



1442 TIGER WAY PLACE

LAND FOR SALE OR BUILT-TO-SUIT



1442 Tiger Way Place
Harrisburg, SD 57032



0.622 Acres +/-
(27,094 SF +/-)



\$298,034
(\$11.00 / 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

- Land available for: Sale, Built-to-Suit, Lease, or Condo Options
- Zoned: General Business
- Adjacent to Tigerway Townhomes & Apartments, Harrisburg High School, and Freedom Elementary
- Nearby businesses include SDK South (pet boarding), Kwik Star, Noteboom RV, Fareway, Lewis Drug, and Casey's
- 5,278 housing units within a 3-mile radius
- Harrisburg has supportive demographics with a median household income of \$105,078 and median age of 30
- Highly visible General Business site ideal for banks, offices, medical, retail, or service users

WAYNE HUBER

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LAND COSTS

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

Size (Acres)	Size (SF)	Asking Price	Total Asking Price
0.622 Acres +/-	27,094 SF	\$11.00 / SF	\$298,034

PARCEL



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POTENTIAL RENDERING

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.



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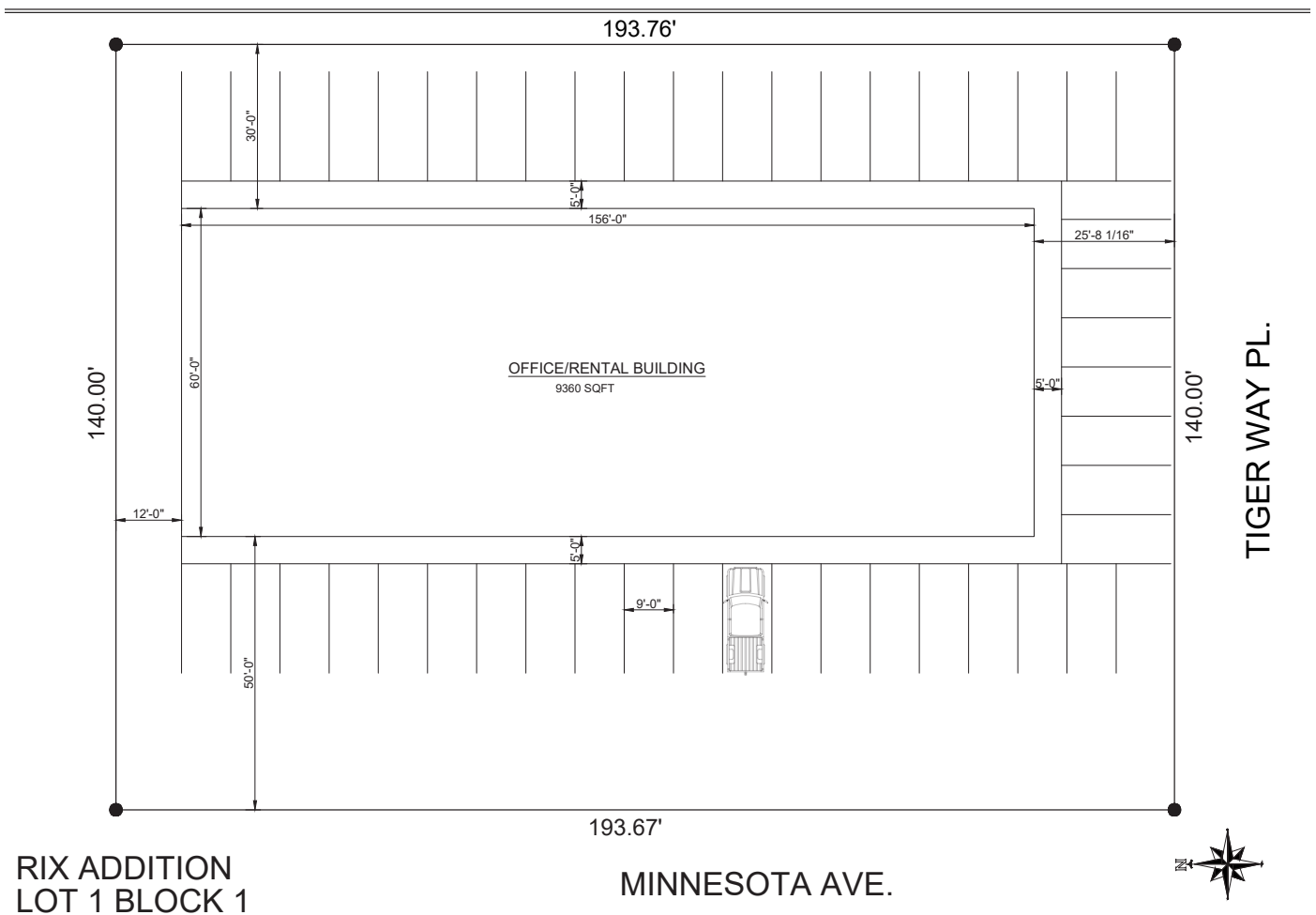
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POTENTIAL SITE PLAN

