

FOR SALE

SLACK DEVELOPMENT LAND

NE CORNER SD HWY 115 (MINNESOTA AVE) & WEST WILLOW AVE HARRISBURG SD 57032



Excellent Location On Major Thoroughfare to Sioux Falls



SIZE

Parcel A
2.31 Acres or
100,766.29 SF



LOCATION

3 miles south of Wal-Mart South at the corner of Hwy 115 & Tiger Way in Harrisburg. Parcel is close to the Harrisburg High School & Freedom Elementary, in the midst of an active apartment development.



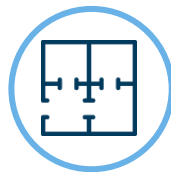
SALES POINTS

Primary route to the fastest growing city in SD according to the ASC. Primary corner for a service station to serve the schools, community & ongoing housing boom.



PRICE

\$7.25 PSF



ZONING

Currently AG;
Commercial, Office &
Multi-Family Pending



NEIGHBORS

Harrisburg High School, High Country Automotive, Noteboom RV, Country Apple Orchard, BHI Construction & more.

Information deemed reliable but not guaranteed.



605.361.8211 | VBCcommercial.com

2571 S Westlake Dr #100 Sioux Falls SD 57106

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AERIAL IMAGE

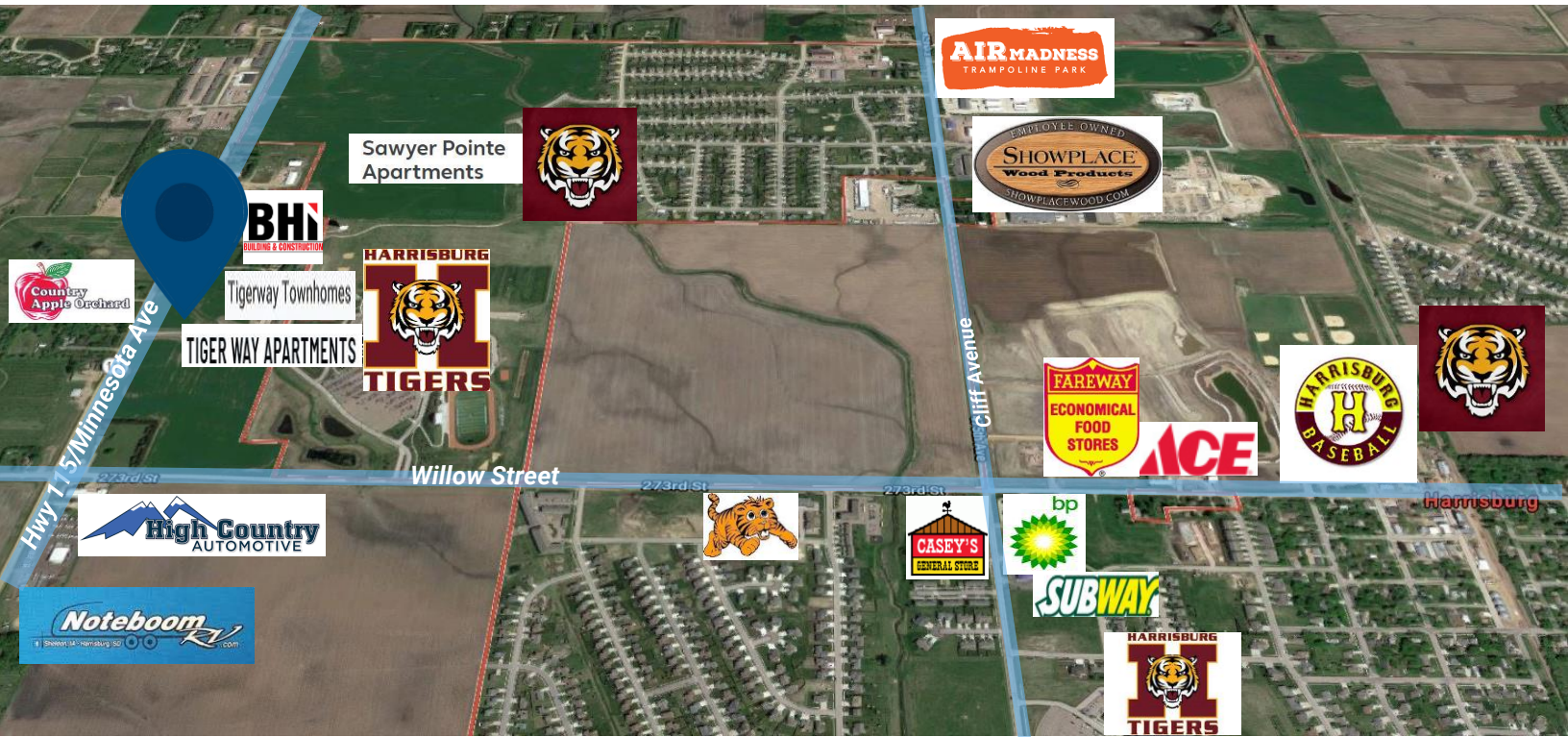


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AREA MAP



Growth Projections

With quick growing populations, Harrisburg and Sioux Falls will intersect at approximately Minnesota Avenue and 90th Street by 2040. Minnesota Avenue (Highway 115) is a primary arterial street between Harrisburg and Sioux Falls with a current traffic count of 10,500 vehicles per day and an estimated 22,000 vehicles by 2045.

Harrisburg SD Housing Permits Issued

- In 2017, issued 60 new home permits and 17 multi-family permits (for 123 units).
- In 2018, issued 38 new home permits and 5 multi-family permits (for 30 units).
- In 2019, issued 88 new home permits and 7 multi-family permits (for 50 units).
- In 2020, issued 73 new home permits and 12 multi-family permits (for 194 units) Jan-Sep.

