



# NORTH OAKS INDUSTRIAL PARK

LAND FOR SALE



TBD,  
Hartford, SD 57033



1.43 Acres +/-  
(62,207 SF +/-)



\$4.25 / SF

## LOCATION

Industrial lot available in Hartford, South Dakota, within the newly developed 40-acre North Oaks Industrial Park. Located north of SD Highway 38 and Western Avenue, this parcel sits just one mile north of I-90, with direct access and excellent visibility from Western Avenue.

## DESCRIPTION

- The City of Hartford received \$2M in state and federal funding to support the construction of roads and infrastructure for North Oaks Industrial Park
- Light Industrial (L-1) zoning allows for various light manufacturing, wholesale, warehousing, and service uses
- Utilities subbed to site
- Shared pond detention agreement in place
- 3-mile radius holds a strong demographic profile with AHHI of \$102,590, a median age of 33, and a thriving business community with 160 businesses
- Property has covenants and restrictions in place - contact Broker
- *Envision Hartford 2025* is a five-year initiative focused on economic and community growth. A key goal of the initiative is to attract businesses, increase the daytime population, and strengthen the local economy.

**KRISTEN ZUEGER** SIOB | 605.376.1903 | kristen.zueger@lloydcompanies.com

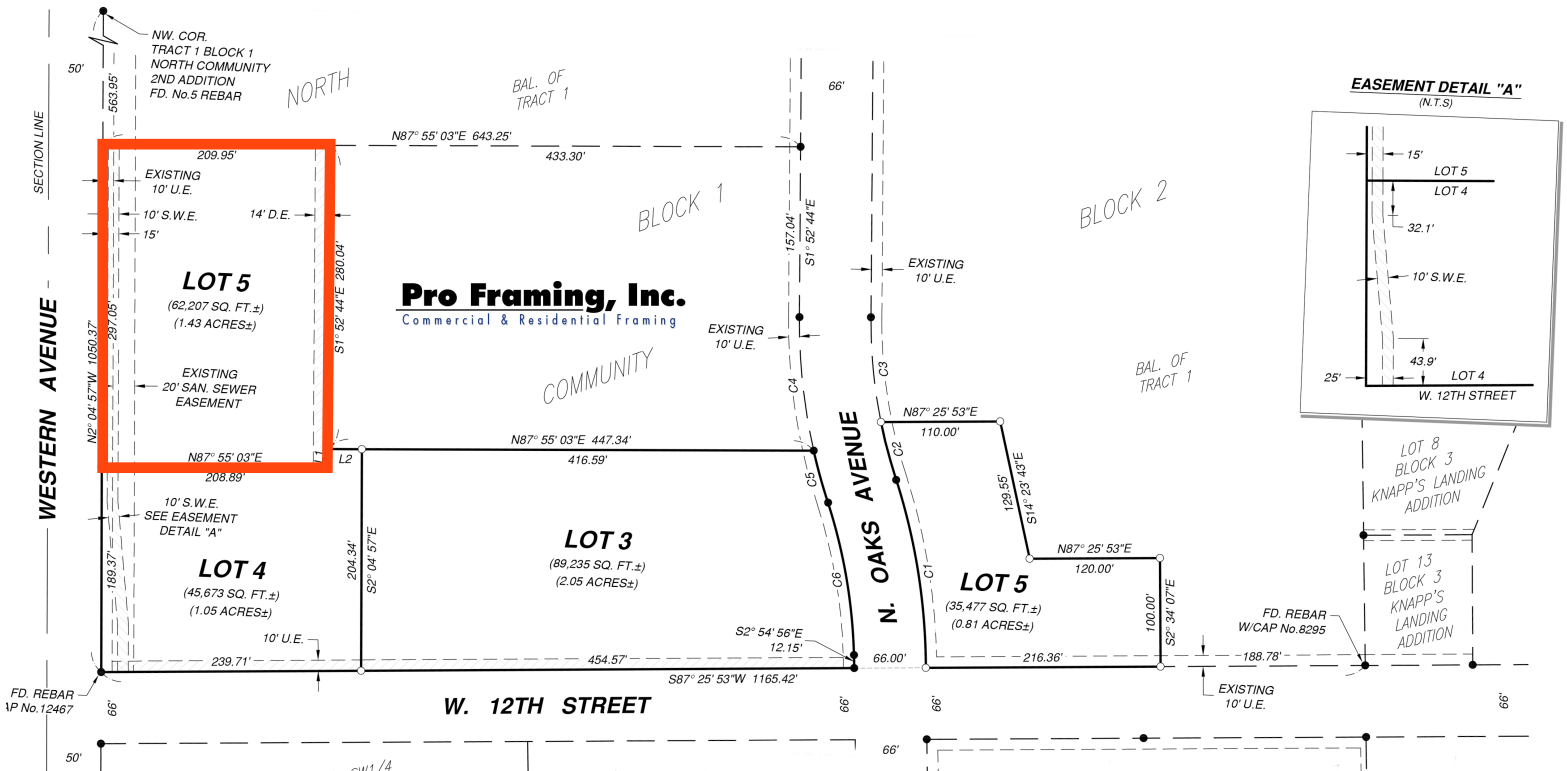
# LAND COSTS

\*These numbers are based on estimates and are not guaranteed.

Size (Acres)	Size (SF)	Asking Price	Total Asking Price
1.43 Acres	62,207 SF	\$4.25 / SF	\$264,379.75

