



CROOKS INDUSTRIAL LAND

LAND FOR SALE



204 Industrial Ct,
Crooks, SD 57027



1.69 Acres +/-
(73,616 SF)



\$3.85 / SF

LOCATION

Position your business in one of the region's fastest-growing industrial corridors. This 1.69-acre parcel is located within a newly developed industrial park in Crooks, South Dakota, just minutes from the Sioux Falls metro area. Ideal for a wide range of industrial users, this shovel-ready site offers outstanding accessibility, modern infrastructure, and flexible site design potential.

DESCRIPTION

- Zoned: Industrial
- Utilities to site, including water, sewer, electric, gas, and data
- RE Taxes: \$4,457,72 (2024 Taxes payable in 2025)
- Ideal users of warehouse, distribution, contractor shop, outdoor storage, or light manufacturing
- Minutes from I-29 and HWY-38 in a developing, but quiet area with great proximity to Sioux Falls
- Neighbors within the industrial park include Kenney Acoustical Tile, Pro Concrete, AG Storage, and Red Barn Fireworks (seasonal)
- Near the public library, an event venue, gas station, multiple town restaurants, the post office, fire department, and a daycare
- Direct access to the railway system along Crooks Industrial Park
- Contact Broker for a list of restrictions and convenients

WAYNE HUBER

605.261.5566 | wayne.huber@lloydcompanies.com

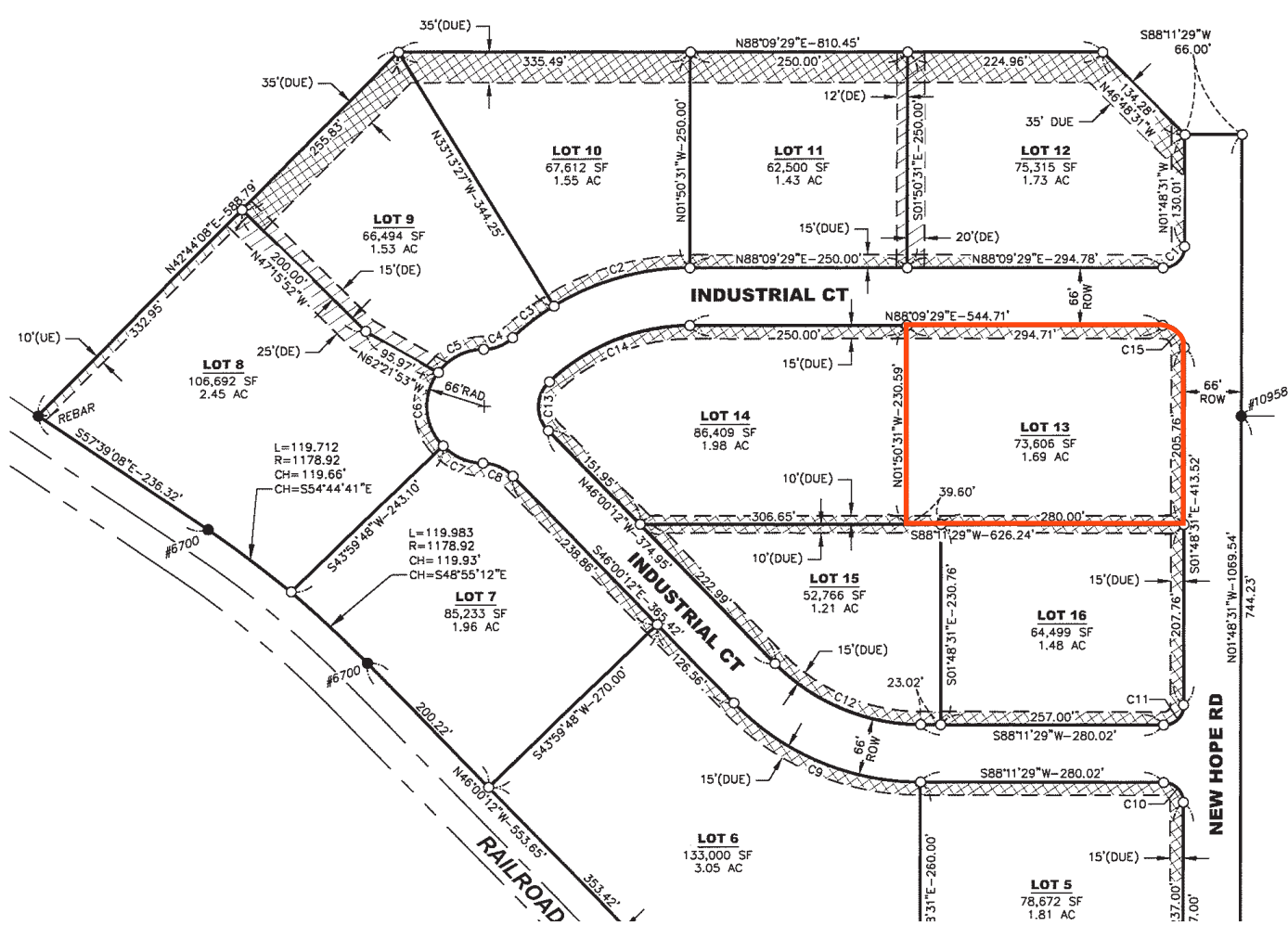
LAND COSTS

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

Size (Acres)	Size (SF)	Asking Price	Total Asking Price
1.69 Acres	73,616 SF	\$3.85 / SF	\$283,421.60

LAND PLAT

Concept only; subject to change



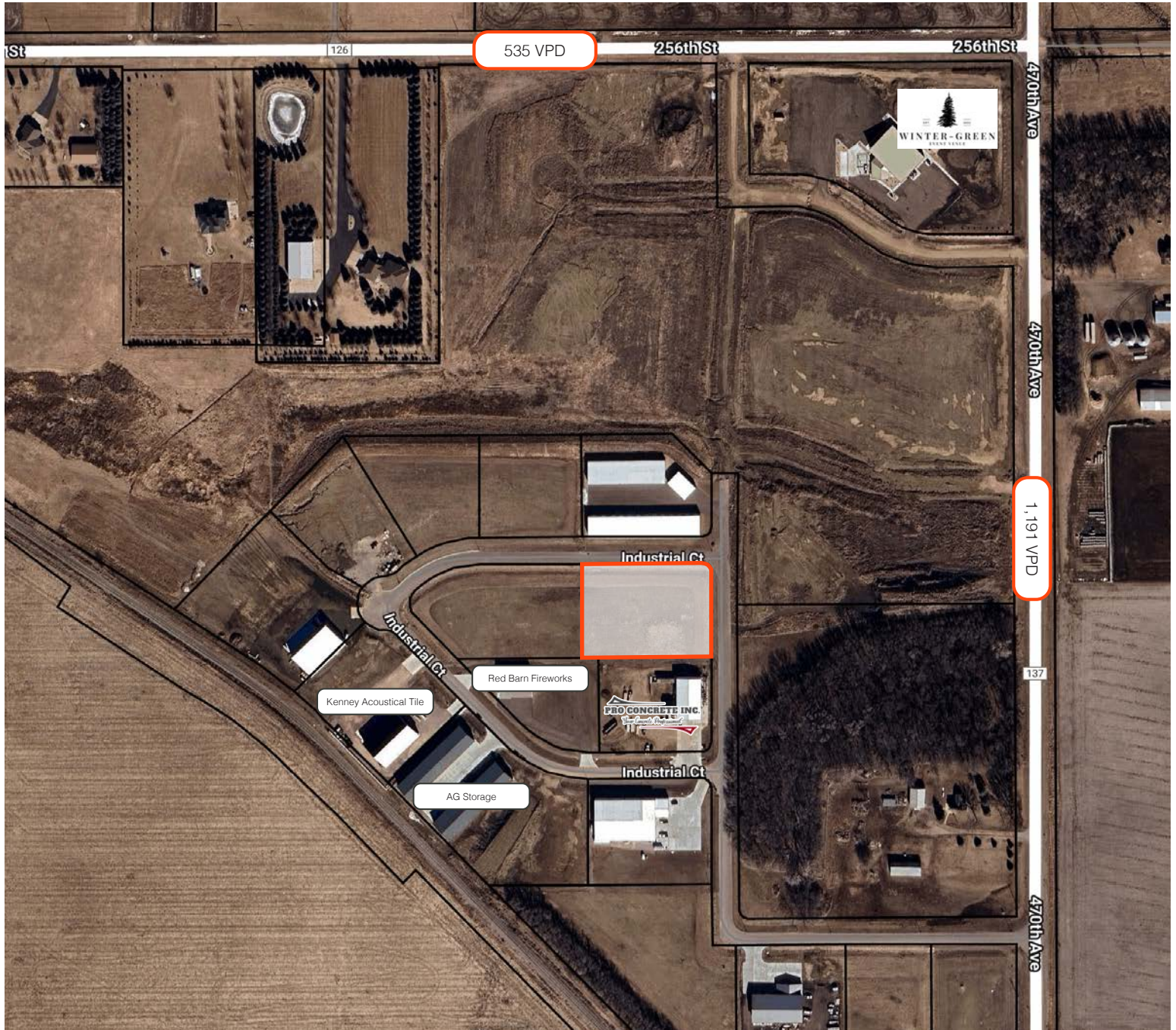
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PARCEL



