



HARTFORD LAND

LAND FOR SALE



Colton Rd & Hwy 38,
Hartford, SD 57033



1.00 - 7.87 Acres +/-
(may be subdivided into 1.0
Acre +/- parcels)



\$4.75 - \$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
- 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
- Zoned for flexibility to accommodate a variety of development types
- Supportive demographics with a median household income of \$96,096 and 954 housing units within a 1-mile radius
- Hartford is experiencing a housing boom with significant growth in both single-family homes and townhomes & apartments
- This area is positioned for continued growth through the 'Envision Hartford 2025' initiative, focused on improving economic development and quality of life

SCOTT BLOUNT

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RAQUEL BLOUNT SIOR

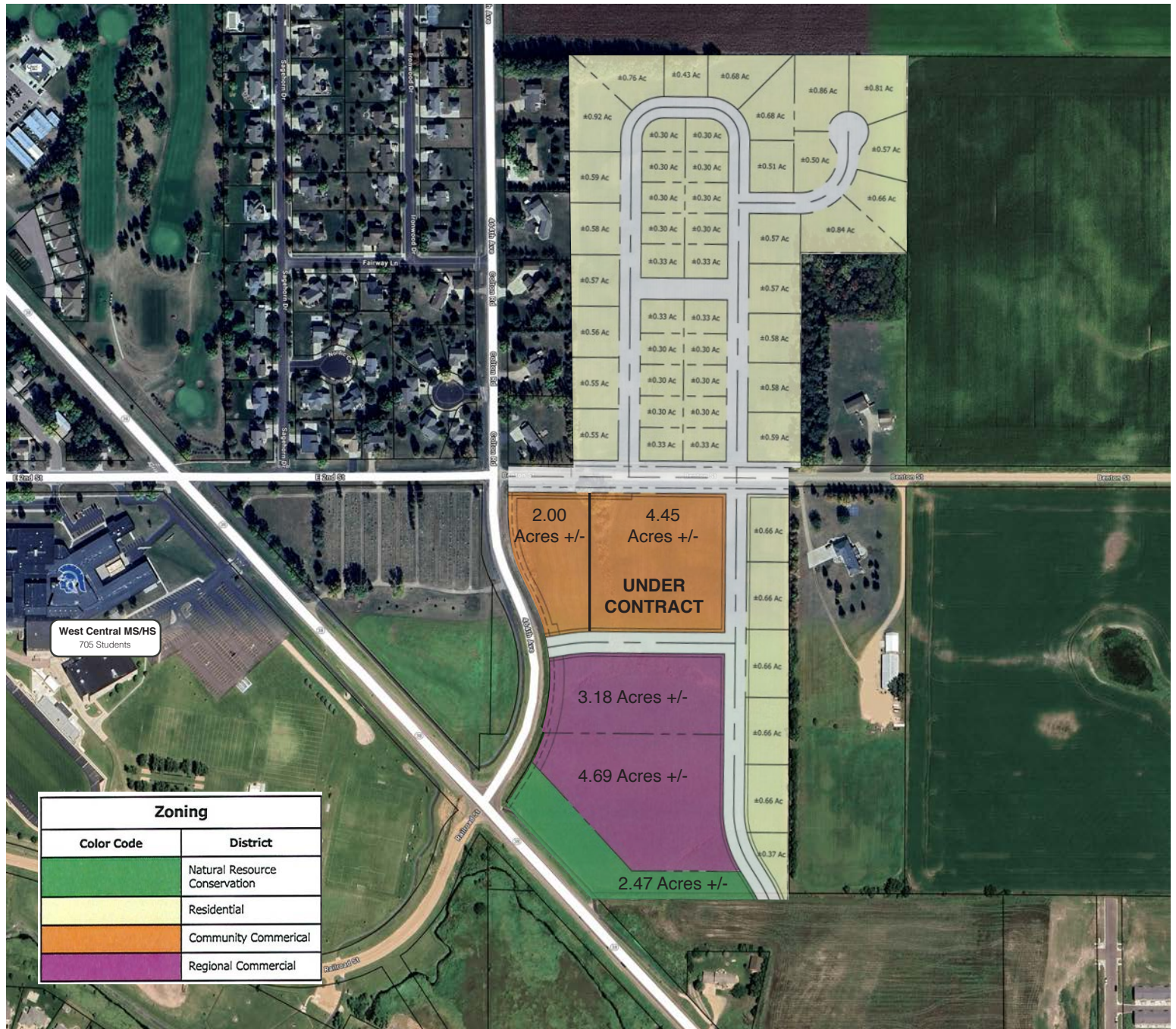
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Lloyd Companies Commercial Real Estate | 150 E. 4th Place Suite 600, Sioux Falls, SD 57104 | 605.323.2820

