

LAKE MADISON | LAKE POINTE PROPERTIES

LAKE MADISON, SOUTH DAKOTA

LLOYD

EXECUTIVE SUMMARY

Introducing two parcels with direct access and visibility along Highway-34 at Lake Madison, just 5 minutes east of Madison, SD. Positioned at the entrance to the Lake Pointe Development, these sites offer a unique blend of high-traffic exposure, internal circulation, and the peaceful lifestyle that makes Lake Madison such a beloved destination. Highway-34 serves as a major east/west route into Madison, seeing 4,106 VPD. The parcels provide flexibility for a variety of uses, well suited for shouses, garages, seasonal retreats, or future residential builds. Nearby Highway-19 adds another 2,529 VPD, reinforcing the connectivity around the lake and long-term value. Beyond access, the parcels benefit from being part of a growing lakeside community, The Lake Pointe Development.

- **Address:**
  Lake Madison, SD 57075
- **County:**
  Lake County
- **Price:**
  $6.00 / SF
- **Size:**
  0.28 Acres +/-
  2.47 Acres +/-
  2.75 Acres +/-
- **Zoning:**
  Contact Broker for additional details.
- **Utilities:**
  All utilities will be stubbed to property with an accepted offer.
- **Note:**
  Developer is open to sale, build-to-suit, or partnership options. Contact Broker for additional details.

- Concept master-plan includes infill water access designed for future private boat slips, enhancing long-term recreational appeal and development value
- Lake Madison is a 2,800 acre recreational destination offering boating, fishing, lakeside golf, and year-round outdoor activities
- Lake Madison median home value of $762K, with a median household income of $106K
- ~90.9% of occupied Lake Madison homes are owner-occupied, compared to 73.8% across Lake County
- Nearby Dakota State University reached record enrollment of 3,975 students in Fall 2026, representing 23% growth since 2021

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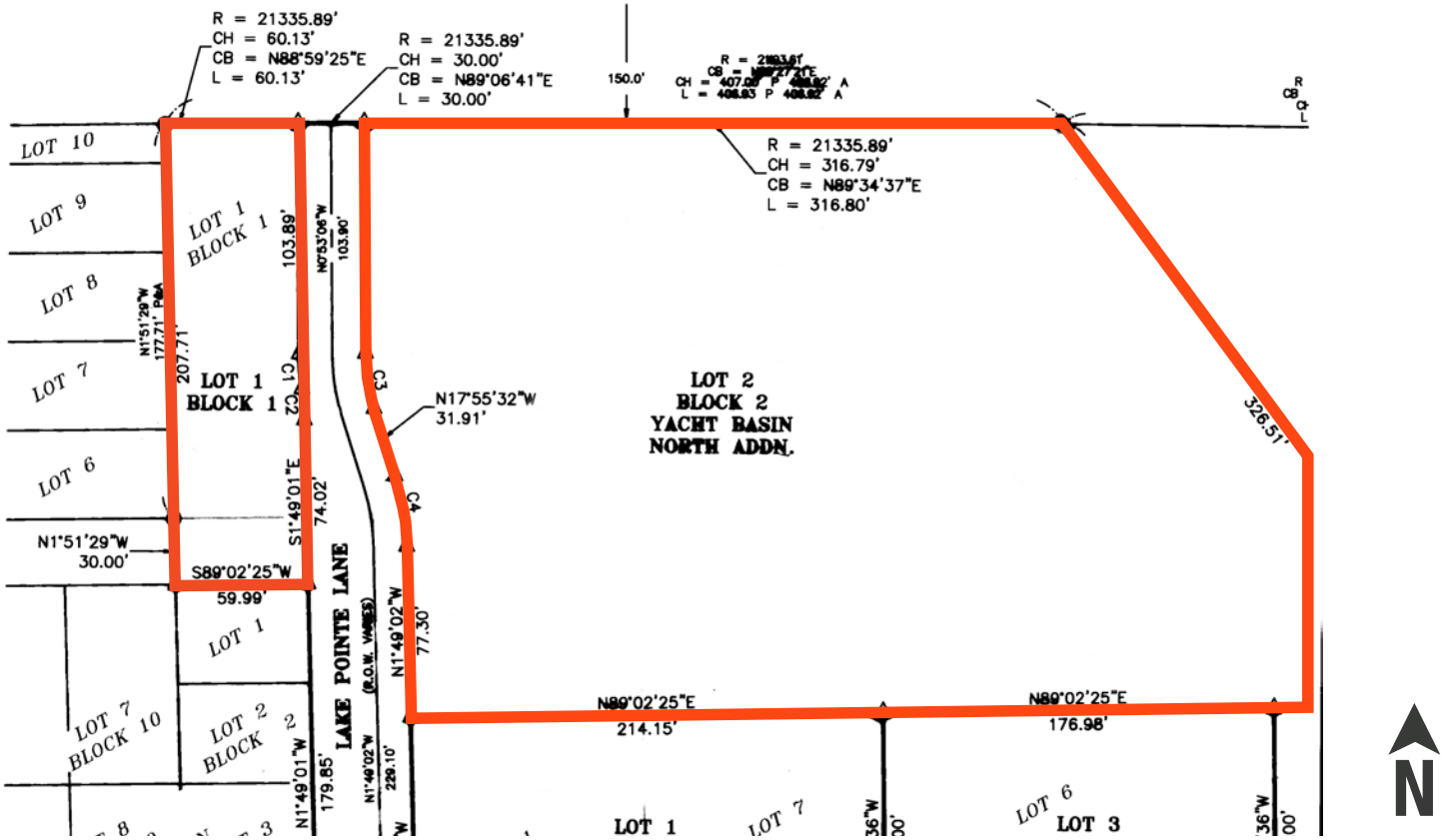
DEVELOPMENT CONCEPT RENDERING