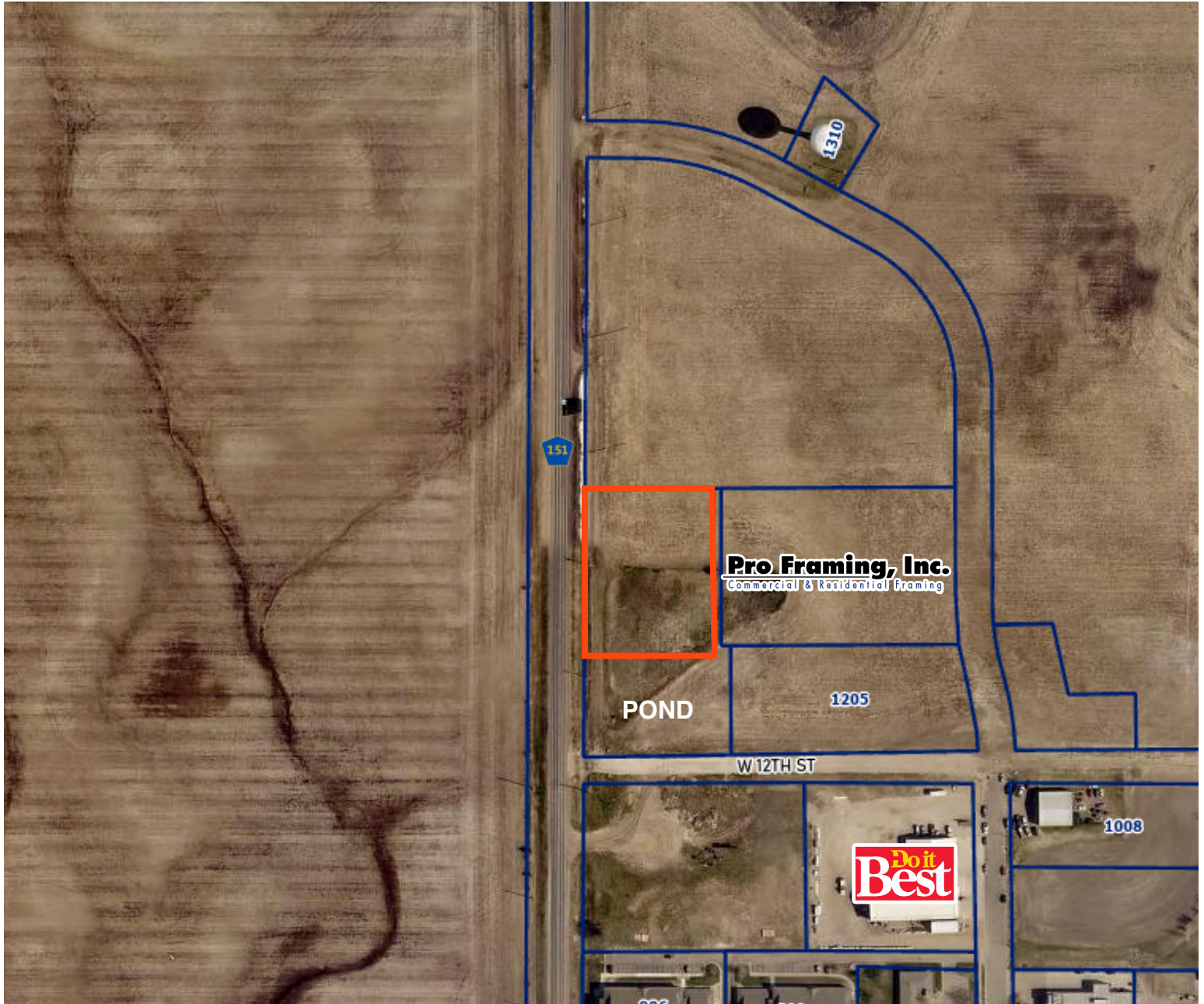
# SITE PLAN

Concept only; subject to change