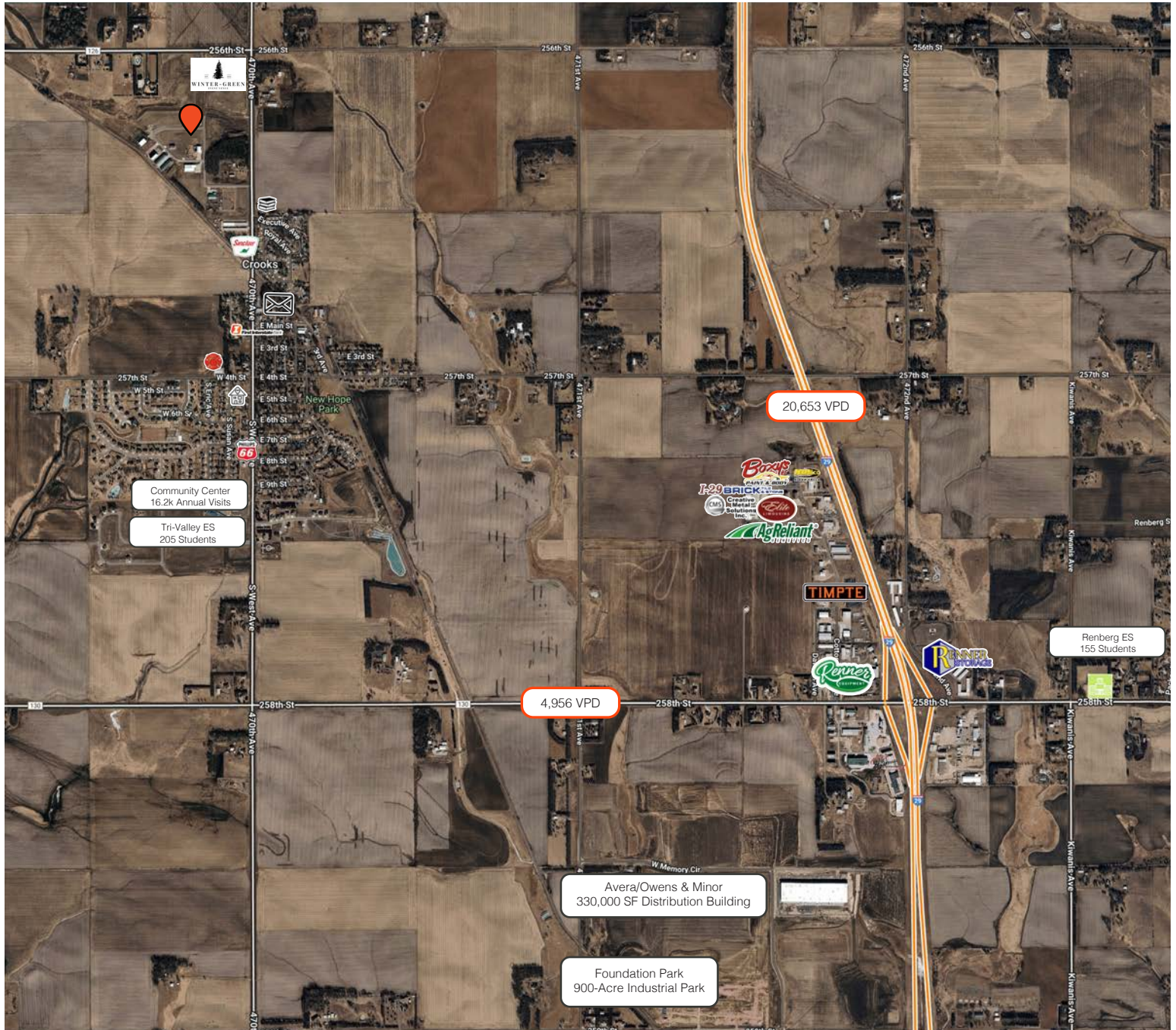
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AREA MAP