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

PRELIMINARY SUBDIVISION PLAN

Concept only; subject to change

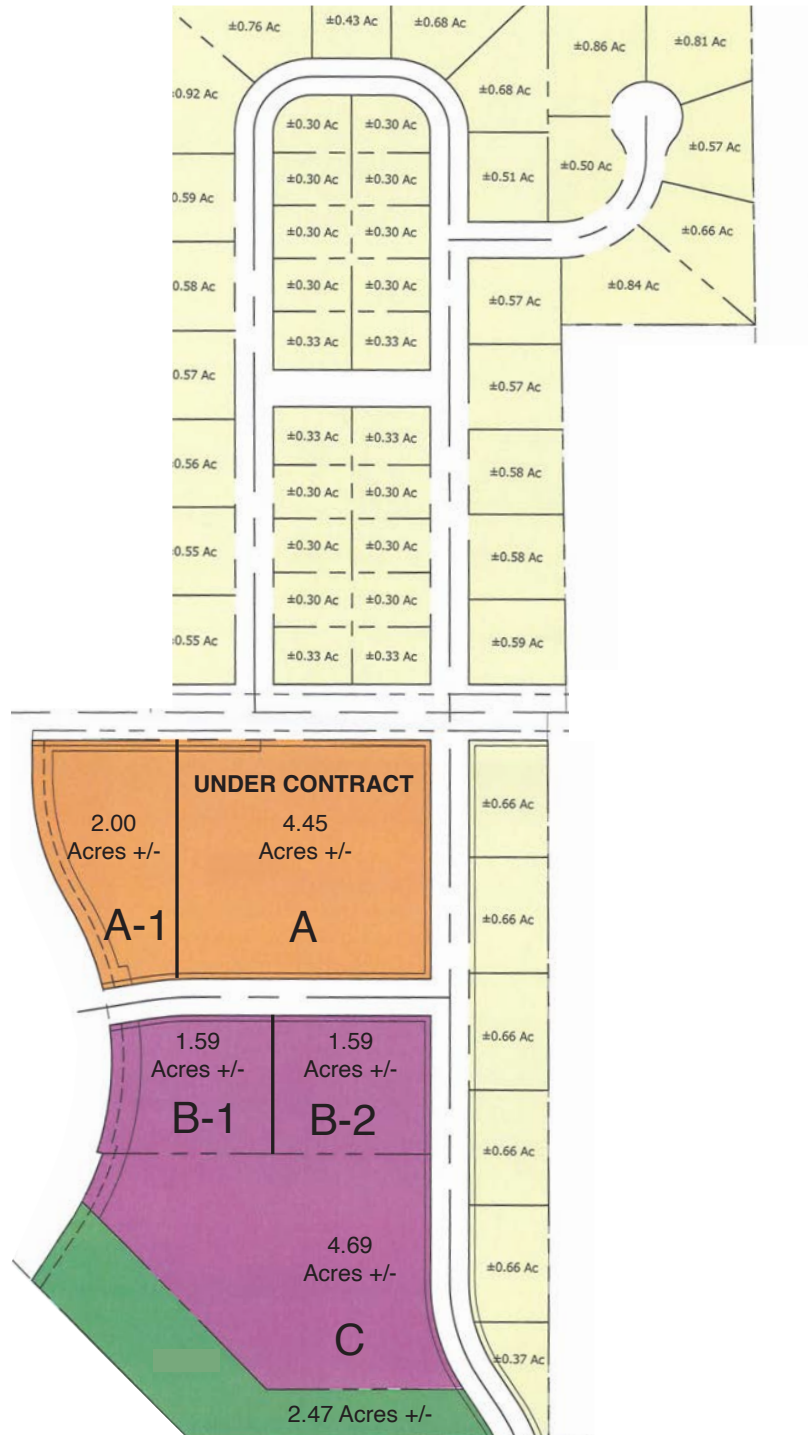


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PRELIMINARY SUBDIVISION PLAN

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Area	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
