



Property Description

5.0 acres zoned for Light Industrial use. Suggested uses include contractor shops, storage units, outdoor storage and manufacturing. Situated in desirable area of Hartford. This strategically located parcel offers immense potential for prospective Land/Industrial investors. Don't miss out on the potential of this Light Industrial-zoned property. Buyer to verify utilities.

Property Highlights

- PRICE \$500,000; 5.0 ACRES
- Zoned for Light Industrial use in Hartford
- Versatile property for industrial activities
- Proximity to major transportation routes
- Access to essential utilities and infrastructure
- Potential for new or expanding industrial development
- Ideal for manufacturing or distribution operations

Location Description

North of Hartford at exit 387 to Highway 130, parcel is on the east side of Central States Manufacturing. Frontage is Highway 130 with access off highway. 5.0 acres zoned Light Industrial. Neighboring businesses include Black Tie Components, Central States Manufacturing, Sunshine Foods, Hartford Building Center.

Offering Summary

Sale Price:	\$500,000
Lot Size:	5 Acres

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Berkshire Hathaway HomeServices
 Midwest Realty
 1120 E. 77th Street
 Sioux Falls, SD 57108
 605.274.1034
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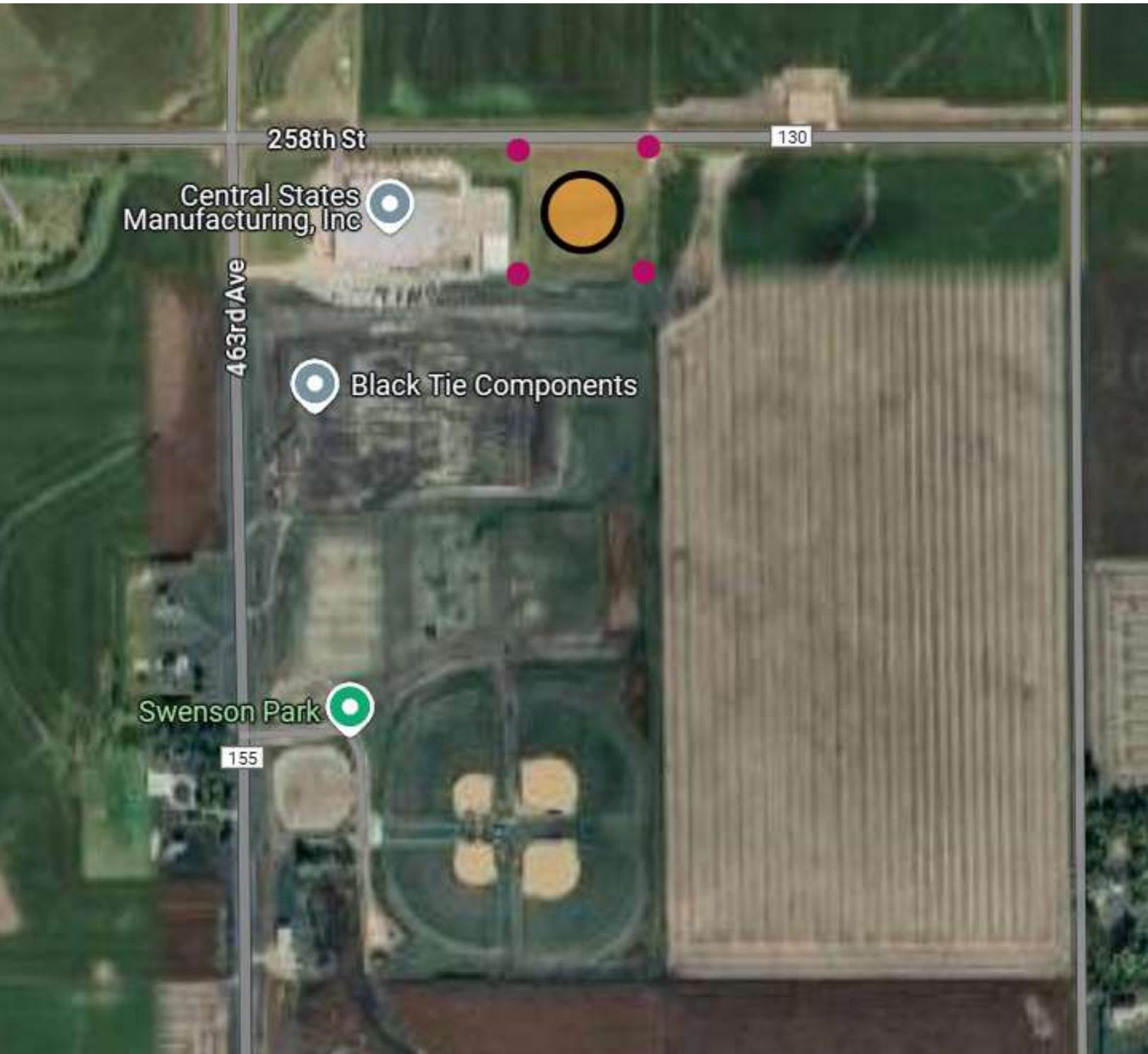
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PL Land

