



# CENTRAL HARRISBURG LAND

## LAND FOR SALE



47519 E Willow Street,  
Harrisburg, SD 57032



0.92 Acres +/-  
(40,075 SF +/-)



\$601,125  
(\$15.00 / SF)

### LOCATION

Development land east of Cliff Avenue along Willow Street in central Harrisburg, SD. Harrisburg acts as a suburb of Sioux Falls in Lincoln County, which is the fastest growing county in the state. The community is known for its top-rated school system, small-town charm, and convenient access to the amenities of the Sioux Falls metro.

### DESCRIPTION

- Land needs to be annexed; City of Harrisburg to support commercial zoning
- Property to be sold as-is
- Existing structures include a 3-bed/1.5-bath single-family home and a garage
- Utilities to site include water
- RE Taxes: \$3,911.68 (2024 Taxes Payable in 2025)
- Neighboring tenants include Ace Hardware, Fareway, Dollar Fresh Market, Lewis Drug, Sanford Health, Subway, Circle K, Scooter's, and more
- Traffic counts of 5,000 VPD along Willow Street and 9,710 VPD along Cliff Avenue
- Harrisburg continues to draw national attention, with McDonald's and Starbucks under construction
- Supportive demographics with a MHHI of \$102,939 and 2,653 housing units within a 1-mile radius