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PHOTOS



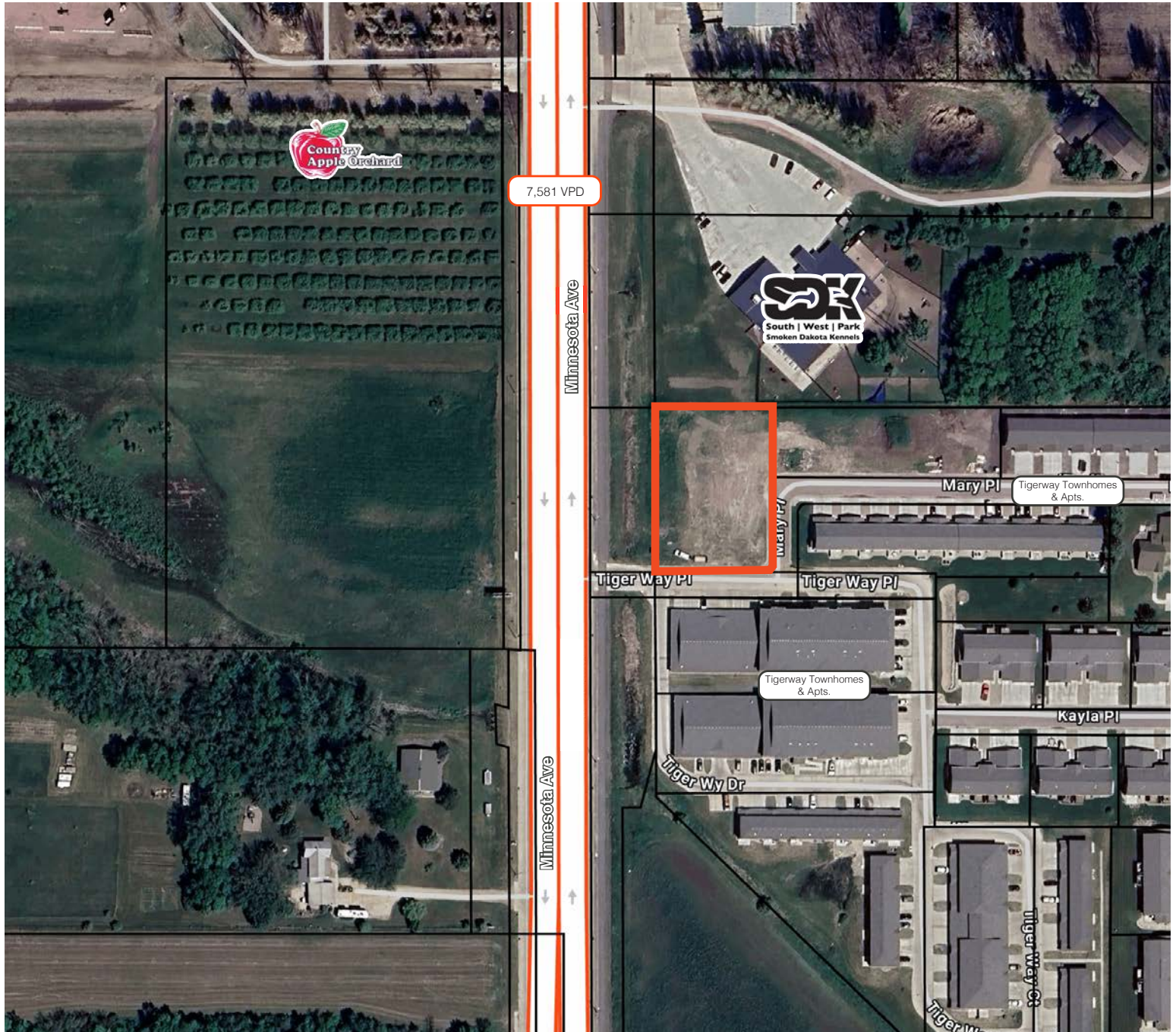
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SITE MAP



