



HARTFORD LAND

LAND FOR SALE



Colton Rd & Hwy 38,
Hartford, SD 57033



1.59 - 9.87 Acres +/-
(may be subdivided into 1.0
Acre +/- parcels)



\$6.75 - \$8.00 / SF

LOCATION

This development land sits in Hartford, South Dakota, just 10 miles west of Sioux Falls. Hartford offers small-town charm and close proximity to city amenities in a balanced blend of community and convenience. Positioned along Highway 38 and near I-90, this site benefits from steady traffic and a growing residential base.

DESCRIPTION

- Utilities available to site
- Ingress/egress access along 464th Street/HWY-164
- Zoned: Community Commercial & Residential
- Minutes from I-90 (15,534 VPD) and HWY-38 (4,270 VPD)
- Adjacent to West Central Middle & High School and Central Valley Country Club
- Supportive demographics with a median household income of \$91,231 and 1,071 housing units within a 1-mile radius
- Hartford is experiencing a housing boom with significant growth in both single-family homes and town homes & apartments
- This area is positioned for continued growth through the 'Envision Hartford 2025' initiative, focused on improving economic development and quality of life

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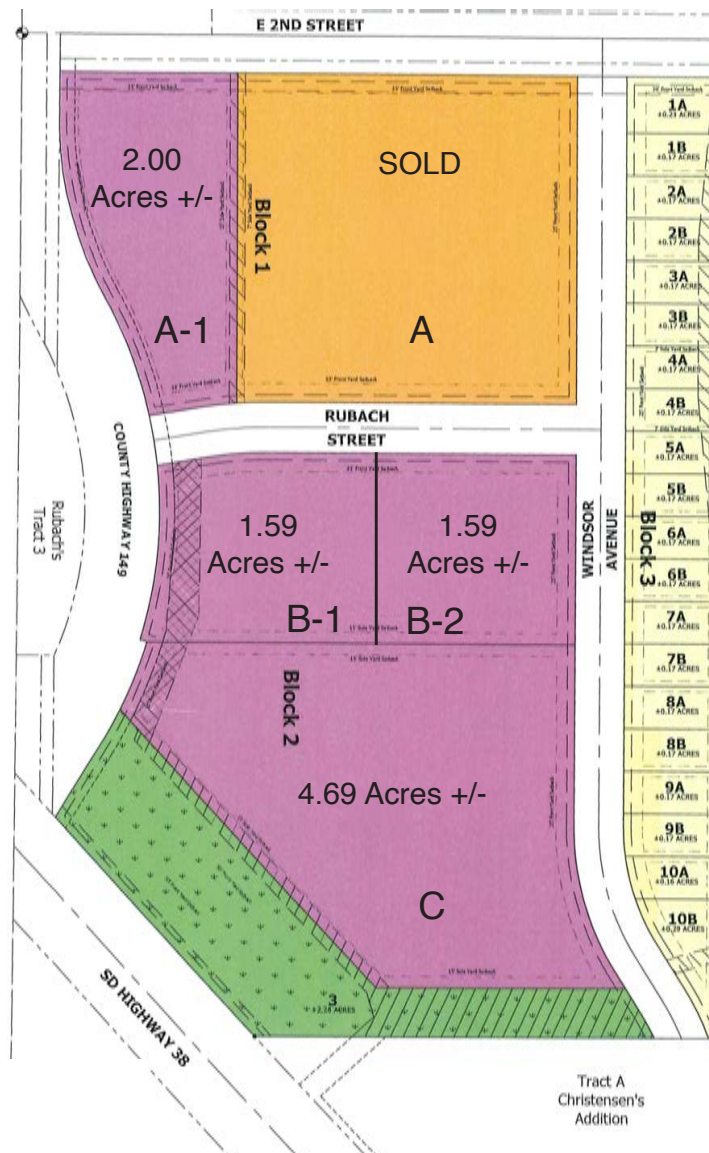
Lloyd Companies Commercial Real Estate | 150 E. 4th Place Suite 600, Sioux Falls, SD 57104 | 605.323.2820

Find out more at LloydCompanies.com | Information deemed reliable, but not guaranteed.

