



# 1434 MARY PL, HARRISBURG

LAND FOR SALE



1434 Mary Pl,  
Harrisburg, SD 57032



0.507 Acres +/-  
(22,106 SF +/-)



\$169,900  
(\$7.65 / SF)

## LOCATION

Located north of Harrisburg High School in an area of housing growth. Harrisburg serves as a suburb of Sioux Falls, located in Lincoln County, which is the fastest growing county in South Dakota. Harrisburg offers great schools, dining and shopping options with easy access to all of the great amenities Sioux Falls offers.

## DESCRIPTION

- Zoned: R3 - Multifamily
- Real Estate Taxes: \$1,280.00 (2023 Taxes payable in 2024)
- Adjacent to Tigerway Townhomes & Apartments, Harrisburg High School, and Freedom Elementary
- 5,364 housing units within a 3-mile radius with an estimated population breakdown of 26.8% renters, 64.4% homeowners, and an 8.7% vacancy rate
- Nearby businesses include SDK South (pet boarding), Kwik Star, Noteboom RV, Fareway, Lewis Drug, and Casey's
- Harrisburg has strong demographics with a median household income of \$82,966 and median age of 30

**RAQUEL BLOUNT** sior

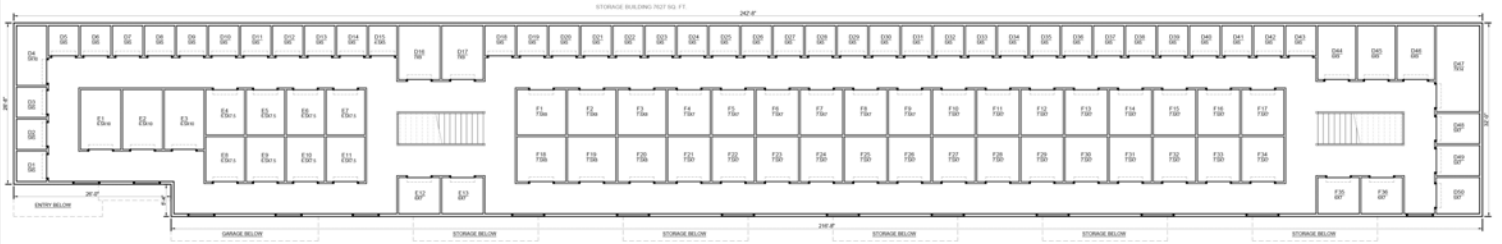
605.728.9092 | raquel@lloydcompanies.com

## POTENTIAL SELF STORAGE CONCEPT PLAN

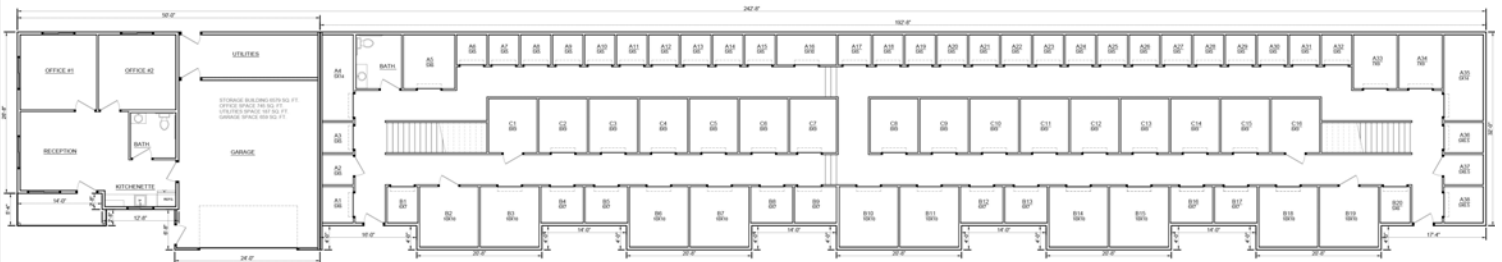
Concept plans are for illustrative purposes only and are subject to change. This is a land sale; any development is at the buyer's discretion and subject to necessary approvals. No representations or warranties are made regarding final design or feasibility.