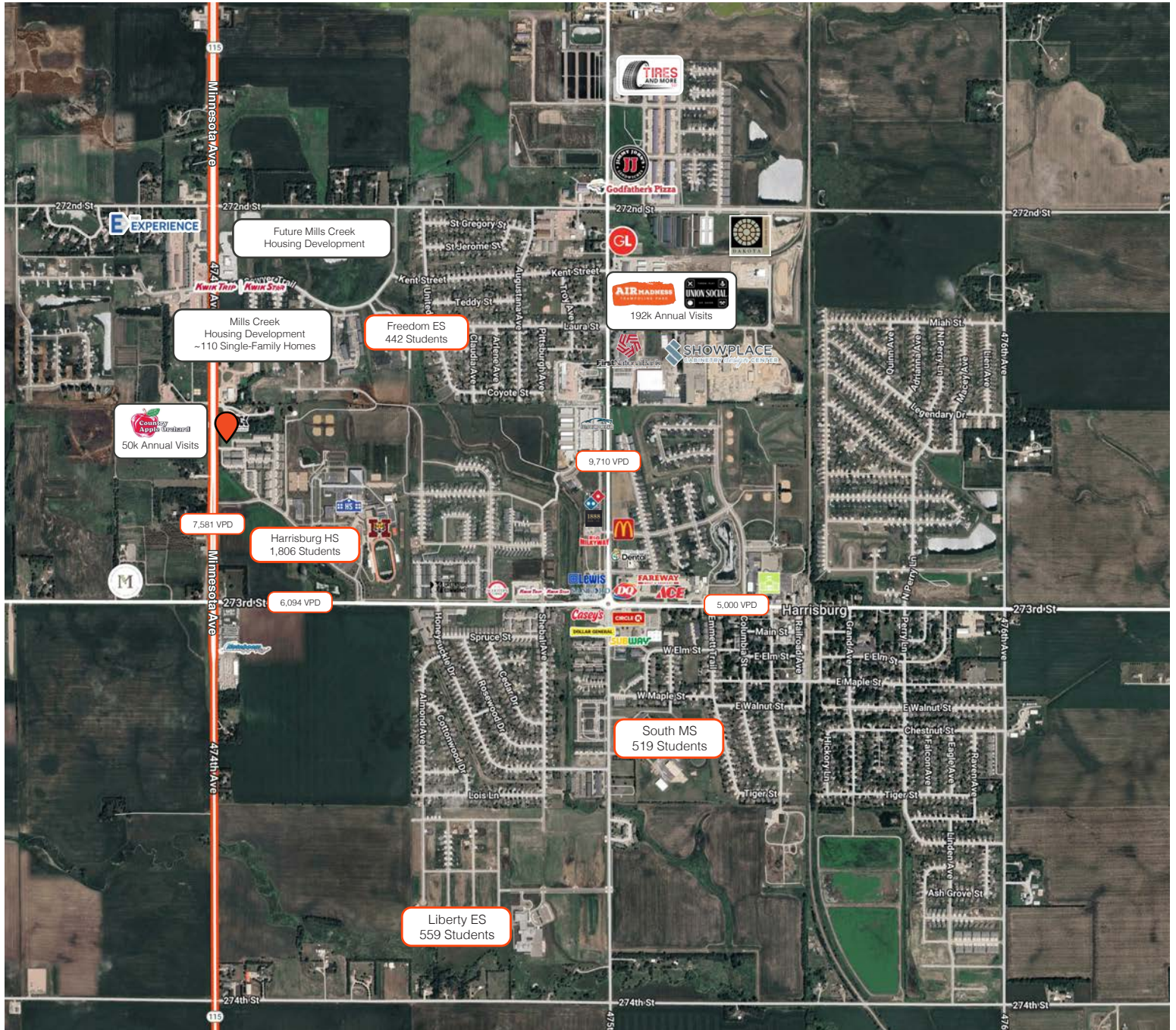
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AREA MAP