SUBDIVISION PLAN & LAND COSTS

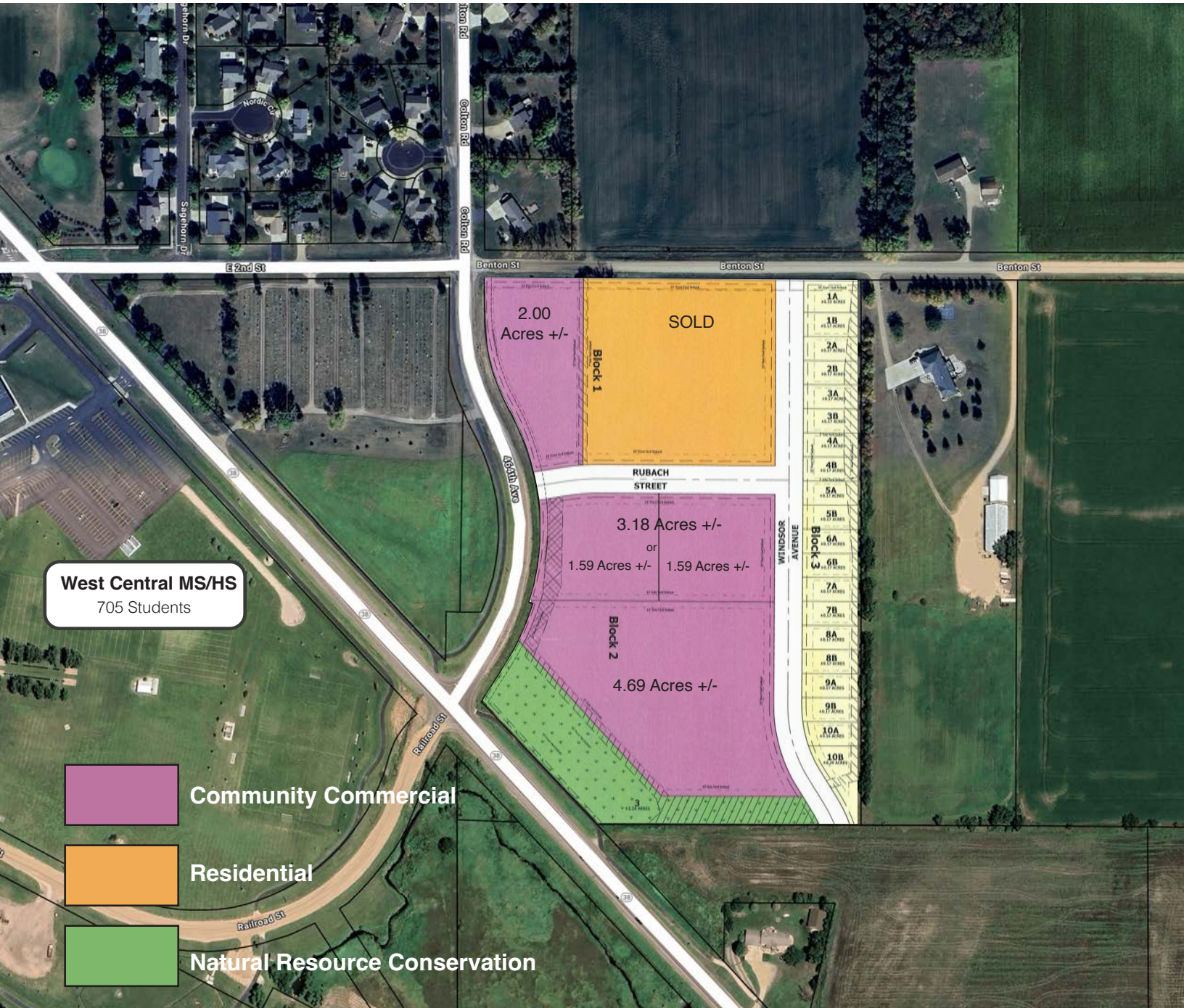
Concept only; subject to change
 Sizes are approximate and subject to change