Green	Natural Resource Conservation
Yellow	Residential
Orange	Community Commercial
Purple	Regional Commercial

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SITE MAP



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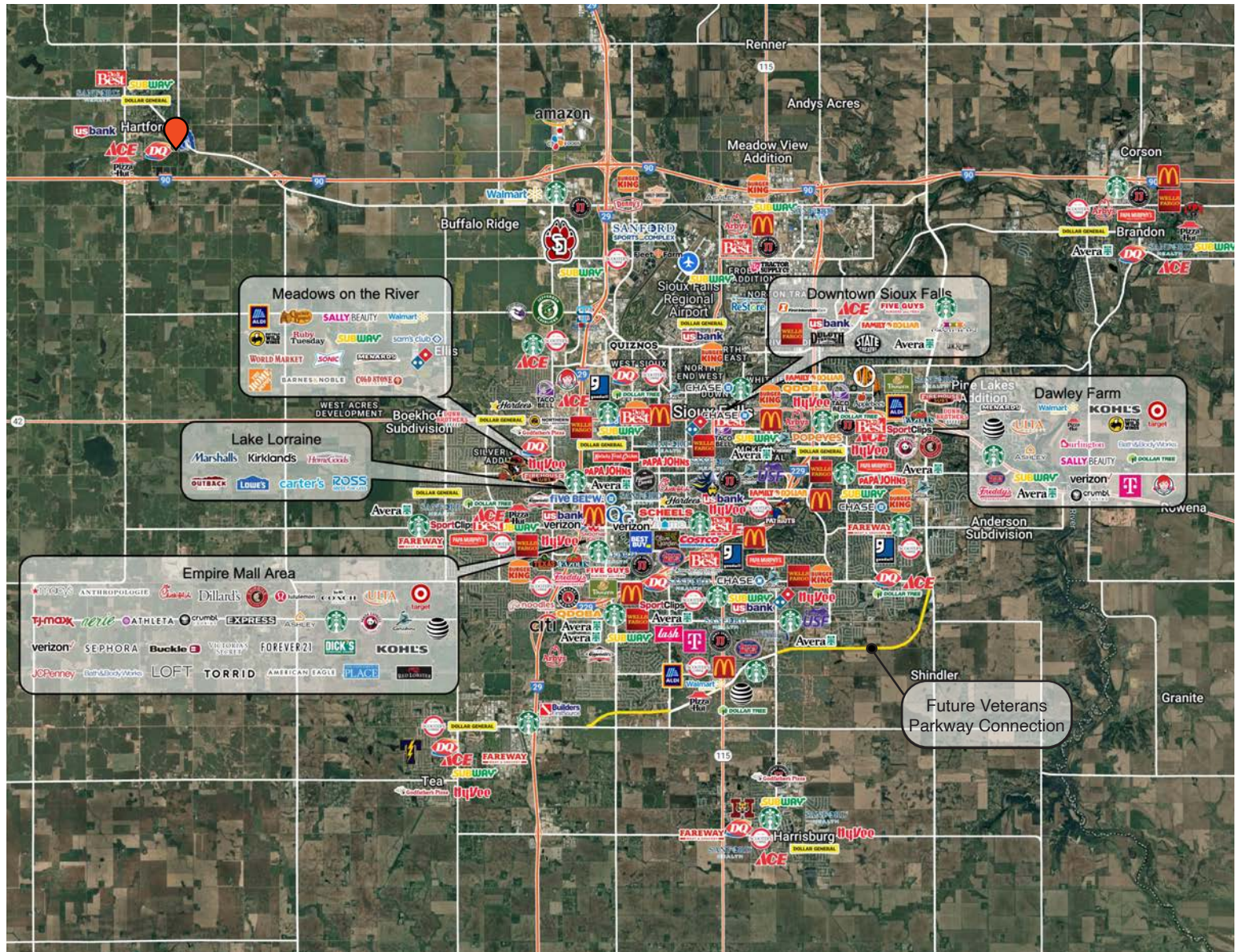
HARTFORD MAP