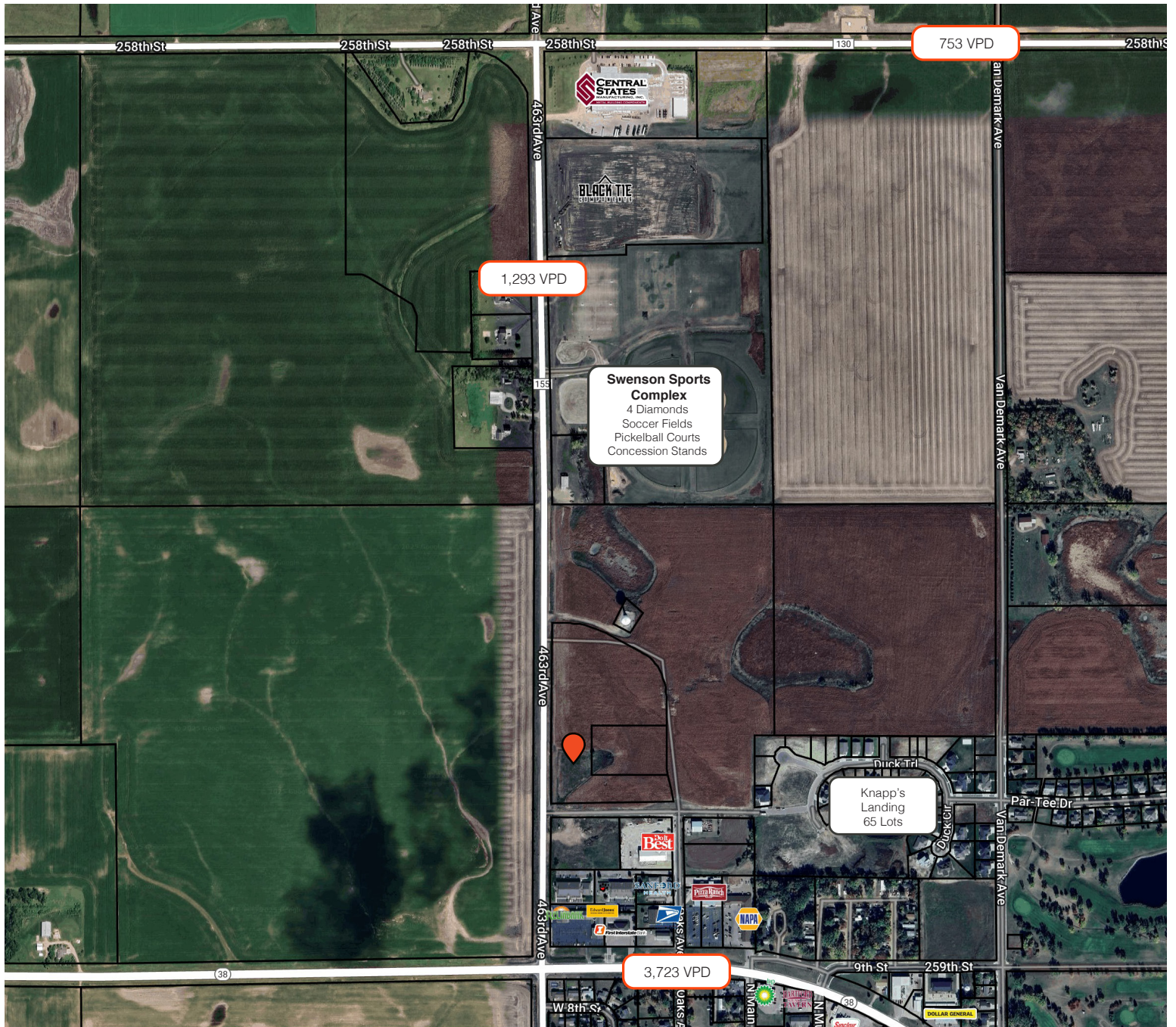
**KRISTEN ZUEGER, SIOR** 605.376.1903 | kristen.zueger@lloydcompanies.com