Area	Zoning	Size (Acres)	Size (SF)	Asking Price	Total Asking Price
A	Residential	-	-	-	-
A-1	Community Commercial	2.00 Acres	87,120 SF +/-	\$6.75 / SF	\$87,126.75
B-1	Community Commercial	1.59 Acres	69,261 SF +/-	\$7.00 / SF	\$484,827.00
B-2	Community Commercial	1.59 Acres	69,261 SF +/-	\$7.00 / SF	\$484,827.00
C	Community Commercial	4.69 Acres	204,297 SF +/-	\$8.00 / SF	\$2,634,376.00



ZONING

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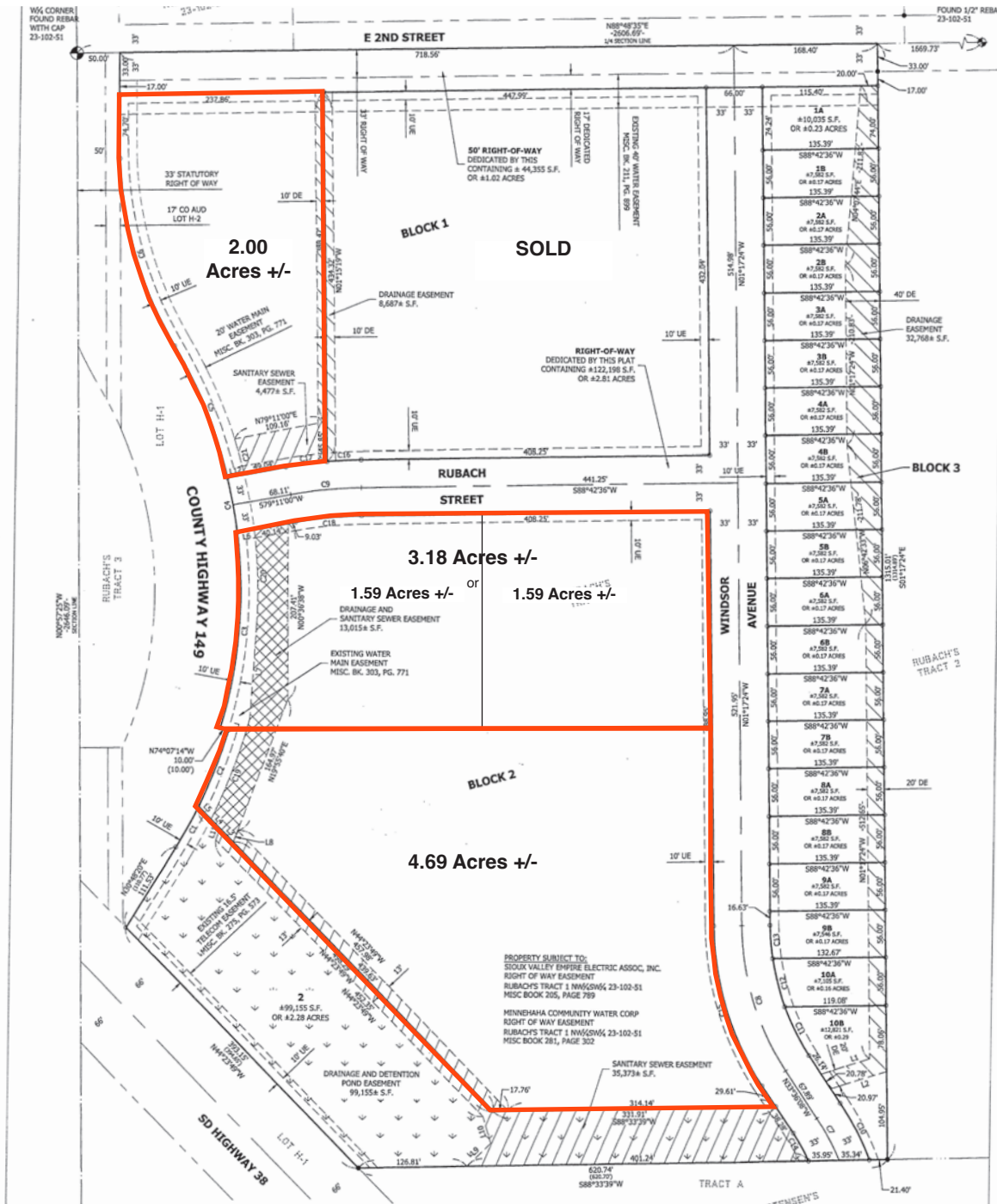