105 W County Highway 130, Hartford, SD 57033

FOR SALE

Additional Photos



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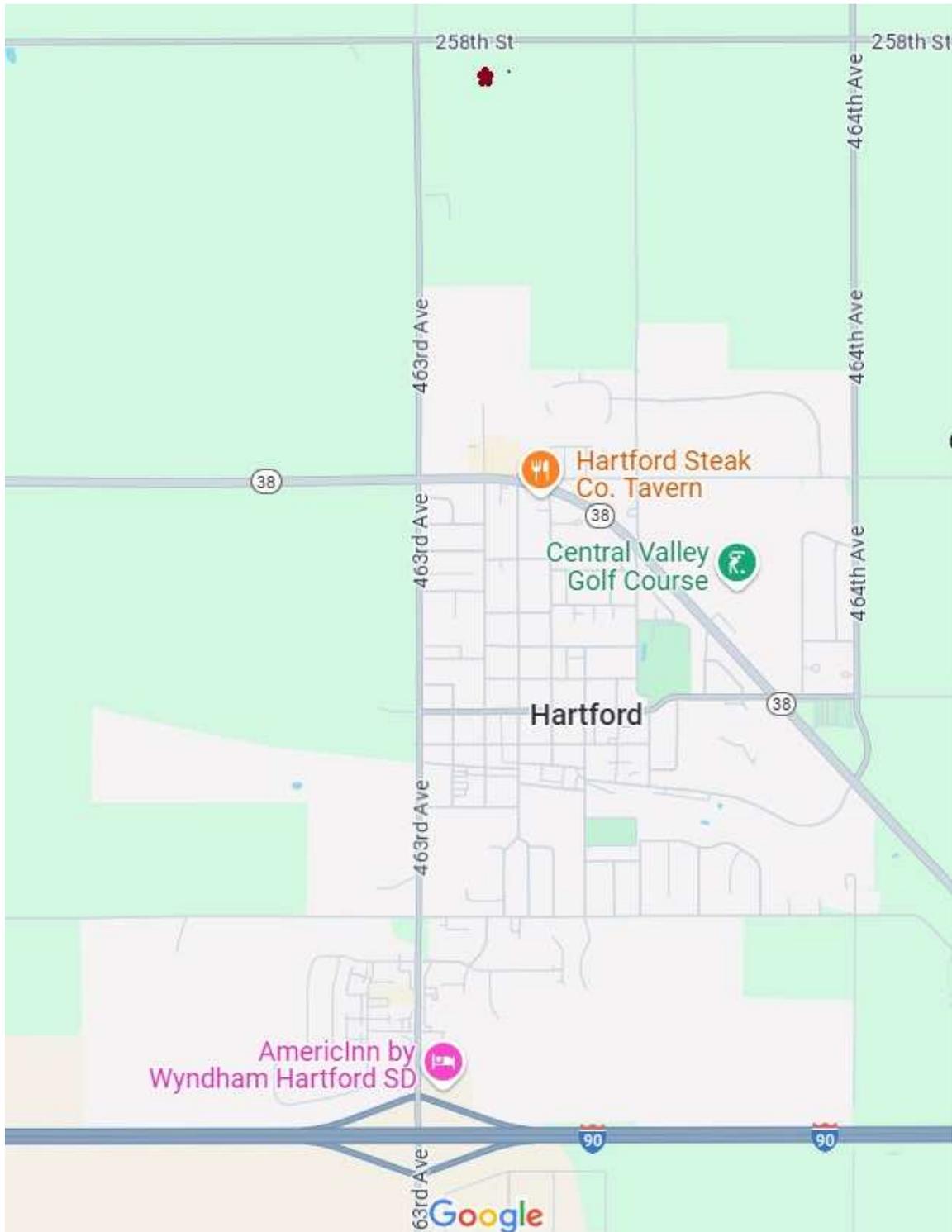
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Site Plans