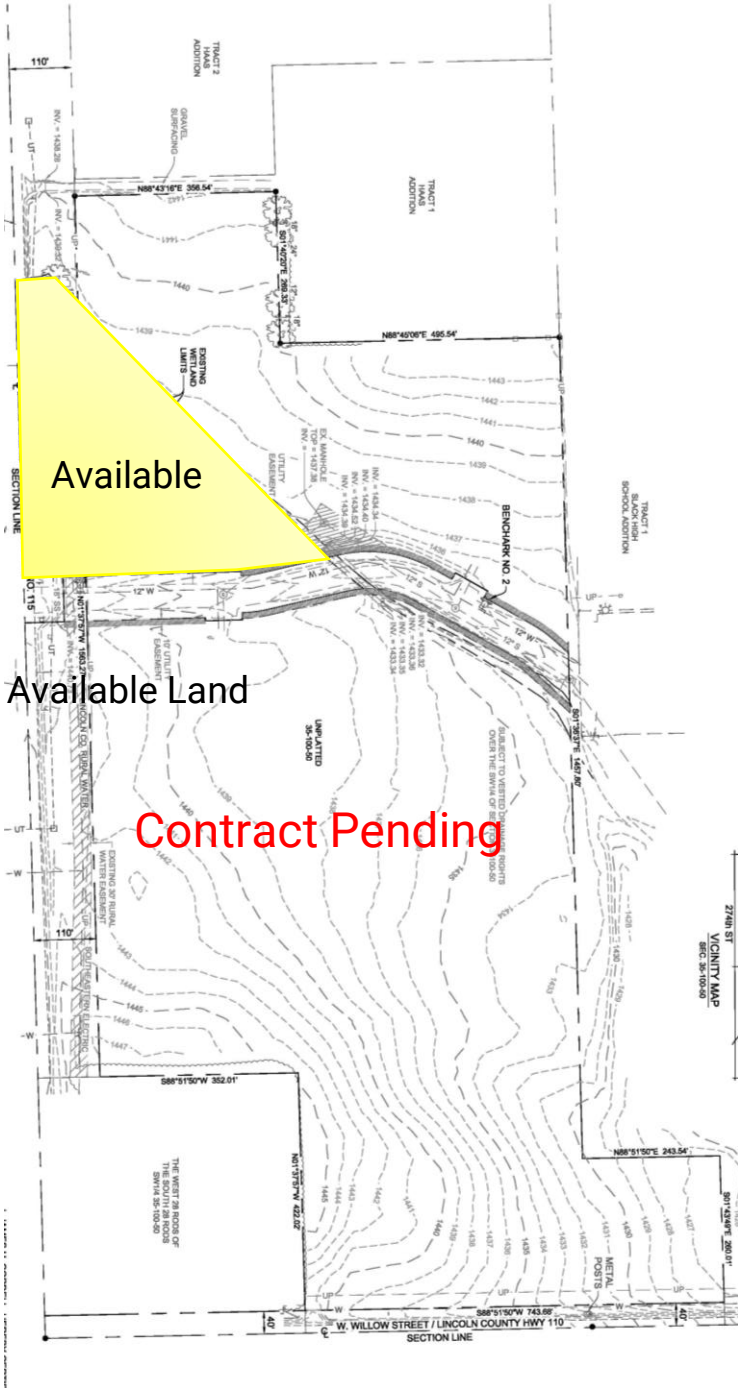


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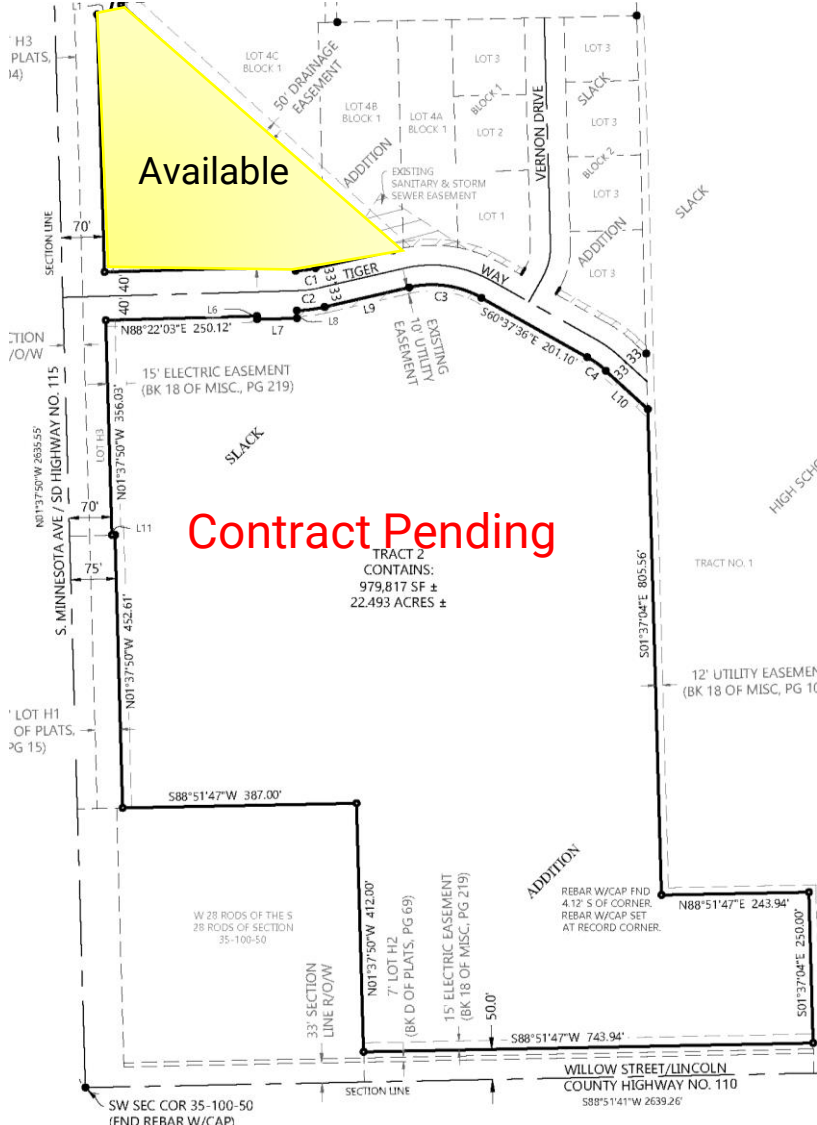
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TOPOGRAPHICAL & PARCEL MAP



Available Land

Contract Pending



Contract Pending

TRACT 2
CONTAINS:
979,817 SF ±
22.493 ACRES ±



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