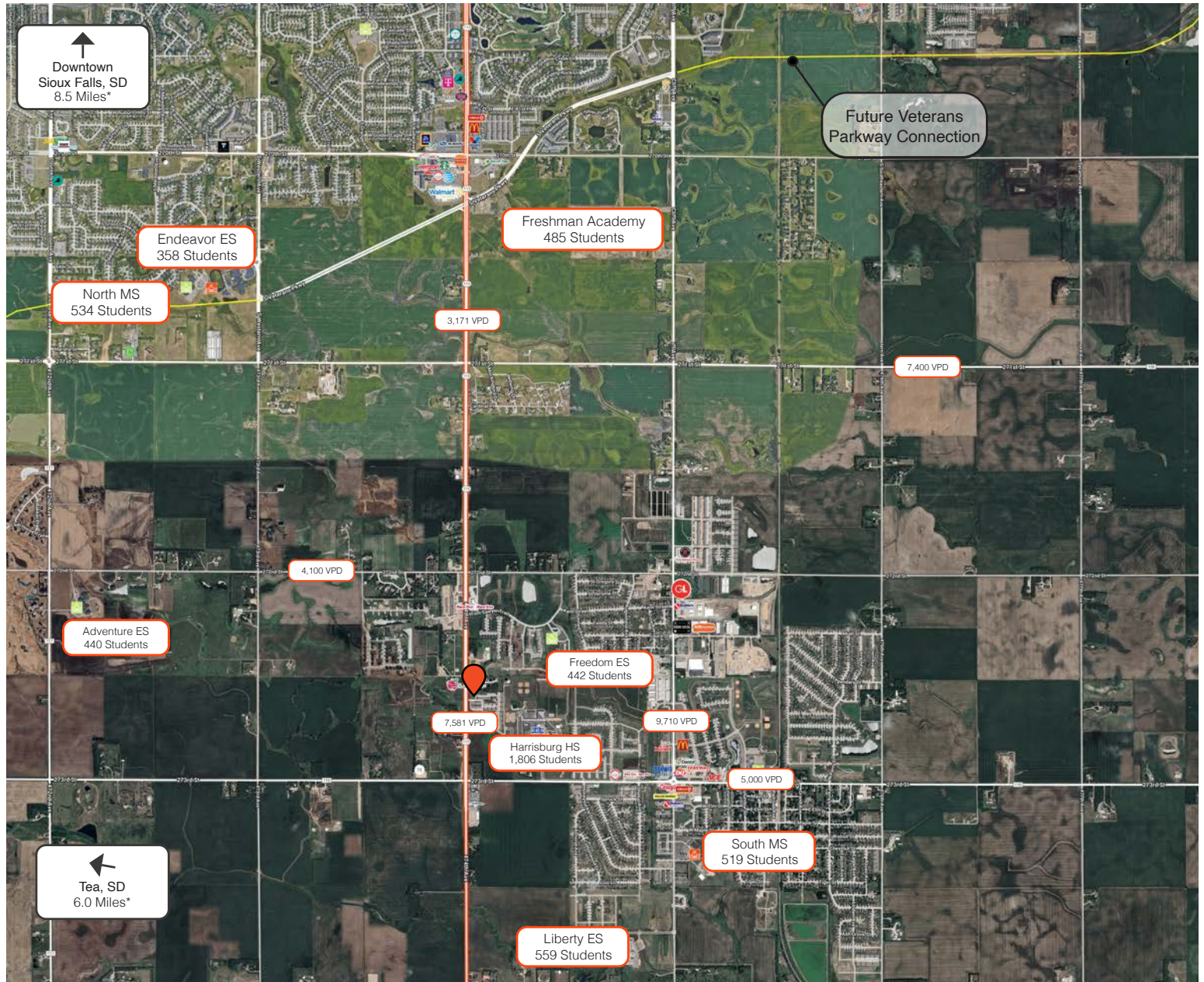
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AREA MAP