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MSA MAP



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MARKET PROFILE

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	1,939	3,139	3,936
2020 Total Population	2,431	3,989	4,907
2020 Group Quarters	0	11	34
2024 Total Population	2,594	4,293	5,276
2024 Group Quarters	0	11	36
2029 Total Population	2,727	4,519	5,533
2023-2028 Annual Rate	1.01%	1.03%	0.96%
2024 Total Daytime Population	1,834	3,048	3,594
Workers	657	1,145	1,302
Residents	1,177	1,903	2,292
Household Summary			
2010 Households	666	1,114	1,388
2010 Average Household Size	2.91	2.81	2.82
2020 Total Households	841	1,431	1,746
2020 Average Household Size	2.89	2.78	2.79
2024 Households	901	1,541	1,876
2024 Average Household Size	2.88	2.78	2.79
2029 Households	947	1,624	1,973
2029 Average Household Size	2.88	2.78	2.79
2023-2028 Annual Rate	1.00%	1.05%	1.01%
2010 Families	500	855	1,084
2010 Average Family Size	3.38	3.23	3.20
2024 Families	655	1,142	1,415
2024 Average Family Size	3.26	3.12	3.13
2029 Families	684	1,197	1,480
2029 Average Family Size	3.27	3.12	3.12
2023-2028 Annual Rate	0.87%	0.95%	0.90%
2024 Housing Units	954	1,615	1,966
Owner Occupied Housing Units	70.9%	72.4%	75.4%
Renter Occupied Housing Units	23.6%	23.0%	20.0%
Vacant Housing Units	5.6%	4.6%	4.6%
2024 Population 25+ by Educational Attainment			
Total	1,598	2,646	3,288
Less than 9th Grade	0.6%	0.6%	0.5%
9th - 12th Grade, No Diploma	1.7%	1.5%	1.7%
High School Graduate	18.1%	17.0%	16.8%
GED/Alternative Credential	4.0%	3.8%	3.2%
Some College, No Degree	21.4%	20.1%	18.6%
Associate Degree	21.6%	21.6%	22.4%
Bachelor's Degree	27.3%	29.5%	30.1%
Graduate/Professional Degree	5.3%	5.9%	6.7%
Median Household Income			
2024	\$96,096	\$102,402	\$106,217
2029	\$108,191	\$113,118	\$117,575
Median Age			
2010	33.2	33.8	35.0
2020	34.8	35.0	36.0
2024	34.6	34.9	36.1
2029	35.6	35.7	36.6
2024 Population by Sex			
Males	1,332	2,205	2,723
Females	1,262	2,088	2,553
2029 Population by Sex			
Males	1,392	2,305	2,834
Females	1,335	2,213	2,699
Data for all businesses in area			
	1 mile	3 miles	5 miles
Total Businesses:	91	177	199
Total Employees:	702	1,282	1,439