

LAND AT HWY 115 & WILLOW

LAND FOR SALE



47398 273rd St,
Harrisburg, SD 57032



1.0 Acre +/-



\$8.00 / SF

LOCATION

Prominently located on the NW corner of Highway 115 and Willow Street. Approximately 4 miles off I-29, and 3 miles from the future Veterans Parkway.

DESCRIPTION

- Zoned: A-1 Agricultural
- Property is not currently annexed into the city of Harrisburg
- Harrisburg has a population of 10,055 (2024) and is growing at a rate of 8.67% annually
- Highway 115 attracts ~2,079 VPD and Willow Street attracts ~4,240
- Buildings on land come in 'as-is' condition
- In close proximity to Freedom Elementary, Liberty Elementary, Harrisburg South Middle School, and Harrisburg High School, for a combined total of 2,760 students (2023-2024)
- Neighboring tenants include Meadow Barn at Country Orchards, The Veranda by Meadow Barn, Country Apple Orchard, Noteboom RV, Casey's, Fareway, and Ace Hardware

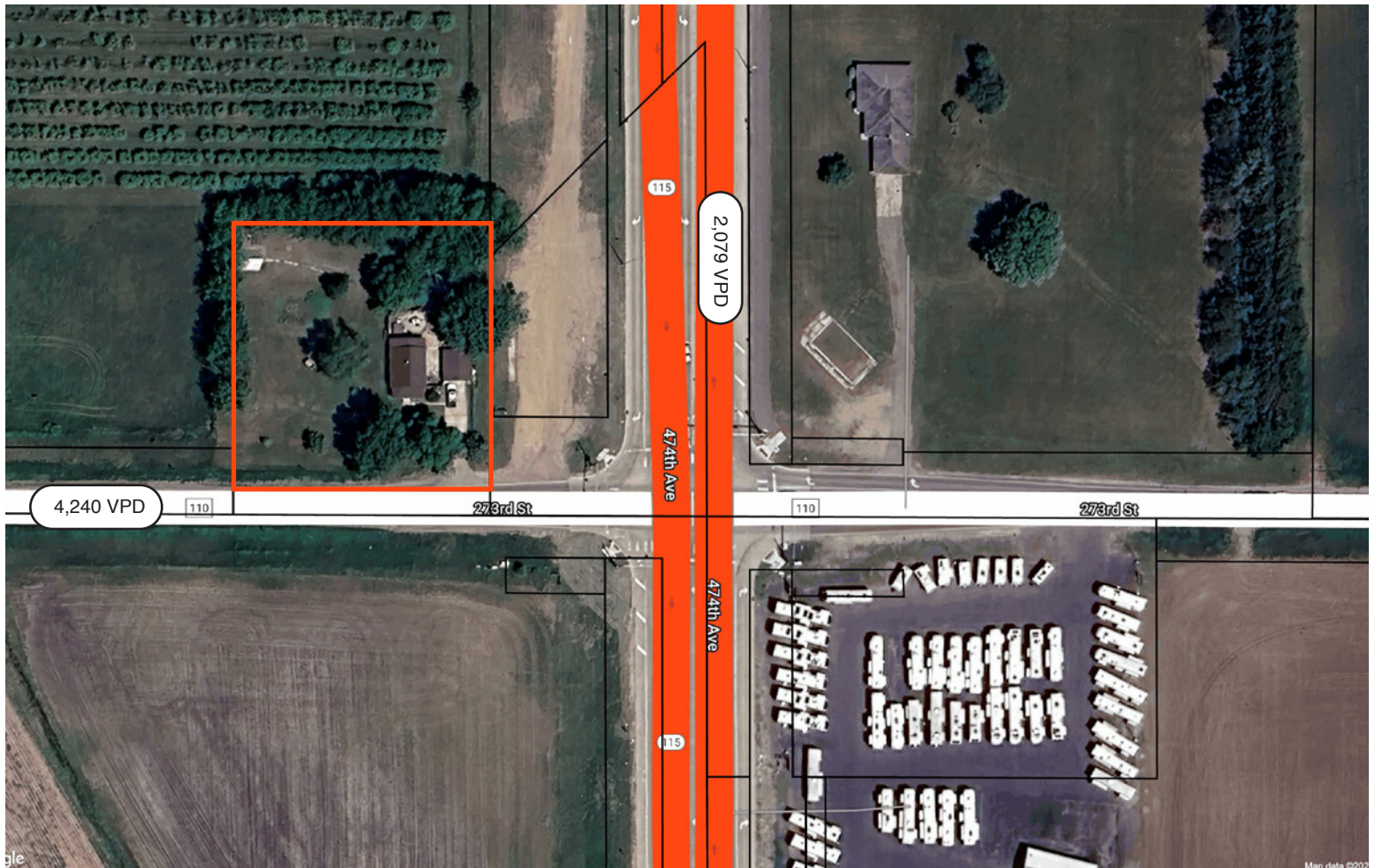
SCOTT BLOUNT

605.231.1882 | scott@lloydcompanies.com

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.

