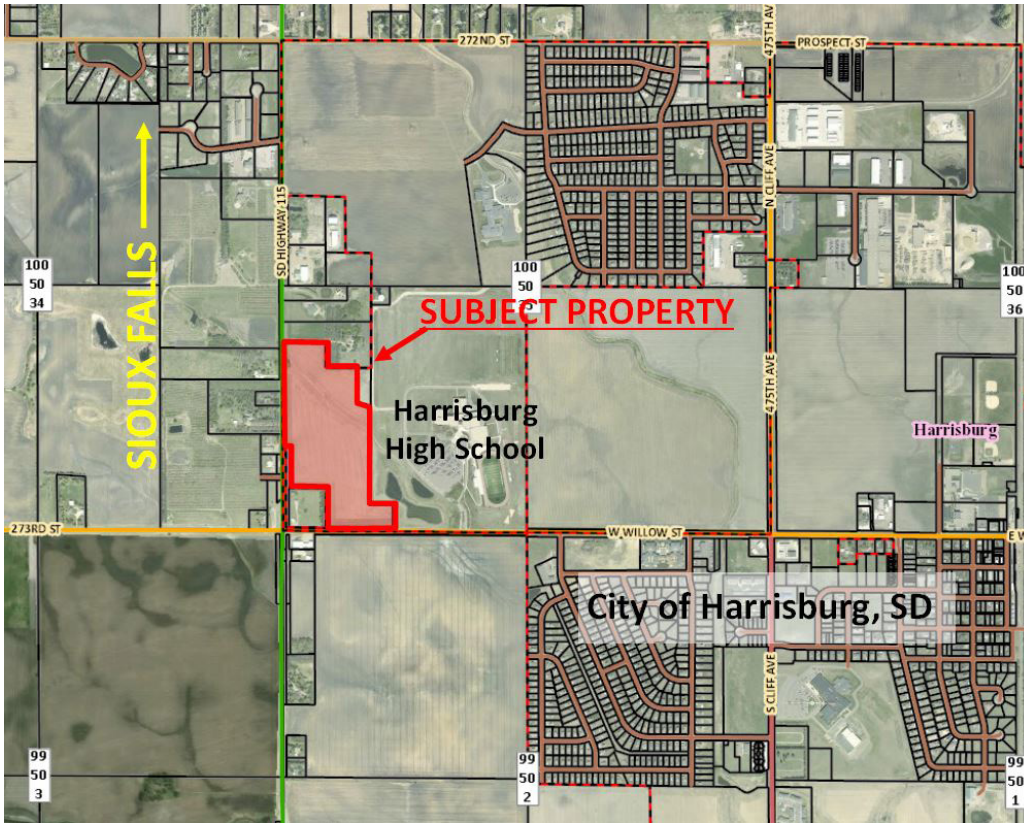


FOR SALE: SLACK DEVELOPMENT LAND

Northeast Corner
SD Hwy 115 (Minnesota Ave)
& West Willow Ave
Harrisburg SD 57032



PRICE: \$2.50 - \$5.50 PSF
Please see map on page 2

AVAILABLE: 25.43 +/- Acres

ZONING: Currently Zoned AG;
Commercial, Office,
& Multi-Family Pending

PROPERTY INFORMATION

- Excellent location on major thoroughfare to Sioux Falls from bedroom community of Harrisburg.
- Annexed to the City of Harrisburg.
- Minnesota Avenue/SD Hwy 115 improvements in 2019.
- Improvements are to include a signalized intersection at the corner of SD Hwy 115 and Willow Avenue.
- Subject property is adjacent to Harrisburg High School, a traffic catalyst.
- A 2018 traffic count shows 7,850 vehicles per day on SD Hwy 115.
- City of Harrisburg is very supportive of growth and new businesses in the community.
- Land may be subdivided.



