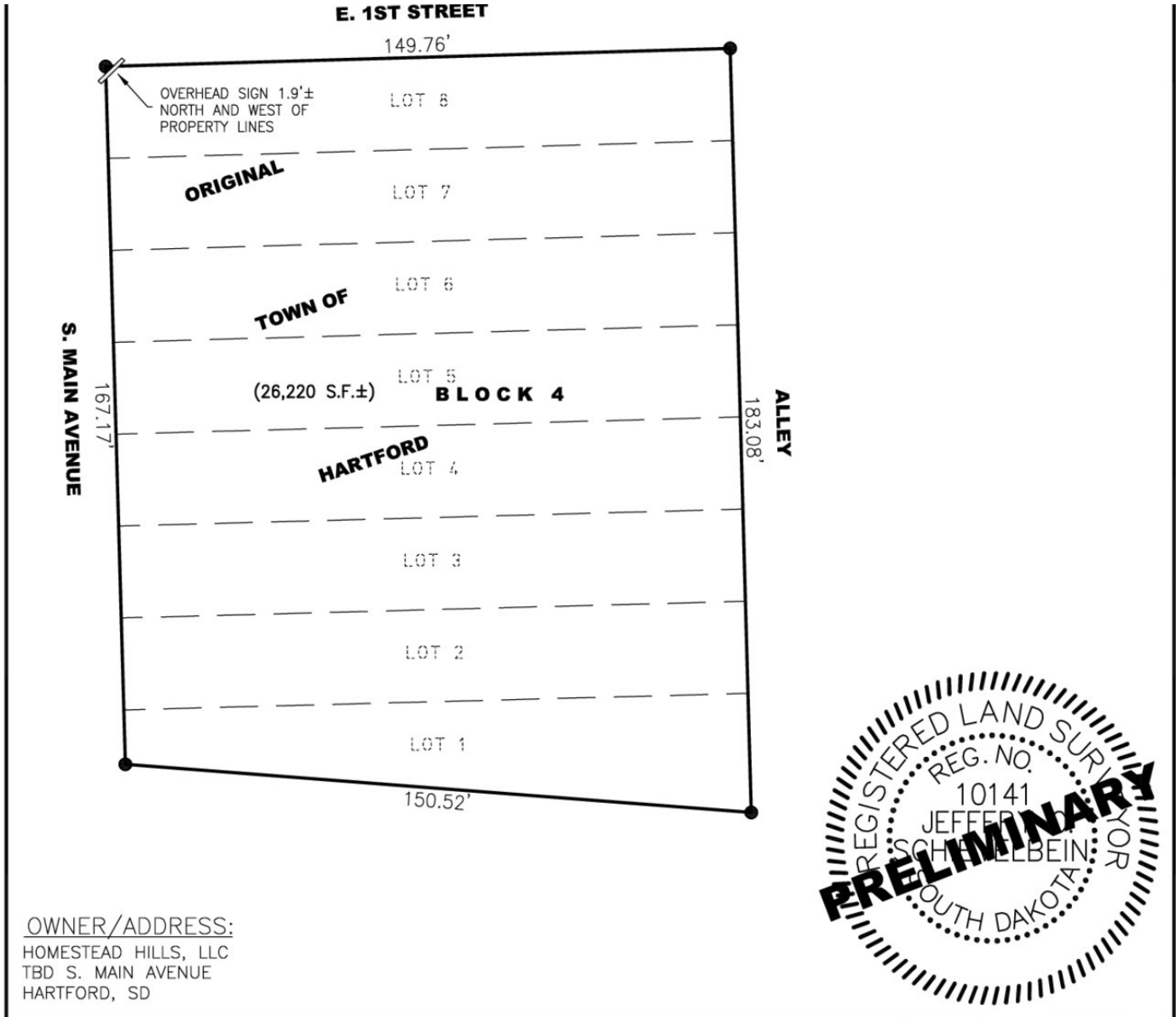
**MIDWEST  
REALTY**

# Hartford Downtown Lots

TBD S Main Avenue, Hartford, SD 57033

FOR SALE

Additional Photos



OWNER/ADDRESS:  
 HOMESTEAD HILLS, LLC  
 TBD S. MAIN AVENUE  
 HARTFORD, SD

**LEGAL DESCRIPTION-**

LOTS 1, 2, 3, 4, 5, 6, 7 AND 8 IN BLOCK 4 OF THE ORIGINAL TOWN OF HARTFORD, MINNEHAHA COUNTY, SOUTH DAKOTA.