**SOUTH ELEVATION**  
NOT TO SCALE



**UPPER FLOOR**



**MAIN FLOOR**

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## SITE MAP



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## AREA MAP



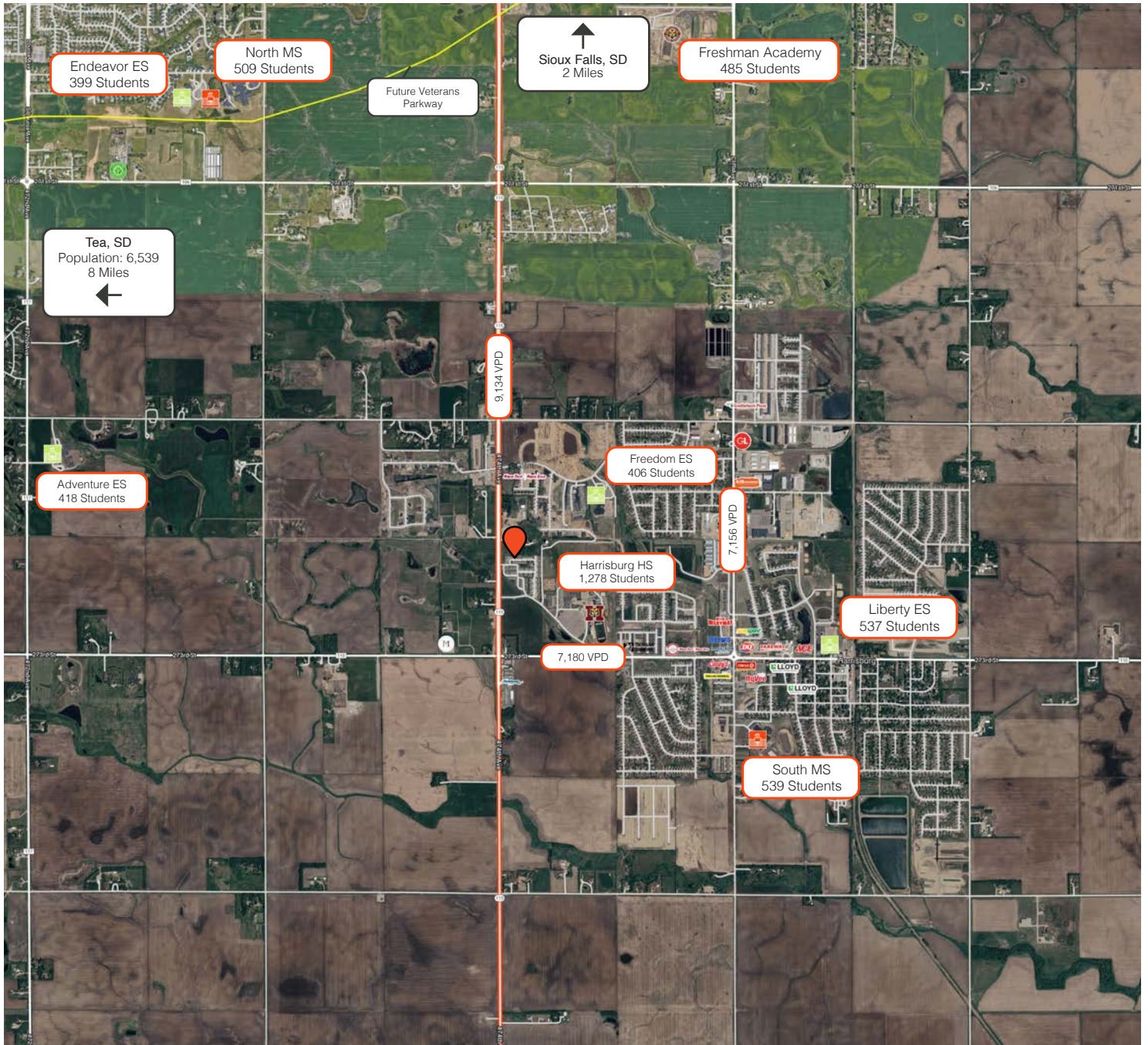
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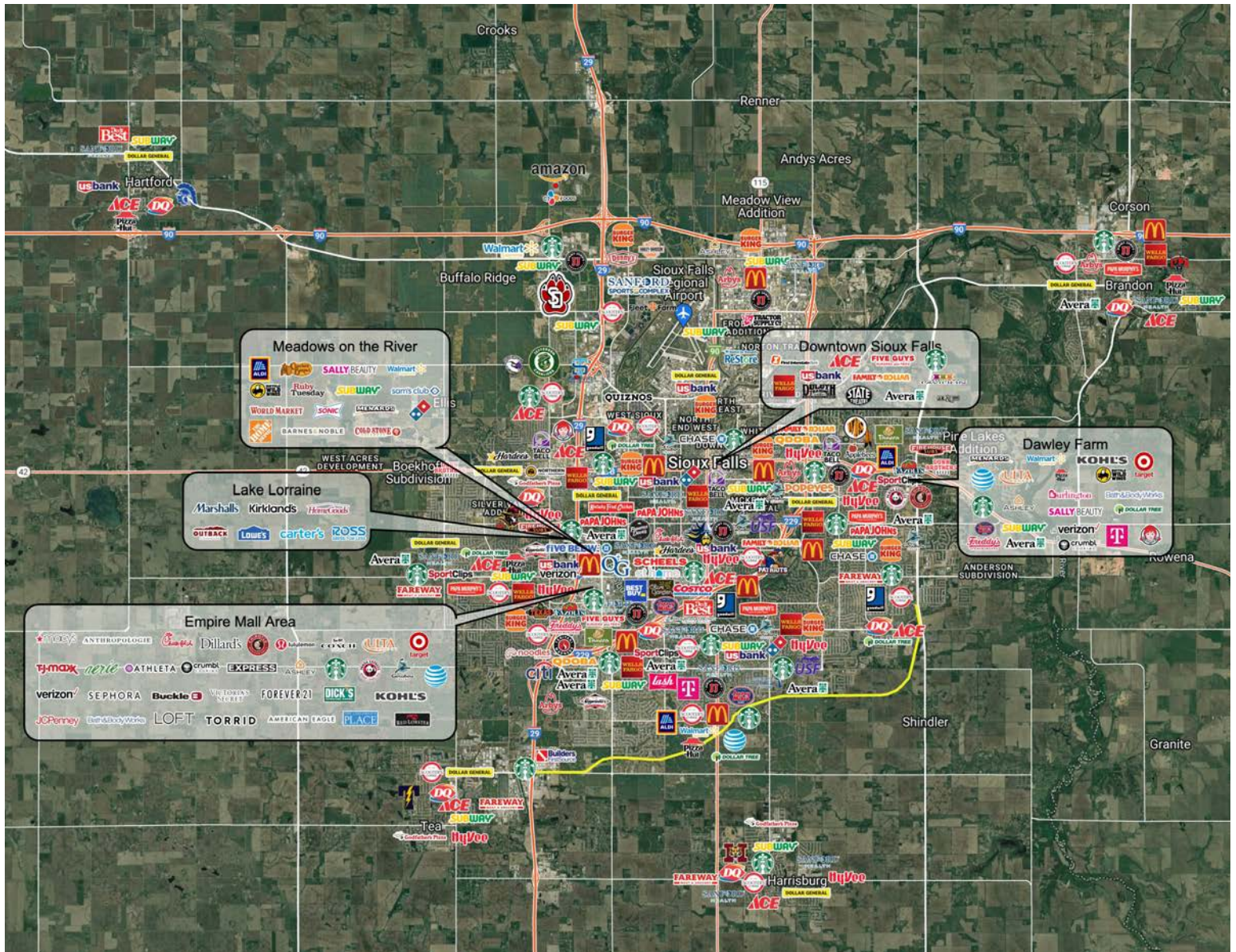