*distance from subject site

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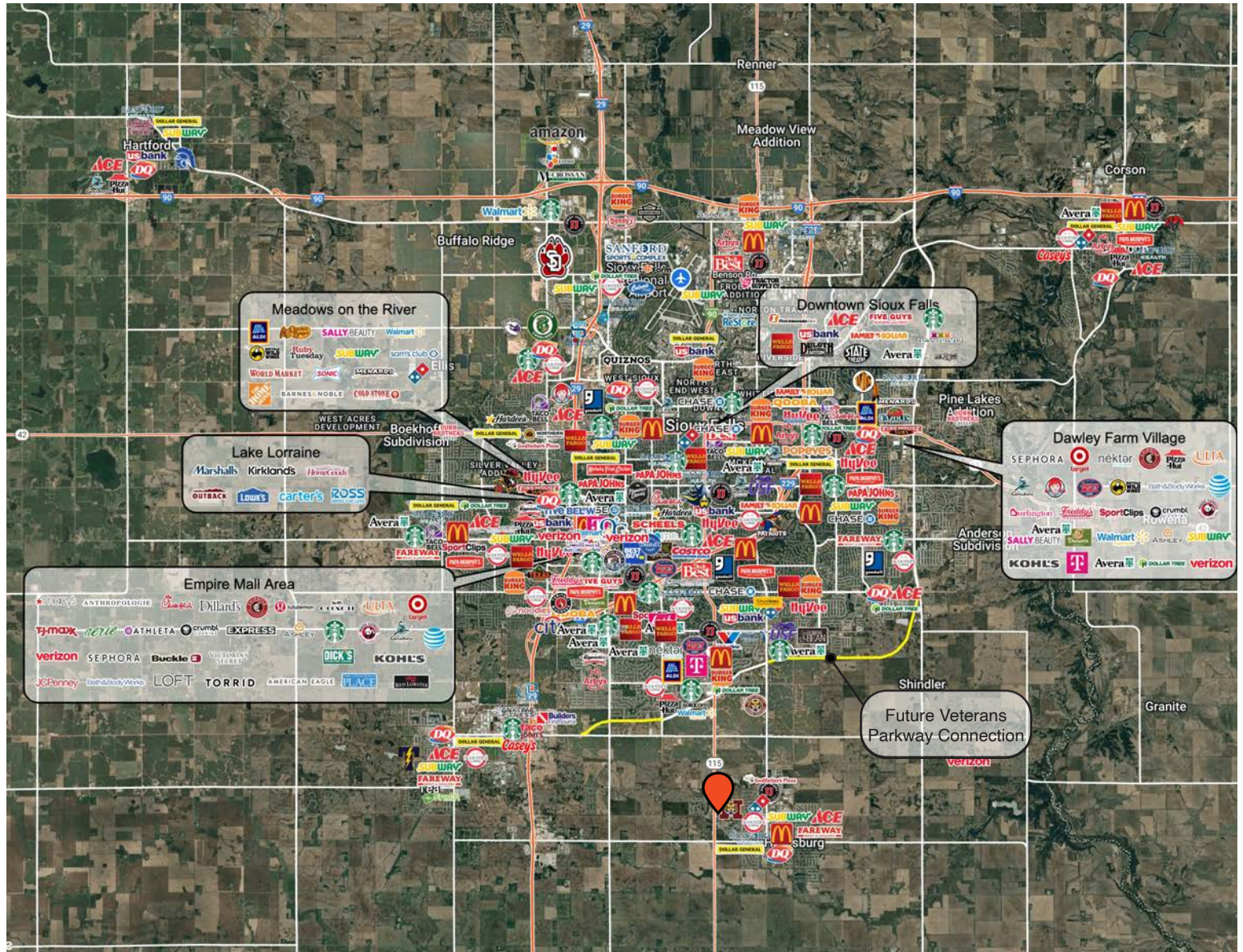
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MSA MAP