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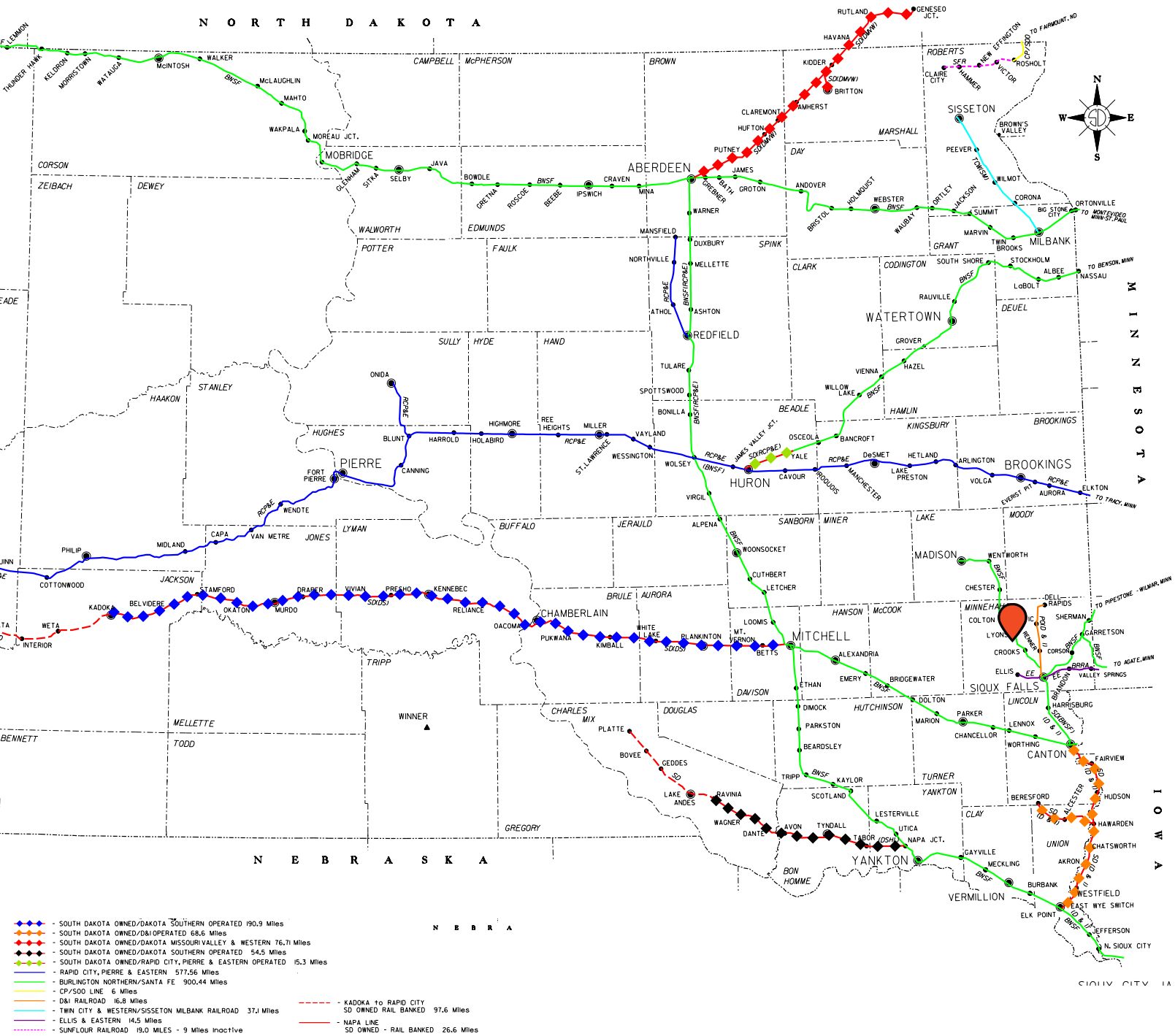