## AREA MAP



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## MSA MAP



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# MARKET PROFILE

|  | 1 mile    | 3 miles   | 5 miles   |
|--|-----------|-----------|-----------|
| <b>Population Summary</b>              |           |           |           |
| 2010 Total Population                  | 1,132     | 7,111     | 28,519    |
| 2020 Total Population                  | 2,078     | 12,390    | 45,808    |
| 2020 Group Quarters                    | 0         | 0         | 218       |
| 2024 Total Population                  | 2,353     | 14,603    | 53,535    |
| 2024 Group Quarters                    | 0         | 0         | 216       |
| 2029 Total Population                  | 2,731     | 16,693    | 61,680    |
| 2023-2028 Annual Rate                  | 3.02%     | 2.71%     | 2.87%     |
| 2024 Total Daytime Population          | 1,571     | 11,001    | 48,123    |
| Workers                                | 406       | 3,843     | 22,193    |
| Residents                              | 1,165     | 7,158     | 25,930    |
| <b>Household Summary</b>               |           |           |           |
| 2010 Households                        | 384       | 2,422     | 11,015    |
| 2010 Average Household Size            | 2.95      | 2.94      | 2.58      |
| 2020 Total Households                  | 672       | 4,247     | 18,004    |
| 2020 Average Household Size            | 3.09      | 2.92      | 2.53      |
| 2024 Total Households                  | 754       | 4,895     | 20,494    |
| 2024 Average Household Size            | 3.12      | 2.98      | 2.60      |
| 2029 Total Households                  | 852       | 5,474     | 23,174    |
| 2029 Average Household Size            | 3.21      | 3.05      | 2.65      |
| 2023-2028 Annual Rate                  | 2.47%     | 2.26%     | 2.49%     |
| 2010 Families                          | 309       | 1,956     | 7,934     |
| 2010 Average Family Size               | 3.24      | 3.25      | 3.05      |
| 2024 Total Families                    | 587       | 3,609     | 13,288    |
| 2024 Average Family Size               | 3.51      | 3.48      | 3.22      |
| 2029 Total Families                    | 661       | 3,991     | 14,867    |
| 2029 Average Family Size               | 3.61      | 3.57      | 3.30      |
| 2023-2028 Annual Rate                  | 2.40%     | 2.03%     | 2.27%     |
| 2024 Housing Units                     | 860       | 5,364     | 22,104    |
| Owner Occupied Housing Units           | 64.3%     | 64.4%     | 60.7%     |
| Renter Occupied Housing Units          | 23.4%     | 26.8%     | 32.0%     |
| Vacant Housing Units                   | 12.3%     | 8.7%      | 7.3%      |
| <b>Median Household Income</b>         |           |           |           |
| 2024                                   | \$92,855  | \$90,611  | \$91,273  |
| 2029                                   | \$105,016 | \$103,907 | \$103,395 |
| <b>Median Age</b>                      |           |           |           |
| 2010                                   | 27.1      | 28.8      | 34.3      |
| 2020                                   | 29.0      | 31.0      | 35.6      |
| 2024                                   | 30.5      | 31.8      | 36.0      |
| 2029                                   | 29.3      | 31.8      | 37.2      |
| <b>2024 Population by Sex</b>          |           |           |           |
| Males                                  | 1,200     | 7,269     | 26,213    |
| Females                                | 1,153     | 7,334     | 27,322    |
| <b>2029 Population by Sex</b>          |           |           |           |
| Males                                  | 1,389     | 8,228     | 29,993    |
| Females                                | 1,343     | 8,465     | 31,687    |
| <b>Data for all businesses in area</b> |           |           |           |
| Total Businesses:                      | 50        | 336       | 2,012     |
| Total Employees:                       | 745       | 3,339     | 20,215    |

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