**NOTES**

1. THIS SURVEY WAS PERFORMED FOR BOUNDARY PURPOSES ONLY.
2. BUILDING AND SITE IMPROVEMENT SETBACK VIOLATIONS ARE NOT VERIFIED OR NOTED AS AN ENCROACHMENT.
3. BUILDING AND SETBACK DIMENSIONS SHOWN ARE APPROXIMATE AND SHALL NOT BE USED FOR CONSTRUCTION PURPOSES.
4. THE RESEARCH OF EXISTING EASEMENTS OF RECORD WAS NOT PERFORMED.
5. THE DEEDED LEGAL DESCRIPTION WAS SURVEYED, JUNIOR & SENIOR RIGHTS OF ADJACENT OWNERS WAS NOT RESEARCHED.

DRAWN BY	JEB
APPROVED BY	JCS
DATE	04/13/2023
PROJECT NUMBER	23-150
SHEET	1-1

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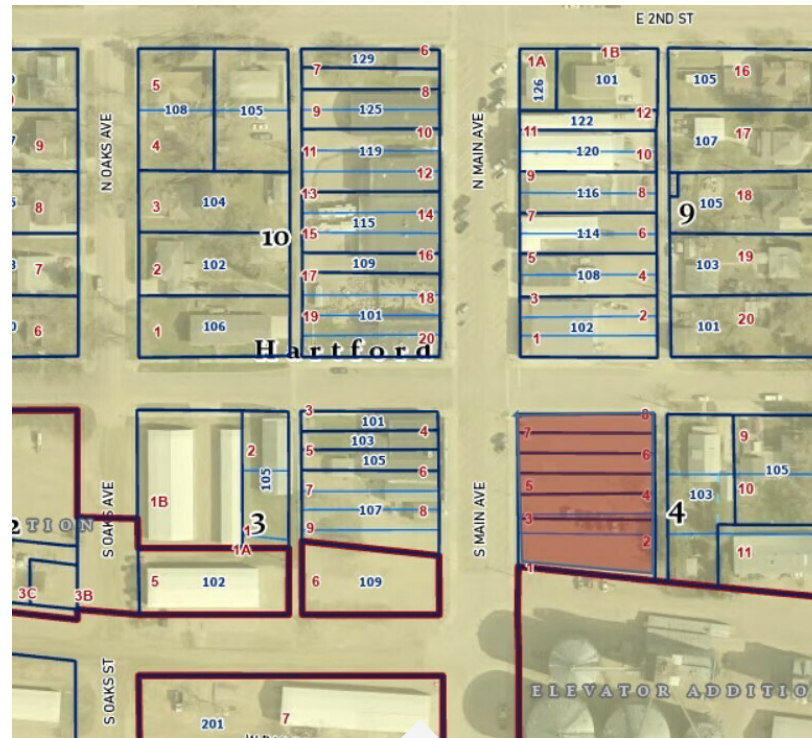
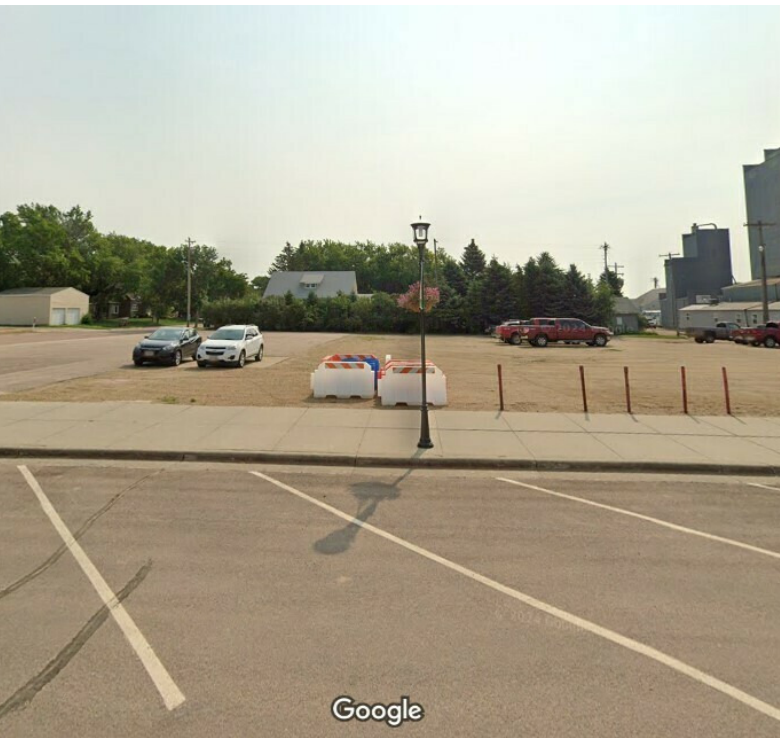
**MIDWEST  
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# Hartford Downtown Lots