PARCEL OUTLINE



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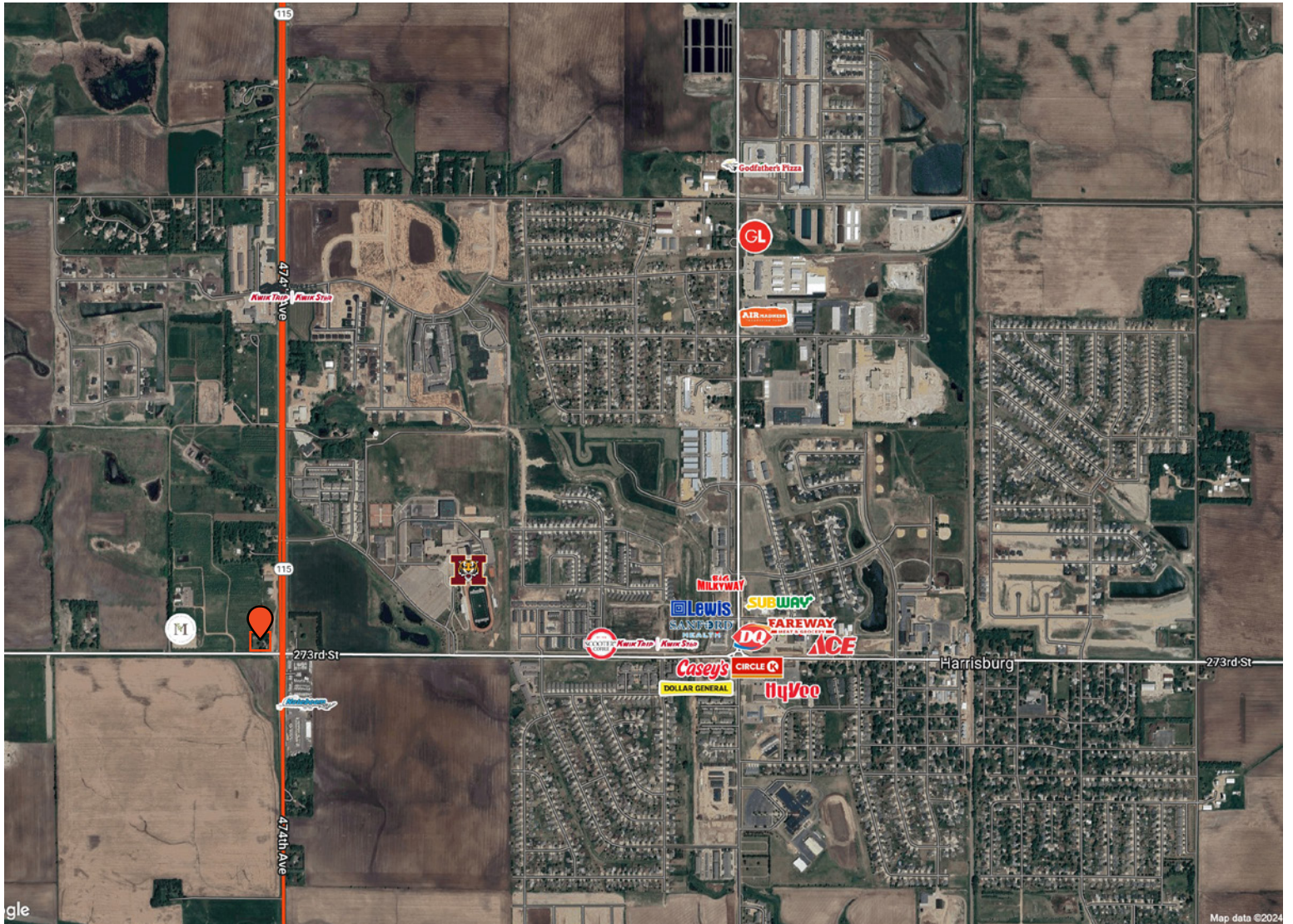
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SITE MAP