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LAND PLAT

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PHOTOS

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SITE MAP



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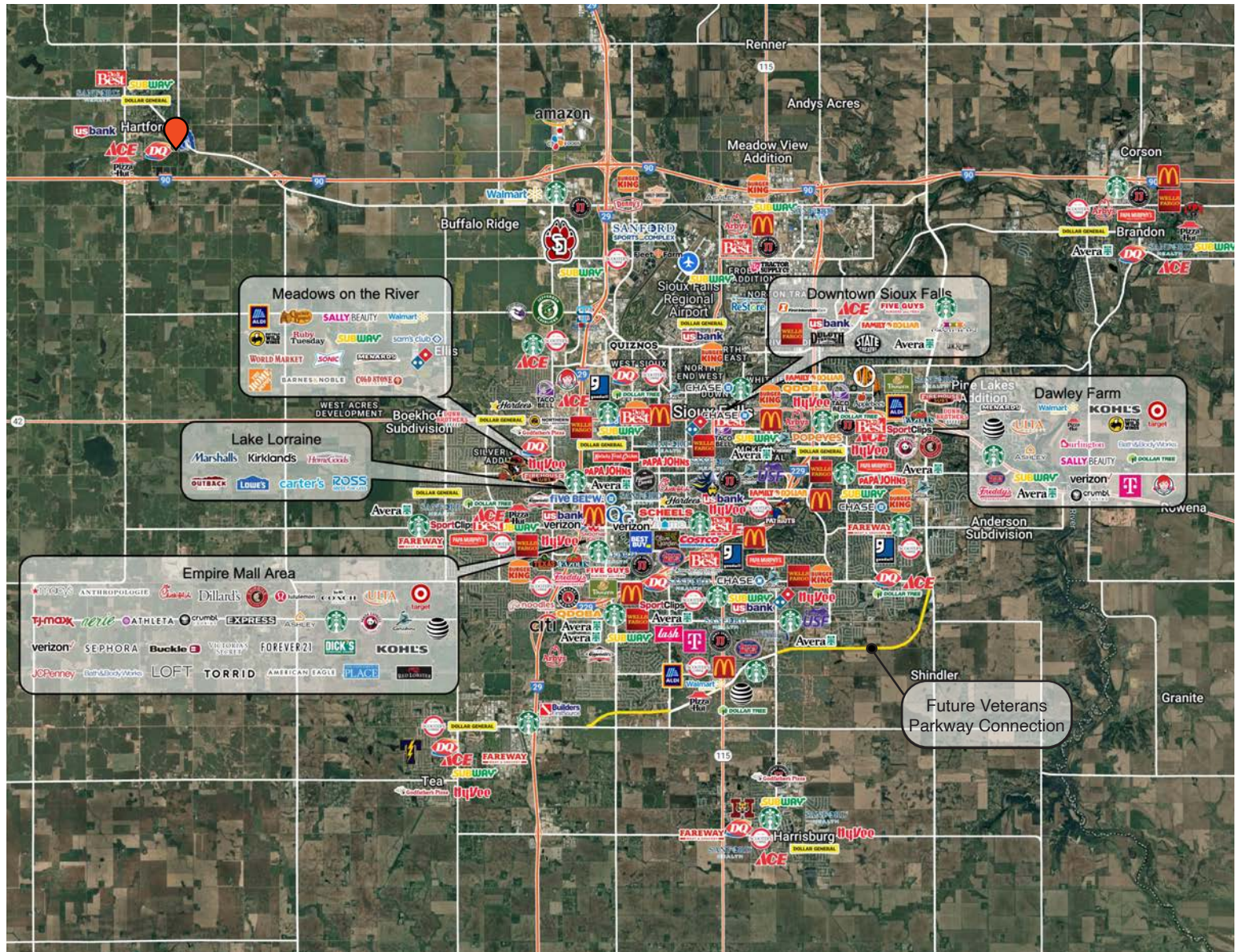
HARTFORD MAP