TBD S Main Avenue , Hartford, SD 57033

FOR SALE

Property Details & Highlights



Building Name	Hartford Downtown Lots
Property Type	Land
Property Subtype	Office/Retail
Lot Size	26,220 SF

- - Parcel 23394 (Lot 7) & Parcel 23395 (Lot 8)
- - Parcel 23392 (Lot 5) & Parcel 23393 (Lot 6)
- - Parcel 23391 (North 1/4 Lot 3 & Lot 4)
- - Parcel 23390 (Lot 1, Lot 2 & South 3/4 Lot 3)
- Entire Block (Lot 1, 2, 3, 4, 5, 6, 7 & 8) 26,220 square feet

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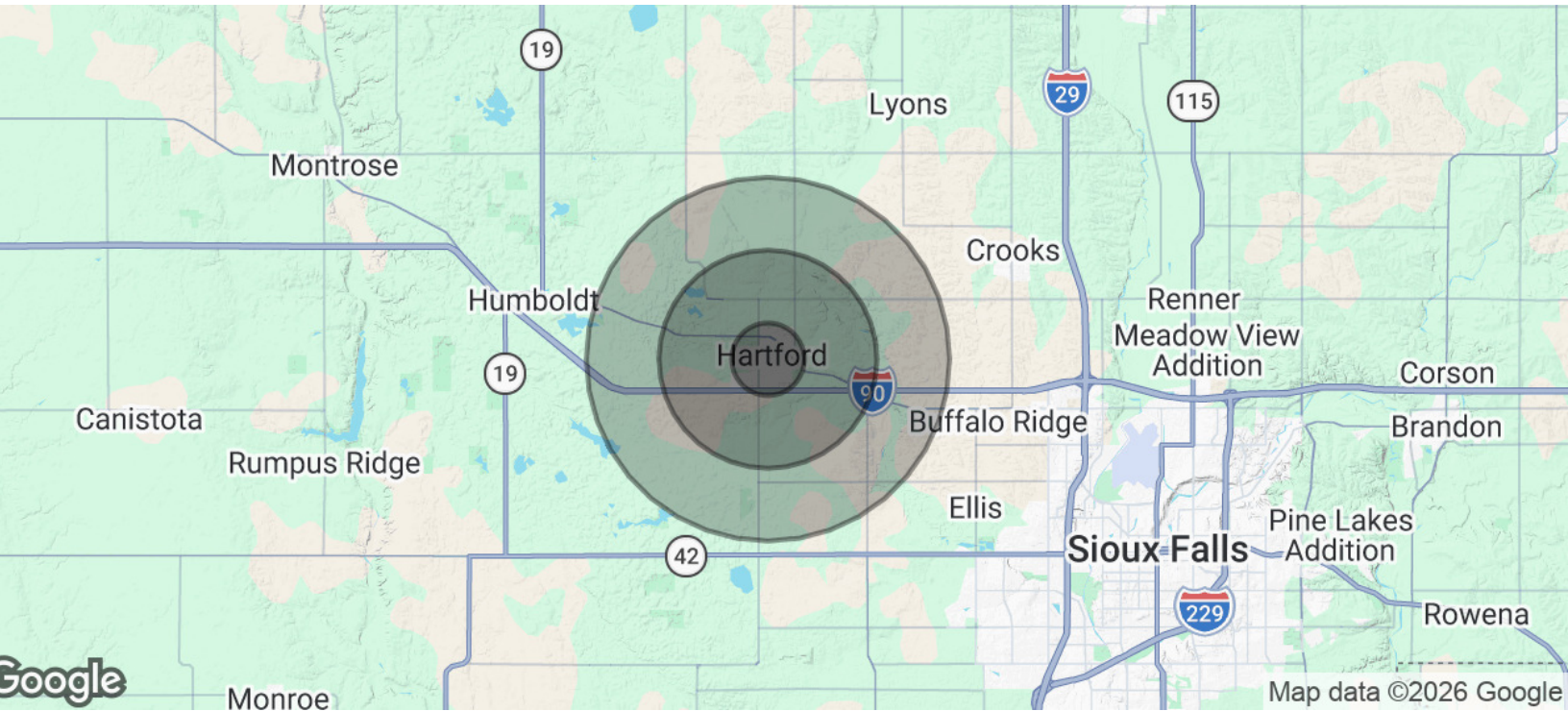


# Hartford Downtown Lots

TBD S Main Avenue , Hartford, SD 57033

FOR SALE

Demographics Map & Report



Population	1 Mile	3 Miles	5 Miles
Total Population	3,327	4,205	5,039
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	1,194	1,502	1,794
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$121,353	\$126,091	\$129,326
Average House Value	\$355,798	\$381,902	\$404,062

Demographics data derived from AlphaMap

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