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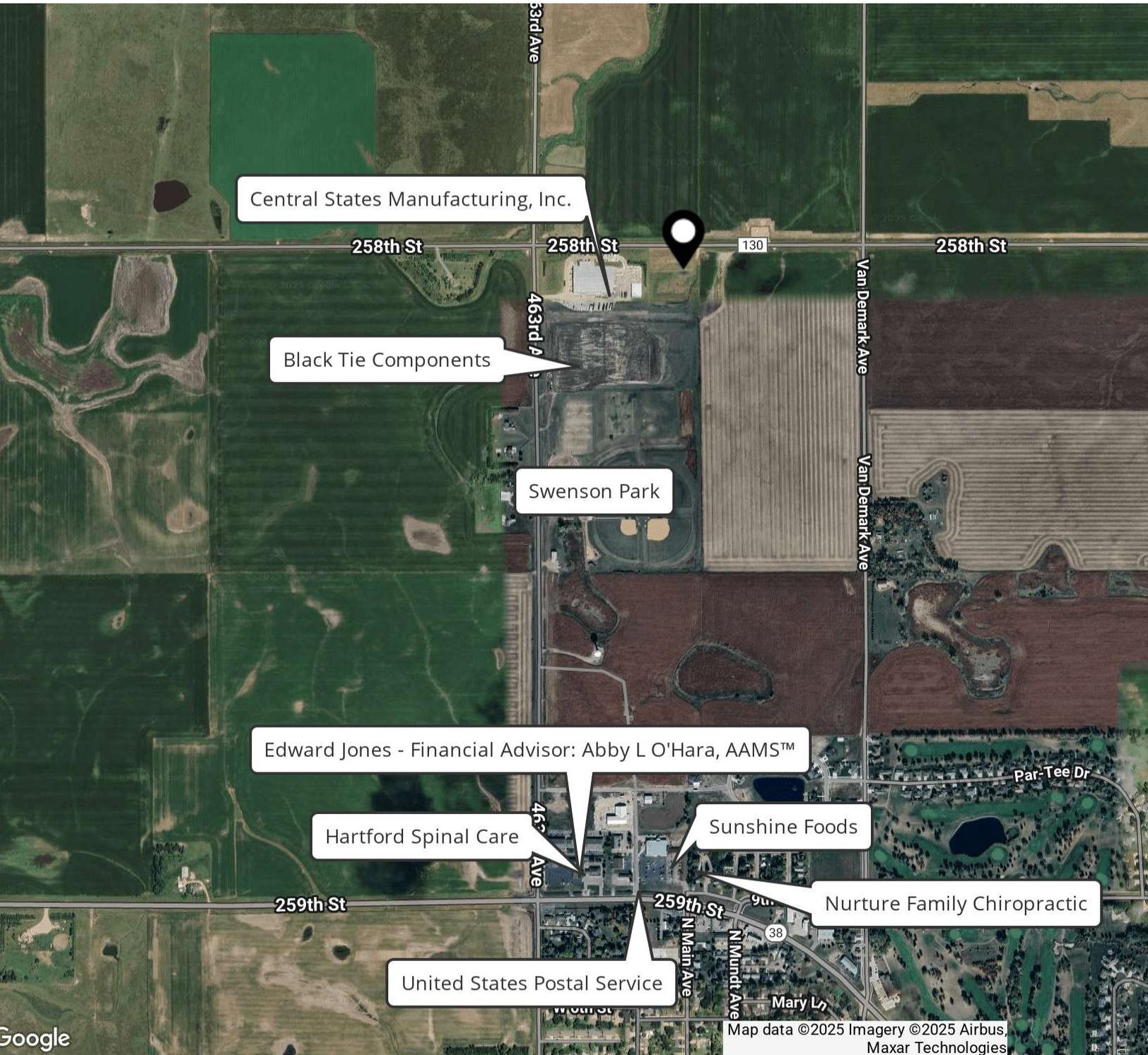
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Location Map