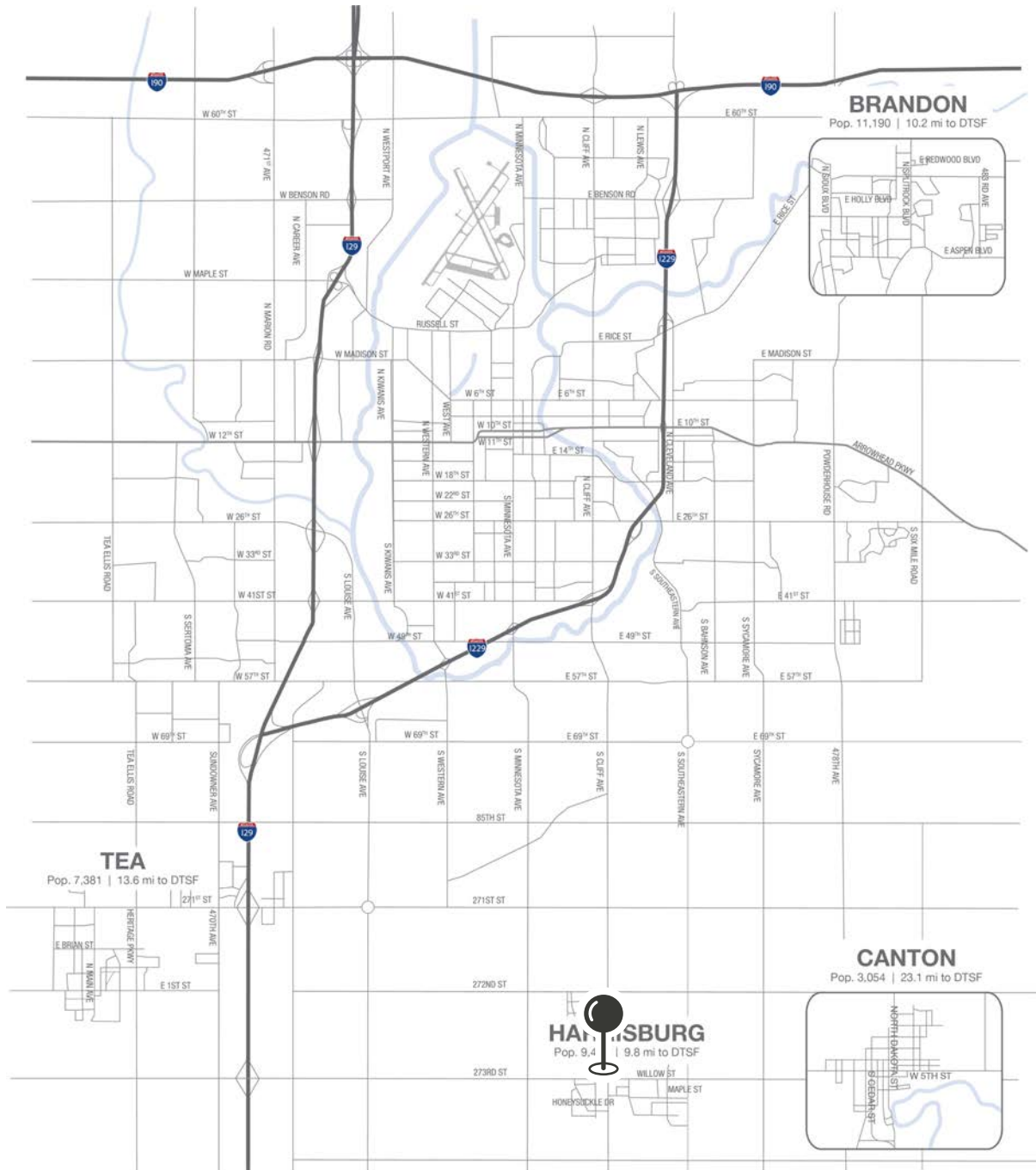
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MARKET PROFILE