**SCOTT BLOUNT** 605.231.1882 | [scott@lloydcompanies.com](mailto:scott@lloydcompanies.com)

**RAQUEL BLOUNT SIOB** 605.728.9092 | [raquel@lloydcompanies.com](mailto:raquel@lloydcompanies.com)

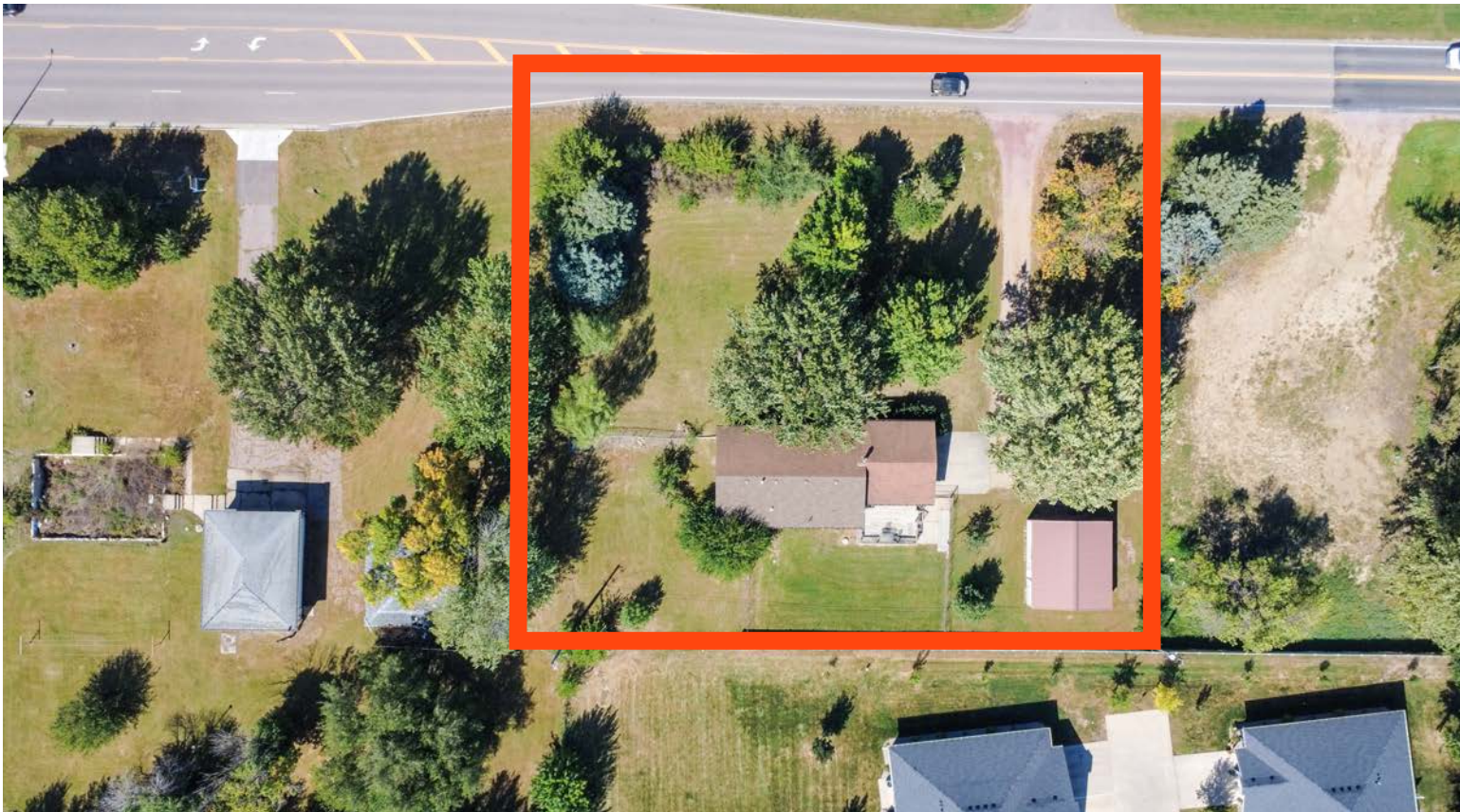


LAND COSTS

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

Size (Acres)	Size (SF)	Asking Price	Total Asking Price
0.92 Acres	40,075 SF	\$15.00 / SF	\$601,125.00

PARCEL



SCOTT BLOUNT

605.231.1882 | [scott@lloydcompanies.com](mailto:scott@lloydcompanies.com)

RAQUEL BLOUNT, SIOR

605.728.9092 | [raquel@lloydcompanies.com](mailto:raquel@lloydcompanies.com)