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RAILWAY MAP



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

SUMMARY PROFILE

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	1,375	1,883	3,824
2020 Total Population	1,480	2,019	4,487
2020 Group Quarters	80	89	102
2025 Total Population	1,482	2,075	5,552
2025 Group Quarters	78	89	102
2030 Total Population	1,518	2,138	6,047
2024-2029 Annual Rate	0.48%	0.60%	1.72%
2025 Total Daytime Population	761	1,733	5,065
Workers	215	964	3,073
Residents	546	769	1,992
Household Summary			
2010 Households	474	689	1,386
2010 Average Household Size	2.77	2.63	2.70
2020 Total Households	508	738	1,704
2020 Average Household Size	2.76	2.62	2.57
2025 Households	525	770	2,162
2025 Average Household Size	2.67	2.58	2.52
2030 Households	542	800	2,386
2030 Average Household Size	2.65	2.56	2.49
2024-2029 Annual Rate	0.64%	0.77%	1.99%
2010 Families	386	556	1,086
2010 Average Family Size	3.05	2.92	3.01
2025 Families	406	593	1,450
2025 Average Family Size	2.94	2.87	3.10
2030 Families	416	612	1,572
2030 Average Family Size	2.94	2.86	3.09
2024-2029 Annual Rate	0.49%	0.63%	1.63%
2025 Housing Units	531	784	2,357
Owner Occupied Housing Units	90.4%	89.2%	60.6%
Renter Occupied Housing Units	8.5%	9.1%	31.1%
Vacant Housing Units	1.1%	1.8%	8.3%
2025 Population 25+ by Educational Attainment			
Total	927	1,321	3,557
Less than 9th Grade	1.0%	0.8%	1.3%
9th - 12th Grade, No Diploma	3.7%	3.2%	3.4%
High School Graduate	26.2%	25.7%	19.7%
GED/Alternative Credential	1.8%	2.0%	3.0%
Some College, No Degree	17.2%	19.4%	19.5%
Associate Degree	12.6%	12.1%	15.6%
Bachelor's Degree	28.7%	27.7%	30.2%
Graduate/Professional Degree	8.8%	9.1%	7.3%
Median Household Income			
2025	\$118,161	\$117,194	\$104,709
2030	\$131,975	\$132,449	\$120,285
Median Age			
2010	33.3	34.2	32.5
2020	37.0	37.5	35.4
2025	38.1	38.6	34.5
2030	38.9	39.3	34.7
2025 Population by Sex			
Males	830	1,150	2,991
Females	652	925	2,561
2030 Population by Sex			
Males	850	1,184	3,258
Females	668	954	2,789
Data for all businesses in area			
Total Businesses:	35	103	221
Total Employees:	367	1,064	3,246

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