

# HARTFORD LAND

LAND FOR SALE



Colton Rd & Hwy 38  
Hartford, SD 57033



1.59 - 7.81 Acres +/-  
(May be subdivided to  
1.0 acre +/- parcels)



\$4.75 - \$8.00 / SF

## LOCATION

Located in a growing community that lies just 10 miles west of South Dakota's largest city of Sioux Falls. Hartford offers a small-town atmosphere with the benefits of a big city just minutes away.

## DESCRIPTION

- Dynamic location along Hwy 38 and across from West Central High School
- Very accessible to I-90 and to the central core of Hartford
- Ample residential development surrounding parcel
- Development may accommodate retail, office, and multi-family opportunities
- Traffic counts for Highway 38 with 4,324 vehicles per day and I-90 with 16,090 vehicles per day
- Fantastic opportunity to own land in a growing area
- Available Fall 2024
- Contact Broker for additional information

**SCOTT BLOUNT**

605.231.1882 | scott@lloydcompanies.com

**RAQUEL BLOUNT SIOR**

605.728.9092 | raquel@lloydcompanies.com

150 E. 4th Place Suite 600, Sioux Falls, SD 57103 | 605.323.2820

Find out more at [LloydCompanies.com](http://LloydCompanies.com) | Information deemed reliable, but not guaranteed.



## PARCEL OUTLINE

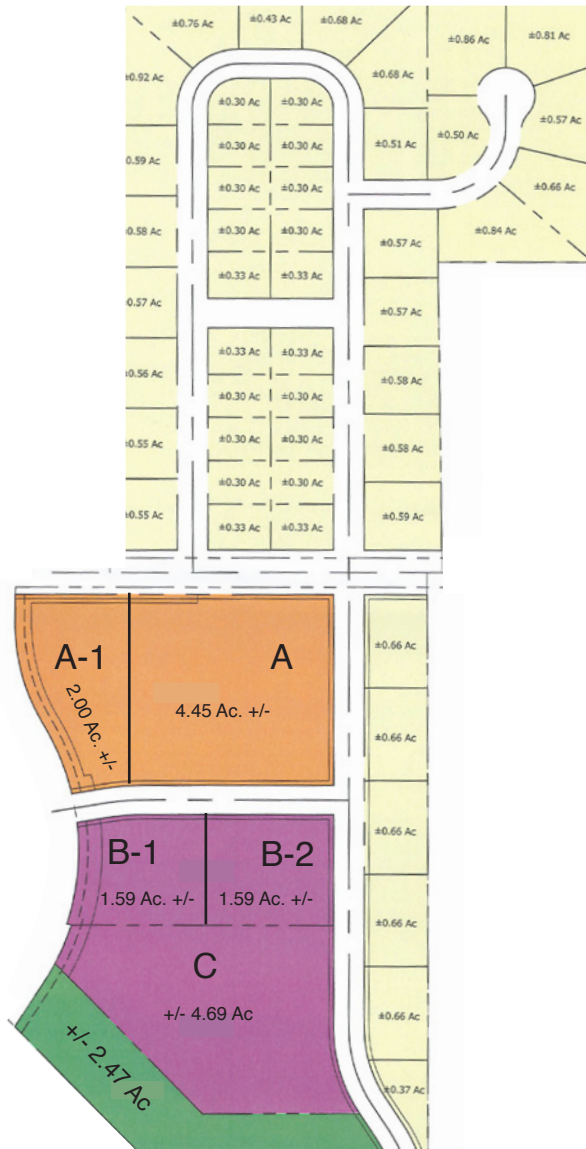


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## PRELIMINARY SUBDIVISION PLAN



Zone	Size*	Price
A	4.45 Acres	\$4.75 SF
A-1	2.00 Acres	\$6.75 SF
B-1	1.59 Acres	\$7.00 SF
B-2	1.59 Acres	\$7.00 SF
C	4.69 Acres	\$8.00 SF

\*sizes are approximate and subject to change

Zoning	
Color Code	District
	Natural Resource Conservation
	Residential
	Community Commercial
	Regional Commercial

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## AREA MAP



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# MARKET PROFILE

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2010 Total Population	2,495	3,157	3,852
2020 Total Population	3,139	4,007	4,799
2020 Group Quarters	0	11	30
2022 Total Population	3,435	4,170	4,994
2022 Group Quarters	0	11	30
2027 Total Population	3,848	4,707	5,279
2022-2027 Annual Rate	1.10%	1.11%	1.12%
2022 Total Daytime Population	2,486	3,027	3,490
Workers	1,152	1,339	1,491
Residents	1,334	1,688	1,999
<b>Household Summary</b>			
2010 Households	896	1,115	1,366
2010 Average Household Size	2.78	2.83	2.81
2020 Total Households	1,141	1,431	1,716
2020 Average Household Size	2.75	2.79	2.78
2022 Households	1,188	1,492	1,791
2022 Average Household Size	2.75	2.79	2.77
2027 Households	1,256	1,580	1,899
2027 Average Household Size	2.75	2.78	2.76
2022-2027 Annual Rate	1.12%	1.15%	1.18%
2010 Families	676	856	1,065
2010 Average Family Size	3.22	3.24	3.19
2022 Families	861	1,102	1,344
2022 Average Family Size	3.26	3.28	3.23
2027 Families	907	1,161	1,419
2027 Average Family Size	3.26	3.28	3.22
2022-2027 Annual Rate	1.05%	1.05%	1.09%
<b>Housing Unit Summary</b>			
2000 Housing Units	709	868	1,090
Owner Occupied Housing Units	80.4%	80.9%	81.6%
Renter Occupied Housing Units	17.6%	16.7%	15.7%
Vacant Housing Units	2.0%	2.4%	2.8%
2010 Housing Units	932	1,160	1,424
Owner Occupied Housing Units	75.9%	77.1%	78.8%
Renter Occupied Housing Units	20.3%	19.0%	17.1%
Vacant Housing Units	3.9%	3.9%	4.1%
2020 Housing Units	1,208	1,514	1,812
Vacant Housing Units	5.5%	5.5%	5.3%
2022 Housing Units	1,262	1,584	1,897
Owner Occupied Housing Units	67.6%	68.8%	71.1%
Renter Occupied Housing Units	26.5%	25.4%	23.4%
Vacant Housing Units	5.9%	5.8%	5.6%
2027 Housing Units	1,348	1,695	2,032
Owner Occupied Housing Units	69.0%	70.1%	72.1%
Renter Occupied Housing Units	24.2%	23.1%	21.3%
Vacant Housing Units	6.8%	6.8%	6.5%
<b>Median Household Income</b>			
2022	\$80,555	\$82,983	\$87,165
2027	\$88,388	\$90,870	\$95,207
<b>Median Home Value</b>			
2022	\$267,373	\$273,387	\$283,398
2027	\$281,068	\$286,508	\$296,057
<b>Per Capita Income</b>			
2022	\$40,647	\$41,507	\$42,725
2027	\$48,697	\$49,535	\$50,717
<b>Median Age</b>			
2010	33.2	33.8	34.9
2022	35.6	36.1	36.7
2027	34.1	34.8	36.1

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