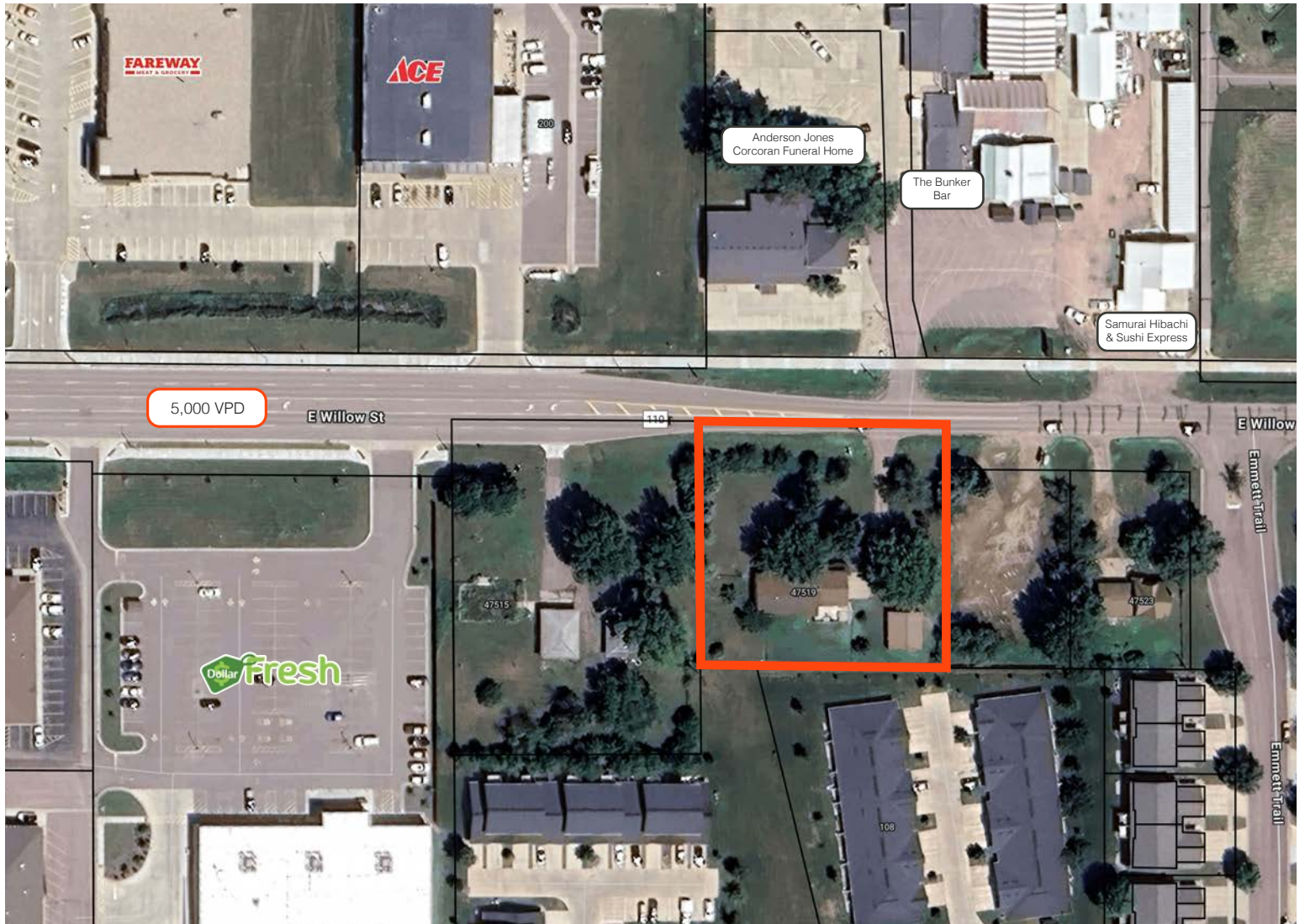
## AREA NEIGHBORS



**SCOTT BLOUNT** 605.231.1882 | [scott@lloydcompanies.com](mailto:scott@lloydcompanies.com)

**RAQUEL BLOUNT, SIOR** 605.728.9092 | [raquel@lloydcompanies.com](mailto:raquel@lloydcompanies.com)

### SITE MAP

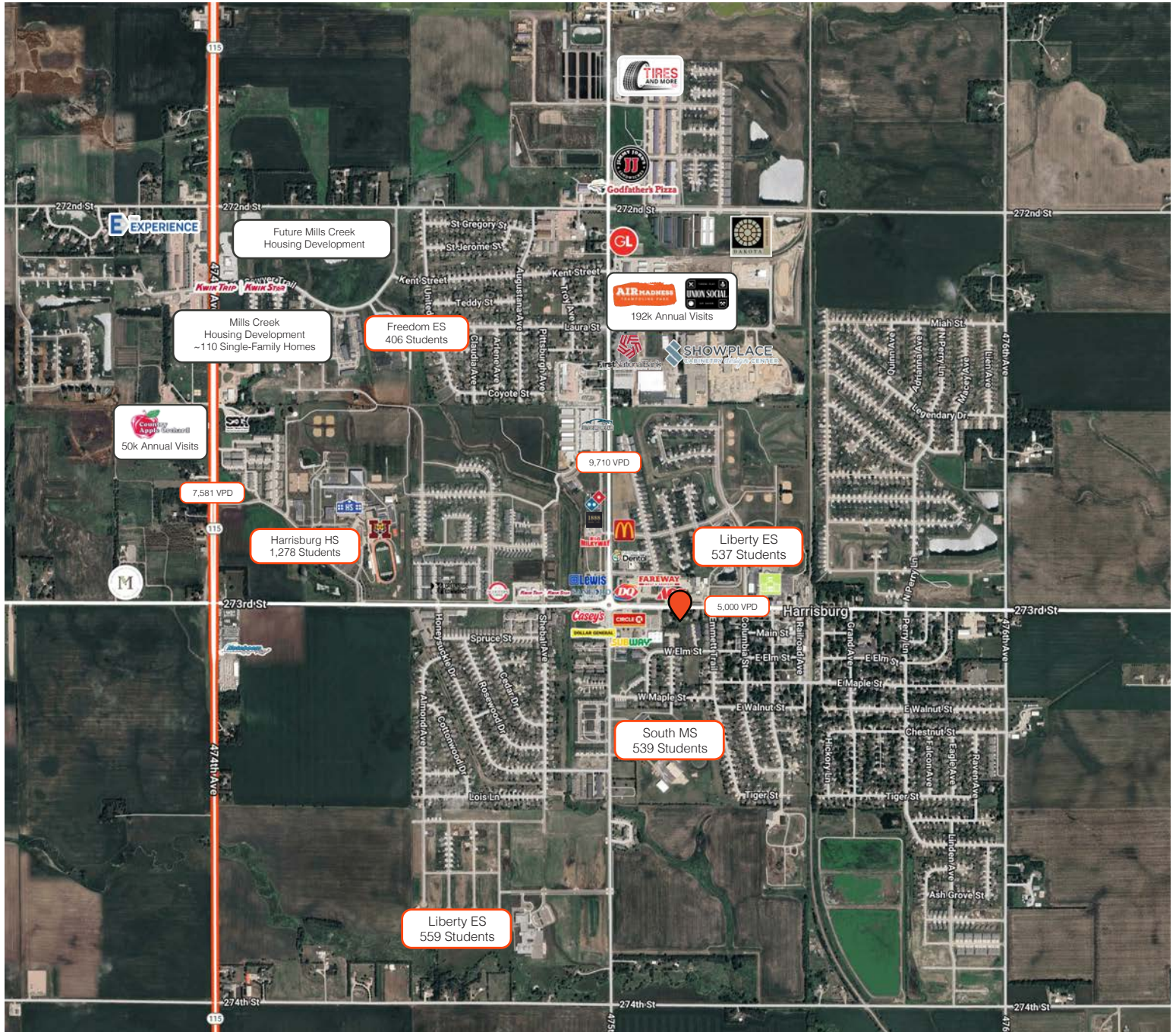


**SCOTT BLOUNT** 605.231.1882 | [scott@lloydcompanies.com](mailto:scott@lloydcompanies.com)

**RAQUEL BLOUNT, SIOR** 605.728.9092 | [raquel@lloydcompanies.com](mailto:raquel@lloydcompanies.com)

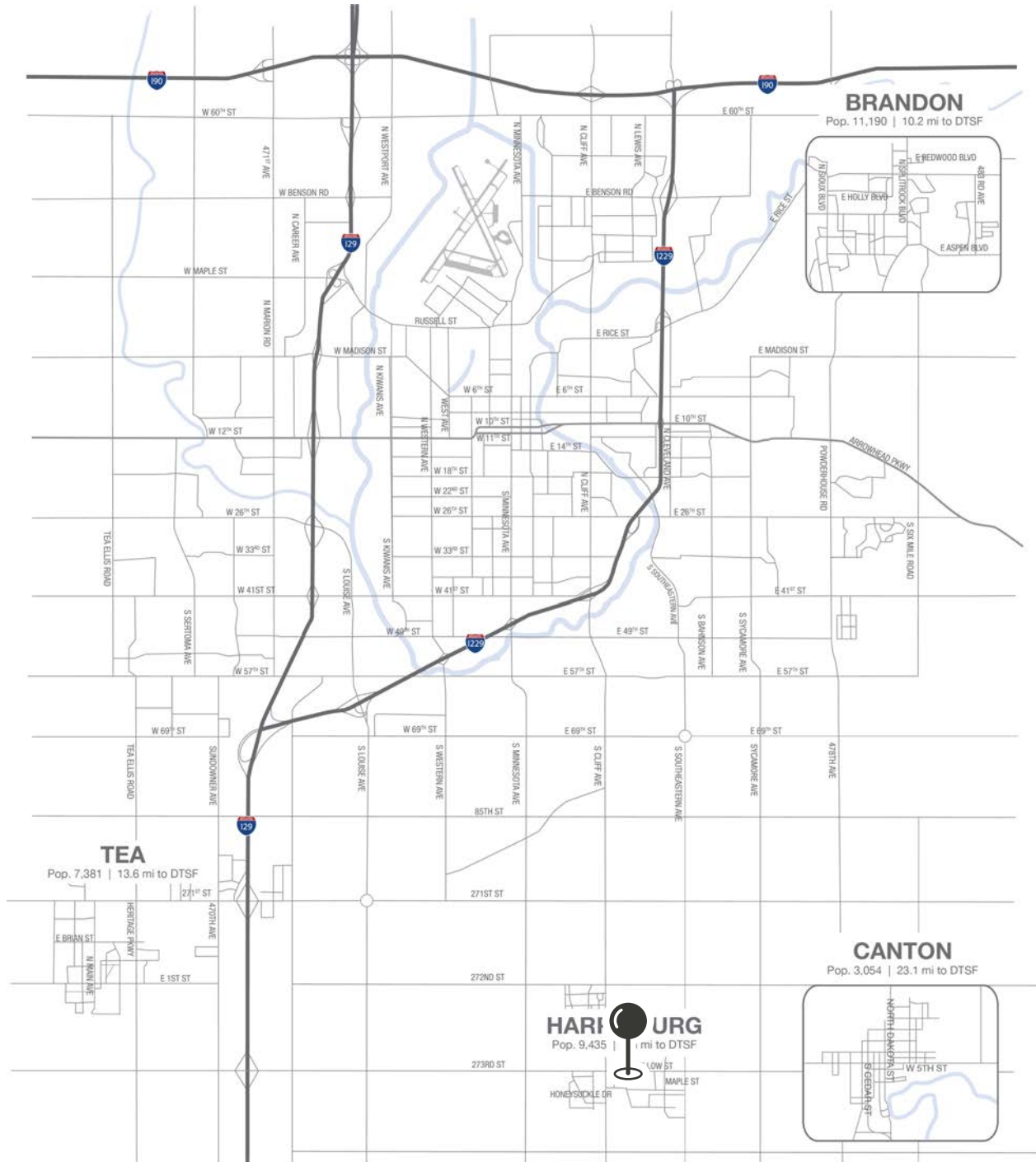


### AREA MAP



**SCOTT BLOUNT** 605.231.1882 | [scott@lloydcompanies.com](mailto:scott@lloydcompanies.com)

**RAQUEL BLOUNT, SIOR** 605.728.9092 | [raquel@lloydcompanies.com](mailto:raquel@lloydcompanies.com)



**RAQUEL BLOUNT, SIOR** 605.728.9092 | [raquel@lloydcompanies.com](mailto:raquel@lloydcompanies.com)



MARKET PROFILE

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	4,131	4,883	22,091
2020 Total Population	6,362	7,735	38,031