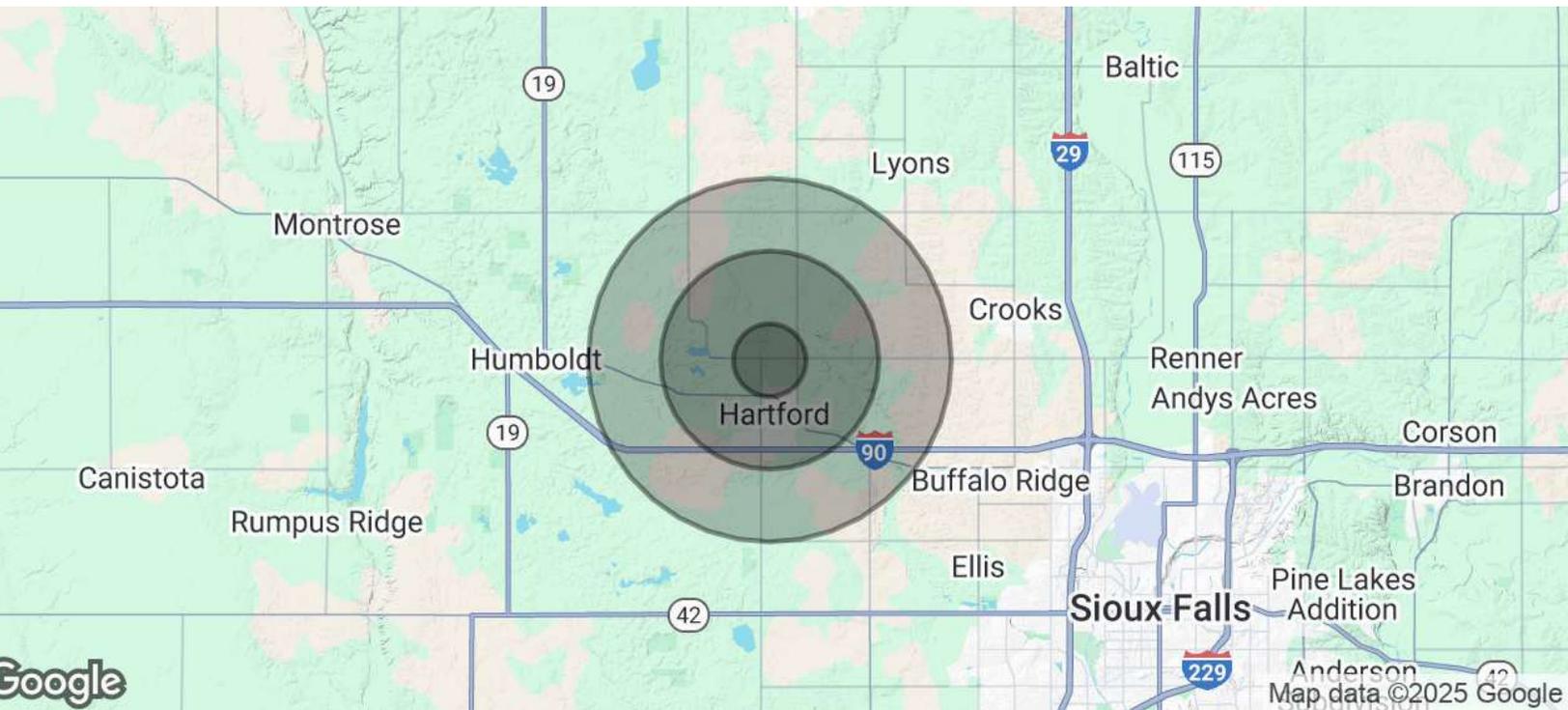


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Population	1 Mile	3 Miles	5 Miles
Total Population	298	4,085	4,883
Average Age	35	36	37
Average Age (Male)	35	36	36
Average Age (Female)	36	37	37
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	105	1,460	1,740
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$141,290	\$125,616	\$129,074
Average House Value	\$437,933	\$378,126	\$399,071

Demographics data derived from AlphaMap

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