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MSA MAP



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MARKET PROFILE

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	2,116	3,139	3,936
2020 Total Population	2,658	3,989	4,907
2020 Group Quarters	0	11	34
2025 Total Population	2,753	4,153	5,103
2025 Group Quarters	0	11	35
2030 Total Population	2,869	4,329	5,308
2024-2029 Annual Rate	0.83%	0.83%	0.79%
2025 Total Daytime Population	2,090	3,078	3,589
Workers	848	1,244	1,383
Residents	1,242	1,834	2,206
Household Summary			
2010 Households	738	1,114	1,388
2010 Average Household Size	2.87	2.81	2.82
2020 Total Households	932	1,431	1,746
2020 Average Household Size	2.85	2.78	2.79
2025 Households	980	1,503	1,832
2025 Average Household Size	2.81	2.76	2.77
2030 Households	1,026	1,576	1,918
2030 Average Household Size	2.80	2.74	2.75
2024-2029 Annual Rate	0.92%	0.95%	0.92%
2010 Families	555	855	1,084
2010 Average Family Size	3.32	3.23	3.20
2025 Families	713	1,115	1,385
2025 Average Family Size	3.19	3.10	3.10
2030 Families	741	1,161	1,441
2030 Average Family Size	3.18	3.09	3.09
2024-2029 Annual Rate	0.77%	0.81%	0.80%
2025 Housing Units	1,071	1,639	1,987
Owner Occupied Housing Units	67.3%	68.2%	71.7%
Renter Occupied Housing Units	24.2%	23.6%	20.5%
Vacant Housing Units	8.5%	8.3%	7.8%
2025 Population 25+ by Educational Attainment			
Total	1,715	2,590	3,217
Less than 9th Grade	0.2%	0.2%	0.2%
9th - 12th Grade, No Diploma	1.3%	1.4%	1.6%
High School Graduate	22.6%	20.8%	20.4%
GED/Alternative Credential	3.4%	3.4%	3.0%
Some College, No Degree	26.6%	24.7%	22.3%
Associate Degree	13.6%	14.7%	16.4%
Bachelor's Degree	26.3%	28.4%	28.8%
Graduate/Professional Degree	5.9%	6.5%	7.4%
Median Household Income			
2025	\$91,231	\$99,194	\$105,689
2030	\$104,704	\$114,955	\$124,109
Median Age			
2010	33.1	33.8	35.0
2020	34.8	35.0	36.0
2025	34.7	34.9	36.1
2030	36.0	36.1	36.8
2025 Population by Sex			
Males	1,407	2,123	2,620
Females	1,346	2,030	2,483
2030 Population by Sex			
Males	1,461	2,202	2,711
Females	1,408	2,127	2,597
Data for all businesses in area			
	1 mile	3 miles	5 miles
Total Businesses:	104	179	199
Total Employees:	843	1,353	1,500