Concept only; subject to change



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Parcel	Parcel ID	Zoning	Size (Acres)	Size (SF)	Asking Price	Total Asking Price
Lot 1 Blk 1	#065230010001015	Commercial	0.28 Acres	12,361 SF +/-	$6.00 / SF	$74,166
Lot 2 Blk 2	#065230020002015	Multi-Family Residential RA-1 / RA-2	2.47 Acres	107,713 SF +/-	$6.00 / SF	$646,278
Combined		-	2.75 Acres	120,074 SF +/-	$6.00 / SF	$720,444



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DEVELOPMENT CONCEPT MASTER PLAN

The Lake Pointe Development sits on the north shore of Lake Madison, just off Highway-34 and 5 minutes east of Madison. The location provides the privacy and peace of lake life without sacrificing access to schools, shopping, and dining.

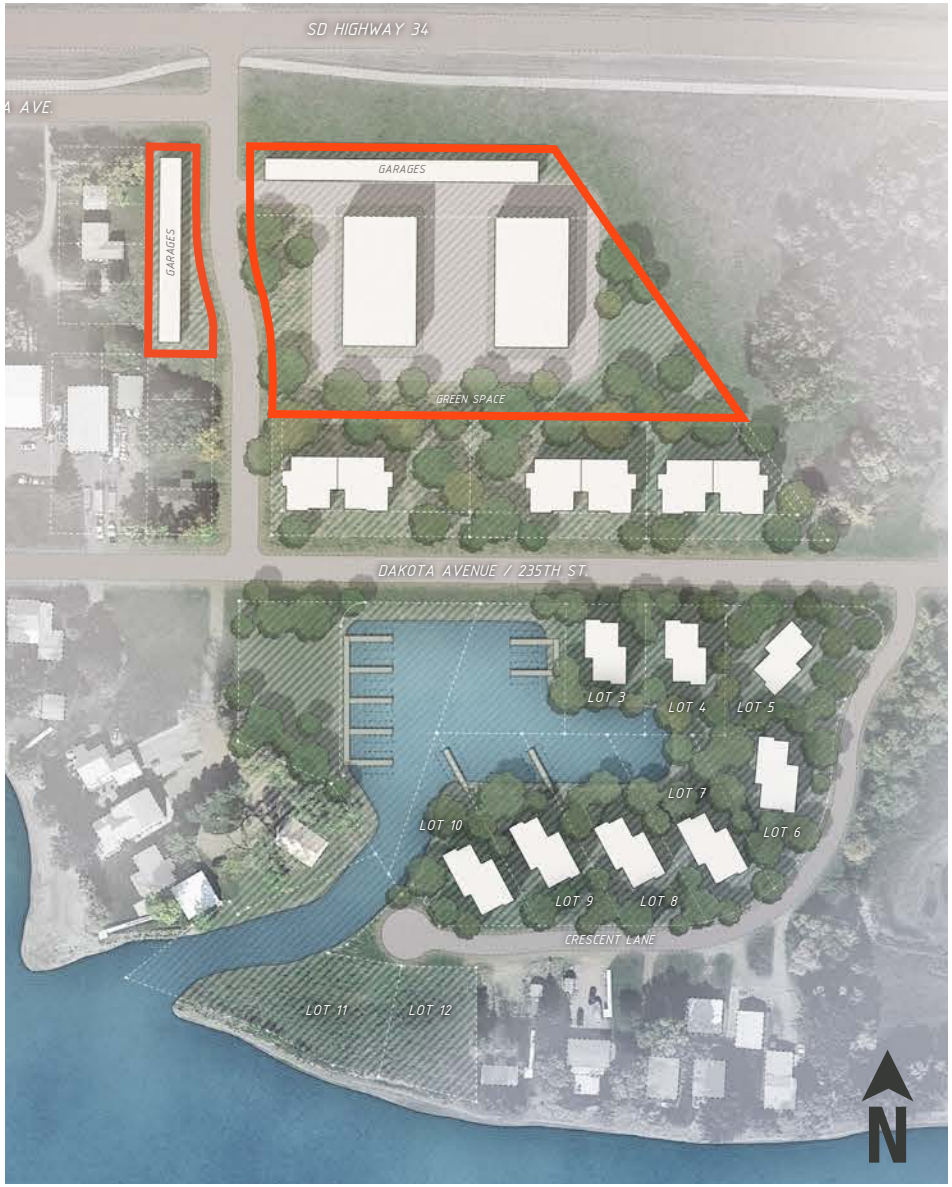
The developer is open to a variety of build styles, including single-family homes, twin homes, condos, and shouses. Whether you're a builder looking for a few premium parcels or an investor seeking to acquire the entire development, this site offers the flexibility to align with your vision. Interested parties are encouraged to reach out to the listing broker for pricing and full-concept purchase options.

The concept plan includes infill water access designed for future private marina slips, along with natural green buffer zones and view-preserving landscaping to enhance privacy and long-term value.

The outlined parcels are development ready with *commercial and residential zoning* and all utilities stubbed to the site.

Lake Madison is known for its vibrant, friendly community featuring lakeside restaurants and bars, a 9-hole golf course, and endless recreational opportunities on the water.

With surrounding quality homes and welcoming neighbors, the Lake Pointe Development will be the next lakeside destination at Lake Madison.