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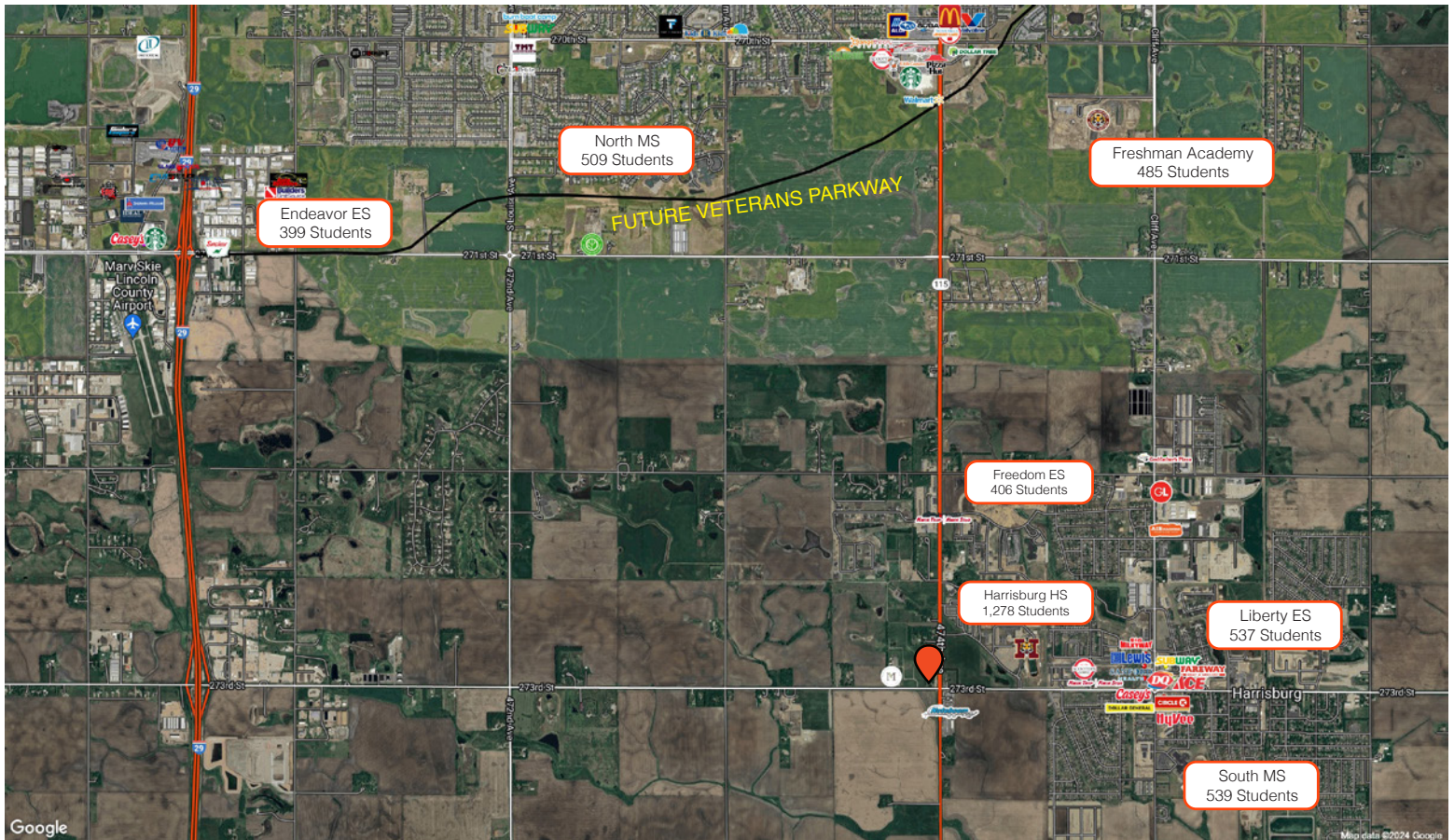
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AREA MAP