## PARCEL MAP



**KRISTEN ZUEGER, SIOR** 605.376.1903 | [kristen.zueger@lloydcompanies.com](mailto:kristen.zueger@lloydcompanies.com)

### AREA MAP



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### HARTFORD MAP



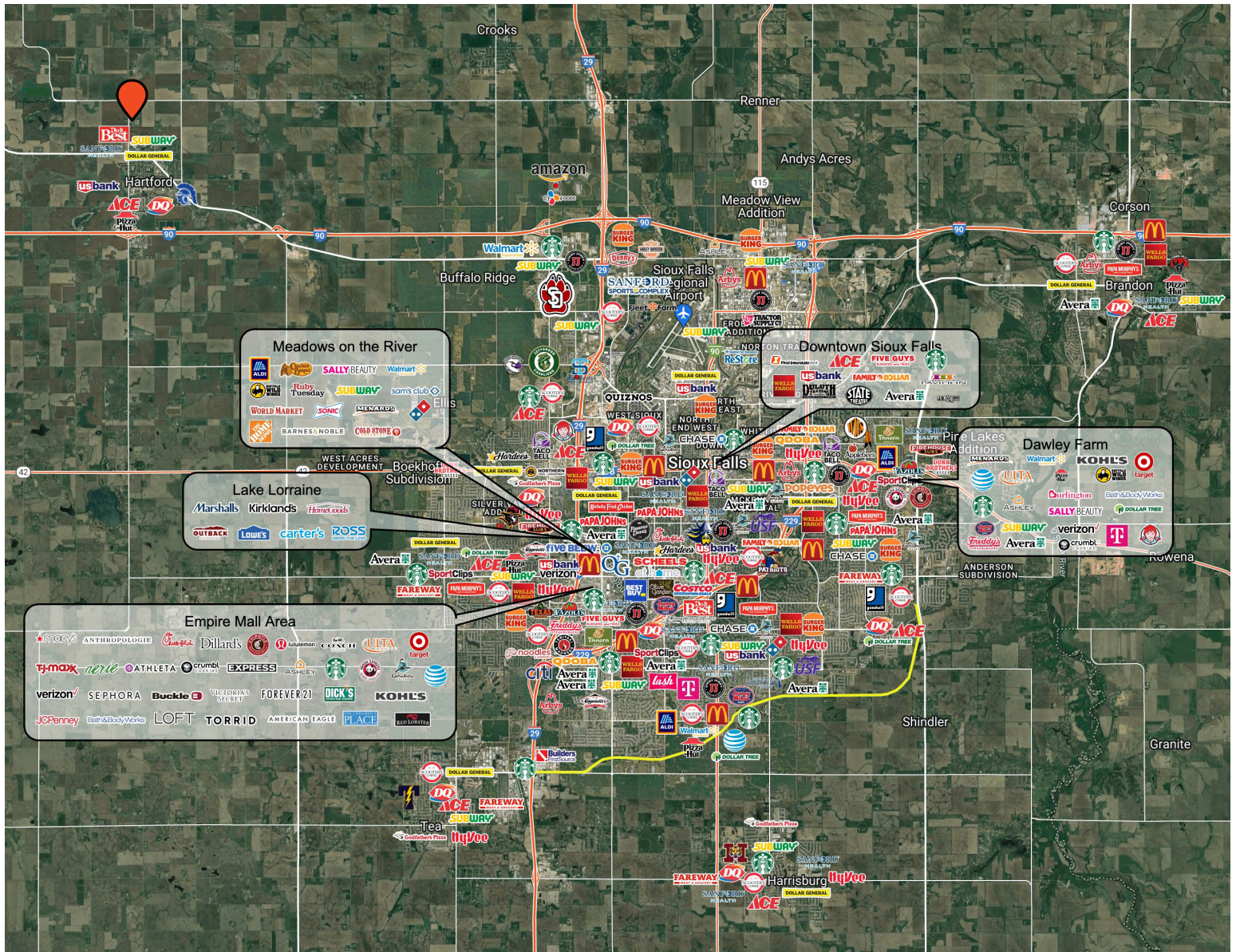
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## MSA MAP