2020 Group Quarters	0	0	119
2025 Total Population	7,332	8,870	44,414
2025 Group Quarters	0	0	118
2030 Total Population	8,535	10,367	52,805
2024-2029 Annual Rate	3.09%	3.17%	3.52%
2025 Total Daytime Population	5,464	6,539	32,928
Workers	1,993	2,336	11,747
Residents	3,471	4,203	21,181
Household Summary			
2010 Households	1,437	1,691	8,100
2010 Average Household Size	2.87	2.89	2.73
2020 Total Households	2,152	2,597	14,596
2020 Average Household Size	2.96	2.98	2.60
2025 Households	2,447	2,922	16,932
2025 Average Household Size	3.00	3.04	2.62
2030 Households	2,826	3,389	20,072
2030 Average Household Size	3.02	3.06	2.62
2024-2029 Annual Rate	2.92%	3.01%	3.46%
2010 Families	1,155	1,364	6,192
2010 Average Family Size	3.17	3.18	3.12
2025 Families	1,866	2,238	11,322
2025 Average Family Size	3.38	3.42	3.18
2030 Families	2,144	2,581	13,281
2030 Average Family Size	3.42	3.45	3.21
2024-2029 Annual Rate	2.82%	2.89%	3.24%
2025 Housing Units	2,653	3,180	18,201