**For more information,
please contact:**

Steve Van Buskirk

p: 605.361.8211

c: 605.366.0939

e: Steve@VBCLink.com

VanBuskirk
COMPANIES

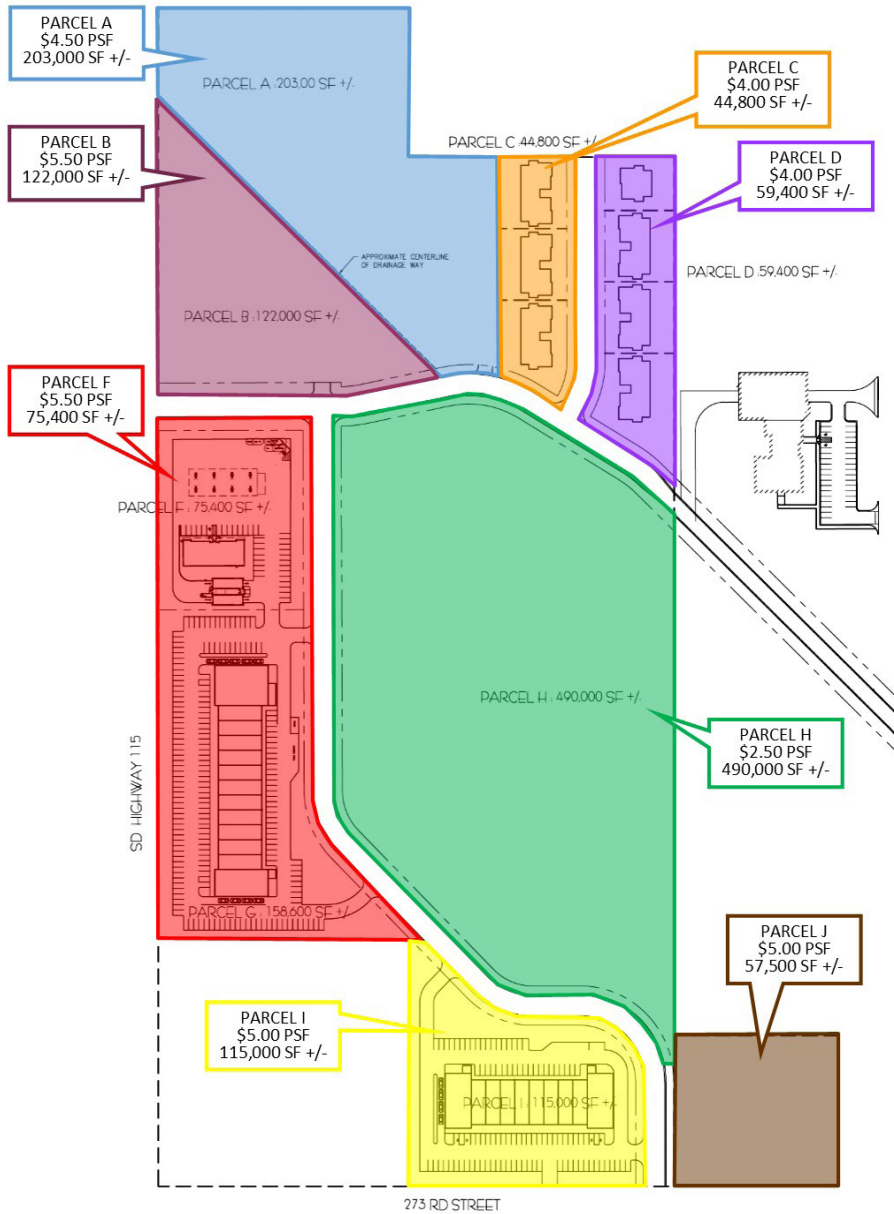
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REAL ESTATE DEVELOPMENT | BROKERAGE | INVESTMENT
MANAGEMENT | COMMERCIAL CONSTRUCTION | ENGINEERING | ARCHITECTURE

2571 S Westlake Dr, Ste 100, Sioux Falls, SD 57106 | o: 605.361.8211 | f: 605.361.8052 | w: VBCLink.com

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PRELIMINARY SITE PLAN
Scale 1" = 100' 3/16/2015



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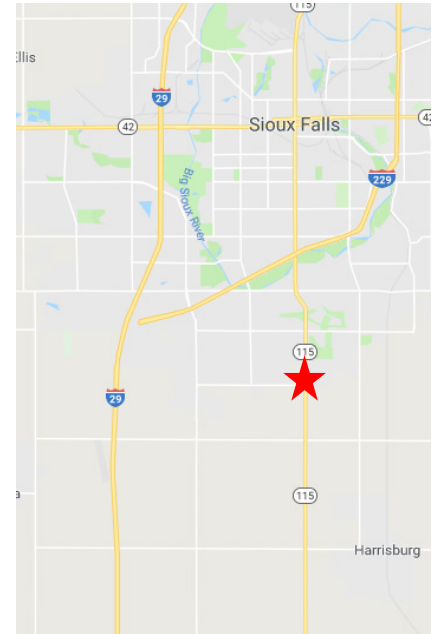
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AREA DEMOGRAPHICS

AGE						
Universe:	5-mile radius of specified point (Slack Land)		10-mile radius of specified point (Slack Land)		15-mile radius of specified point (Slack Land)	
	Number	Percent	Number	Percent	Number	Percent
Total population	22,822		168,190		195,267	
Under 5 years	2,104	9.2	14,066	8.4	15,963	8.2
5 to 9 years	2,262	9.9	11,772	7	13,920	7.1
10 to 14 years	1,741	7.6	10,827	6.4	12,898	6.6
15 to 19 years	1,081	4.7	10,474	6.2	12,269	6.3
20 to 24 years	1,030	4.5	12,383	7.4	13,987	7.2
25 to 34 years	3,494	15.3	27,589	16.4	31,806	16.3
35 to 44 years	3,399	14.9	21,576	12.8	25,634	13.1
45 to 54 years	2,983	13.1	22,959	13.7	27,356	14
55 to 59 years	1,584	6.9	10,411	6.2	12,025	6.2
60 to 64 years	1,034	4.5	7,818	4.6	9,012	4.6
65 to 74 years	1,139	5	9,270	5.5	10,585	5.4
75 to 84 years	634	2.8	6,206	3.7	6,697	3.4
85 years and over	337	1.5	2,839	1.7	3,115	1.6

HOUSEHOLD INCOME AND BENEFITS						
Universe:	5-mile radius of specified point (Slack Land)		10-mile radius of specified point (Slack Land)		15-mile radius of specified point (Slack Land)	
	Number	Percent	Number	Percent	Number	Percent
Total households	8,580		67,015		76,293	
Less than \$10,000	280	3.3	3,669	5.5	3,968	5.2
\$10,000 to \$14,999	101	1.2	2,961	4.4	3,247	4.3
\$15,000 to \$24,999	472	5.5	6,356	9.5	6,926	9.1
\$25,000 to \$34,999	383	4.5	7,432	11.1	8,256	10.8
\$35,000 to \$49,999	1,068	12.4	10,466	15.6	11,803	15.5
\$50,000 to \$74,999	1,497	17.5	13,647	20.4	15,739	20.6
\$75,000 to \$99,999	1,455	17	10,089	15.1	11,978	15.7
\$100,000 to \$149,999	1,743	20.3	7,612	11.4	9,058	11.9
\$150,000 to \$199,999	878	10.3	2,456	3.7	2,748	3.6
\$200,000 or more	703	8.2	2,327	3.5	2,570	3.4



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