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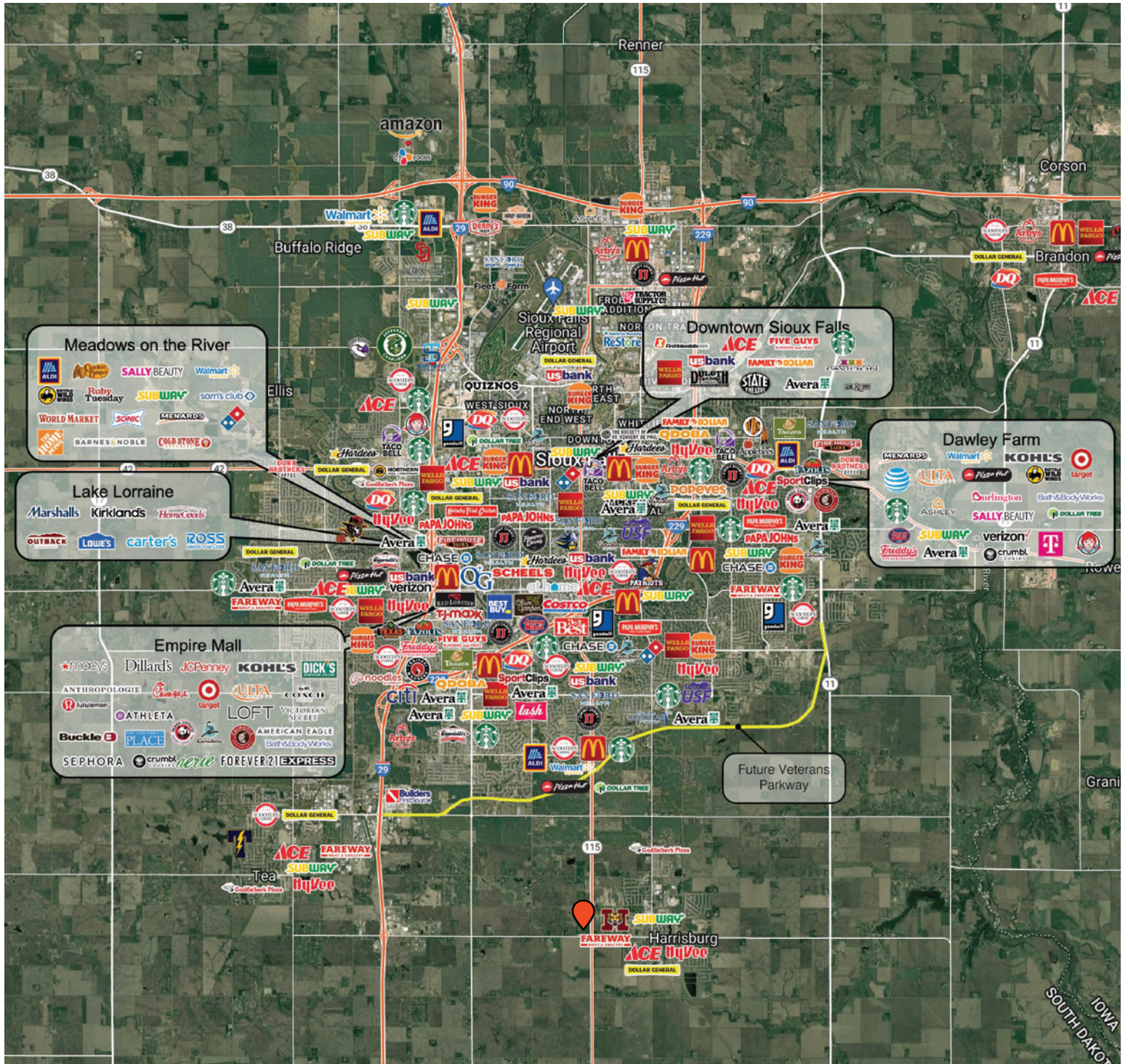
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MSA MAP



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MARKET PROFILE

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	1,157	5,500	23,436
2020 Total Population	1,969	8,571	38,629
2020 Group Quarters	0	0	46
2023 Total Population	2,253	9,803	43,158
2023 Group Quarters	0	0	46
2028 Total Population	2,387	10,629	48,179
2023-2028 Annual Rate	1.16%	1.63%	2.23%
2023 Total Daytime Population	1,366	7,002	34,871
Workers	354	2,503	14,182
Residents	1,012	4,499	20,689
Household Summary			
2010 Households	412	1,895	8,785
2010 Average Household Size	2.81	2.90	2.67
2020 Total Households	678	2,853	14,874
2020 Average Household Size	2.90	3.00	2.59
2023 Households	793	3,268	16,702
2023 Average Household Size	2.84	3.00	2.58
2028 Households	839	3,544	18,743
2028 Average Household Size	2.85	3.00	2.57
2023-2028 Annual Rate	1.13%	1.63%	2.33%
2010 Families	315	1,524	6,594
2010 Average Family Size	3.17	3.21	3.08
2023 Families	602	2,583	11,897
2023 Average Family Size	3.23	3.36	3.09
2028 Families	634	2,792	13,273
2028 Average Family Size	3.24	3.36	3.09
2023-2028 Annual Rate	1.04%	1.57%	2.21%
Median Household Income			
2023	\$86,656	\$86,599	\$94,630
2028	\$94,362	\$95,099	\$106,185
Median Age			
2010	26.8	28.1	33.2
2020	28.5	30.3	35.0
2023	30.3	31.6	35.8
2028	31.2	32.6	36.3
2023 Population by Sex			
Males	1,074	4,760	21,069
Females	1,179	5,043	22,089
2028 Population by Sex			
Males	1,128	5,155	23,472
Females	1,258	5,474	24,708
Data for all businesses in area			
	1 mile	3 miles	5 miles
Total Businesses:	28	207	1,578
Total Employees:	370	2,429	15,167

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