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PHOTOS



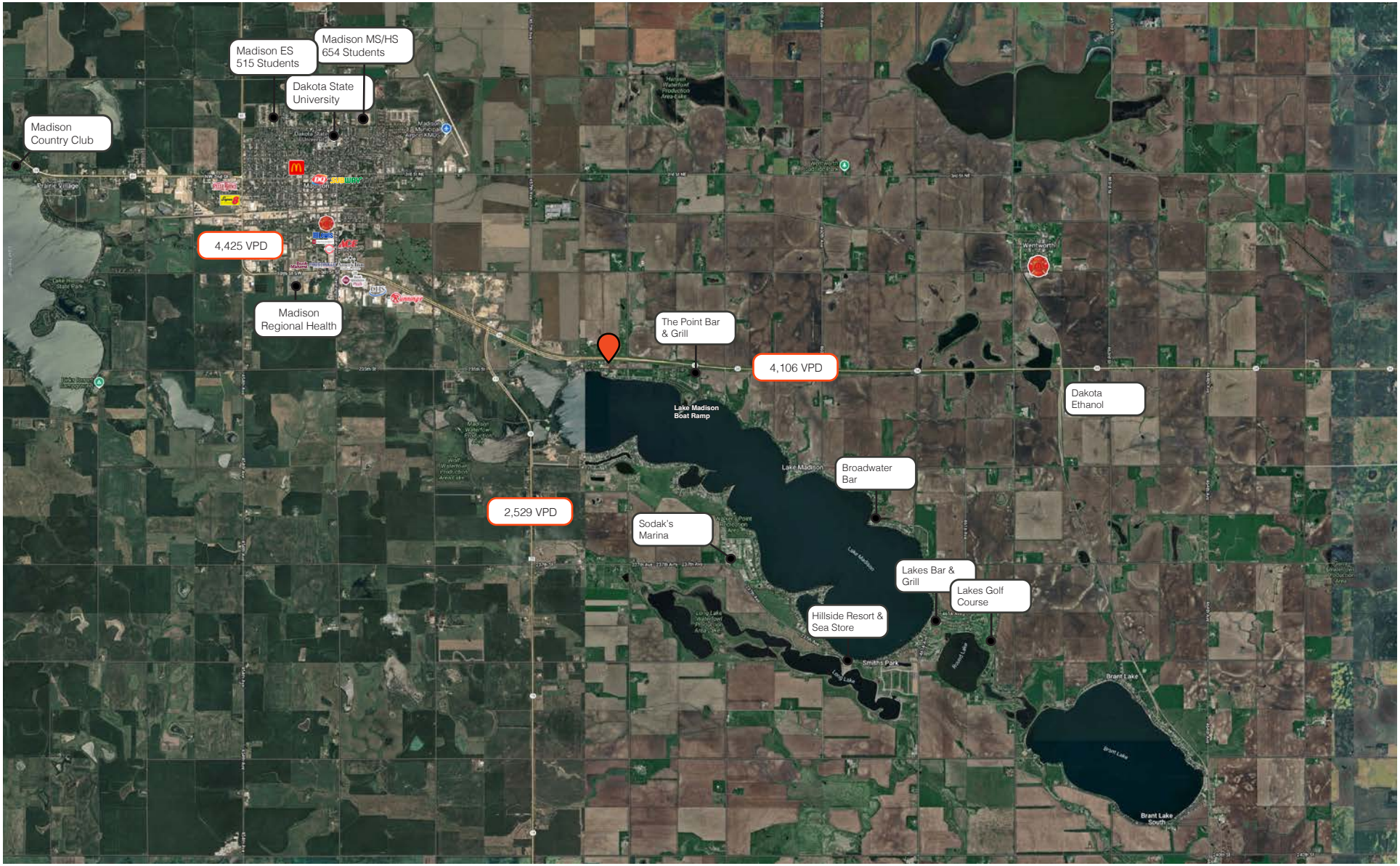






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AREA MAP



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2025 AREA DEMOGRAPHICS

	Lake Madison	1 mile	3 miles	5 miles
Total Population	**857**	**159**	**808**	**7,610**
Projected Population (2030)	**887**	**162**	**815**	**7,560**
Daytime Population	**526**	**78**	**869**	**8,310**
Median Age	**56.4**	**55.9**	**52.7**	**38.2**
Area Households	**426**	**85**	**383**	**3,296**
Median Household Income	**$106k**	**$104k**	**$102k**	**$73.5k**
Median Home Value	**$762k**	**$773k**	**$683k**	**$233k**
Educational Attainment (Associates Degree +)	**55.8%**	**56.4%**	**54.8%**	**51.9%**

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ABOUT THE COMMUNITY

Madison, South Dakota is a community in Lake County with a population of over 6,000 and home to Dakota State University (DSU), which reached an all-time high enrollment of 3,842 students for the 2025–2026 academic year. Known as a regional hub for education, technology, manufacturing, healthcare, and agriculture, Madison offers a business-friendly environment, active economic development support, and a skilled labor pool shaped by DSU's nationally ranked programs in cybersecurity, AI, and digital innovation.

Just down Highway 34 sits Lake Madison, a 2,800-acre recreational destination popular for boating, fishing, and cabin life. As an unincorporated community, Lake Madison benefits from the governance and infrastructure of nearby Madison while offering flexible development potential with fewer zoning restrictions. With continued growth in seasonal and year-round population, the area presents a strong opportunity for investment.

The area is surrounded by popular recreational lakes, including Lake Herman to the west and Brant Lake to the southeast. Walker's Point Recreation Area is located on the south shore of Lake Madison and offers public lake access, a boat launch, and picnic areas.

Together, Madison and Lake Madison offer a complete package of workforce, infrastructure, livability, and lifestyle, and with a housing vacany rate of just 1%, the area has strong residential demand.

FAST FACTS

#3 Cyber Operations Program @ DSU

(CAE 2025)

Top 20 Critical Access Hospital

(NRHA 2025)

144.6K

Overnight Stays in Madison & Lake Madison



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