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	1,130	7,115	28,292
2020 Total Population	2,075	12,403	45,559
2020 Group Quarters	0	0	208
2025 Total Population	2,351	14,478	53,199
2025 Group Quarters	0	0	207
2030 Total Population	2,744	16,981	62,178
2024-2029 Annual Rate	3.14%	3.24%	3.17%
2025 Total Daytime Population	1,713	11,063	47,344
Workers	577	4,173	22,188
Residents	1,136	6,890	25,156
Household Summary			
2010 Households	384	2,424	10,926
2010 Average Household Size	2.94	2.94	2.58
2020 Total Households	671	4,256	17,909
2020 Average Household Size	3.09	2.91	2.53
2025 Households	762	4,906	20,574
2025 Average Household Size	3.09	2.95	2.58
2030 Households	884	5,722	23,957
2030 Average Household Size	3.10	2.97	2.59
2024-2029 Annual Rate	3.01%	3.13%	3.09%
2010 Families	308	1,958	7,860
2010 Average Family Size	3.24	3.24	3.05
2025 Families	595	3,627	13,319
2025 Average Family Size	3.47	3.44	3.19
2030 Families	687	4,194	15,353
2030 Average Family Size	3.49	3.48	3.22
2024-2029 Annual Rate	2.92%	2.95%	2.88%
2025 Housing Units	870	5,278	22,108
Owner Occupied Housing Units	60.7%	63.8%	58.7%
Renter Occupied Housing Units	26.9%	29.1%	34.3%
Vacant Housing Units	12.4%	7.0%	6.9%
2025 Population 25+ by Educational Attainment			
Total	1,311	8,512	34,941
Less than 9th Grade	2.2%	1.3%	1.1%
9th - 12th Grade, No Diploma	1.3%	1.3%	1.5%
High School Graduate	13.3%	15.8%	16.3%
GED/Alternative Credential	6.9%	4.4%	2.2%
Some College, No Degree	8.7%	12.5%	14.8%
Associate Degree	18.7%	14.2%	10.5%
Bachelor's Degree	37.8%	34.8%	33.6%
Graduate/Professional Degree	11.1%	15.7%	19.9%
Median Household Income			
2025	\$105,078	\$110,472	\$106,413
2030	\$114,480	\$126,170	\$120,380
Median Age			
2010	27.1	28.8	34.2
2020	29.0	31.0	35.5
2025	30.3	31.9	36.2
2030	29.6	32.2	37.2
2025 Population by Sex			
Males	1,192	7,165	25,950
Females	1,159	7,313	27,249
2030 Population by Sex			
Males	1,389	8,350	30,223
Females	1,355	8,631	31,956
Data for all businesses in area			
	1 mile	3 miles	5 miles
Total Businesses:	54	367	2,047
Total Employees:	759	3,579	20,728

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