Owner Occupied Housing Units	66.6%	66.4%	60.6%
Renter Occupied Housing Units	25.7%	25.5%	32.5%
Vacant Housing Units	7.8%	8.1%	7.0%
2025 Population 25+ by Educational Attainment			
Total	4,167	5,060	28,768
Less than 9th Grade	1.9%	2.0%	1.3%
9th - 12th Grade, No Diploma	1.1%	1.2%	1.3%
High School Graduate	17.4%	17.3%	16.3%
GED/Alternative Credential	6.6%	6.4%	2.3%
Some College, No Degree	12.5%	11.8%	14.5%
Associate Degree	17.7%	17.9%	10.4%
Bachelor's Degree	33.7%	33.7%	34.0%
Graduate/Professional Degree	9.1%	9.6%	19.9%
Median Household Income			
2025	\$102,939	\$104,279	\$108,822
2030	\$115,658	\$116,864	\$123,624
Median Age			
2010	27.6	27.7	33.2
2020	29.6	29.8	35.1
2025	30.8	30.9	35.9
2030	30.6	30.9	36.8
2025 Population by Sex			
Males	3,700	4,481	21,695
Females	3,632	4,389	22,719
2030 Population by Sex			
Males	4,294	5,218	25,700
Females	4,241	5,148	27,105
Data for all businesses in area			
	1 mile	3 miles	5 miles
Total Businesses:	115	182	1,230
Total Employees:	1,159	2,027	10,739