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# MARKET PROFILE

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2010 Total Population	1,654	3,171	3,717
2020 Total Population	1,863	4,022	4,640
2020 Group Quarters	0	11	26
2024 Total Population	1,960	4,323	4,979
2024 Group Quarters	0	12	27
2029 Total Population	2,022	4,548	5,224
2023-2028 Annual Rate	0.62%	1.02%	0.97%
2024 Total Daytime Population	1,566	3,042	3,415
Workers	651	1,129	1,246
Residents	915	1,913	2,169
<b>Household Summary</b>			
2010 Households	649	1,125	1,333
2010 Average Household Size	2.55	2.82	2.78
2020 Total Households	768	1,442	1,677
2020 Average Household Size	2.43	2.78	2.75
2024 Households	805	1,552	1,796
2024 Average Household Size	2.43	2.78	2.76
2029 Households	834	1,635	1,889
2029 Average Household Size	2.42	2.77	2.75
2023-2028 Annual Rate	0.71%	1.05%	1.01%
2010 Families	475	865	1,037
2010 Average Family Size	2.98	3.22	3.16
2024 Families	568	1,151	1,349
2024 Average Family Size	2.79	3.12	3.09
2029 Families	584	1,206	1,410
2029 Average Family Size	2.79	3.12	3.09
2023-2028 Annual Rate	0.56%	0.94%	0.89%
2024 Housing Units	833	1,624	1,880
Owner Occupied Housing Units	73.1%	72.7%	74.8%
Renter Occupied Housing Units	23.5%	22.9%	20.7%
Vacant Housing Units	3.4%	4.4%	4.5%
<b>Median Household Income</b>			
2024	\$86,219	\$102,590	\$105,139
2029	\$100,975	\$113,306	\$116,453
<b>Median Age</b>			
2010	33.6	33.8	34.7
2020	36.0	35.1	35.7
2024	35.7	35.0	35.7
2029	36.6	35.8	36.4
<b>2024 Population by Sex</b>			
Males	1,016	2,220	2,567
Females	944	2,103	2,412
<b>2029 Population by Sex</b>			
Males	1,043	2,319	2,673
Females	978	2,229	2,550
<b>Data for all businesses in area</b>			
Total Businesses:	92	160	184
Total Employees:	739	1,226	1,405

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

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