


# 1442 TIGER WAY PLACE

## LAND FOR SALE OR BUILT-TO-SUIT

LLOYD

*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
- Highly visible General Business site ideal for banks, offices, medical, retail, or service users
- 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
- Contact Broker to discuss the potential site plans and development options

**WAYNE HUBER** | *605.261.5566* | wayne.huber@lloydcompanies.com

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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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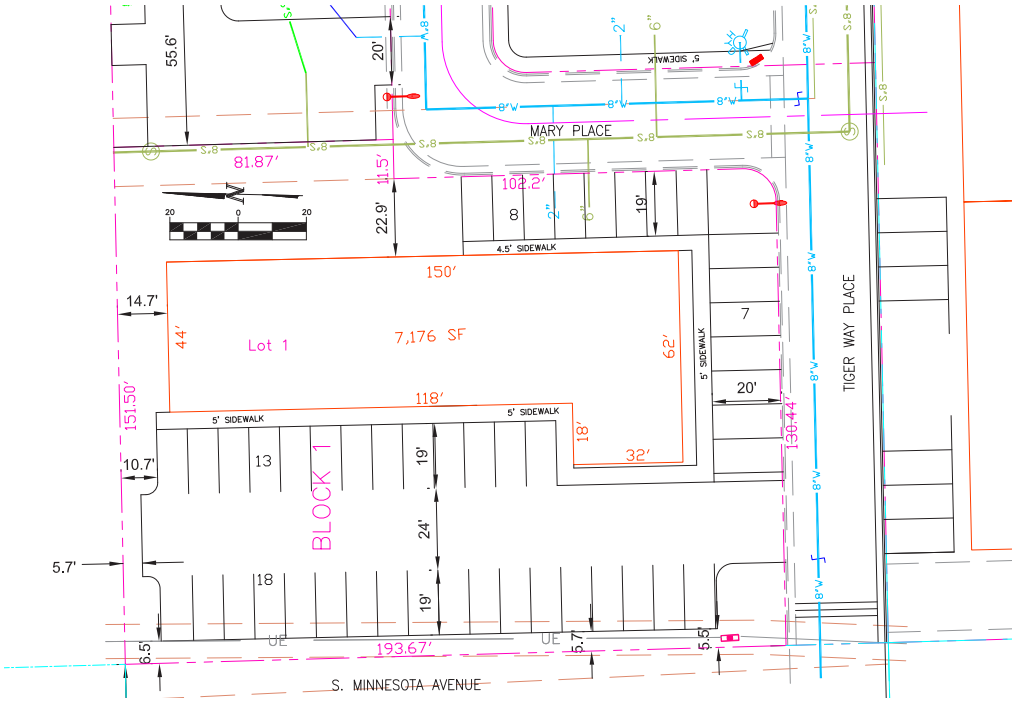
## POTENTIAL CONCEPT RENDERING #1

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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## POTENTIAL CONCEPT RENDERING #2

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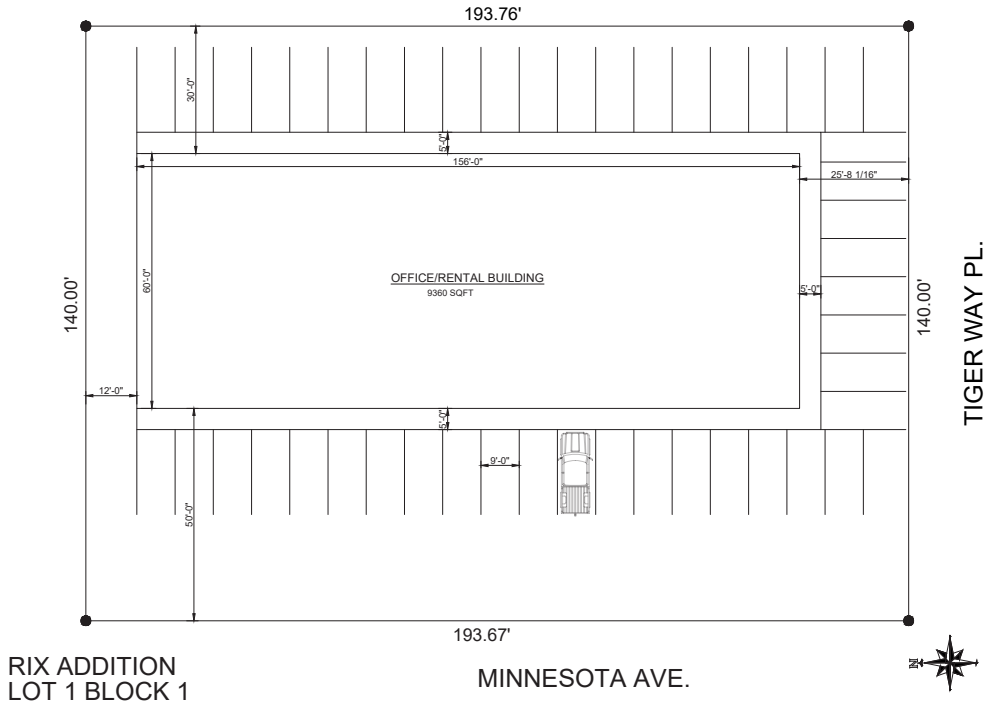


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## PHOTOS






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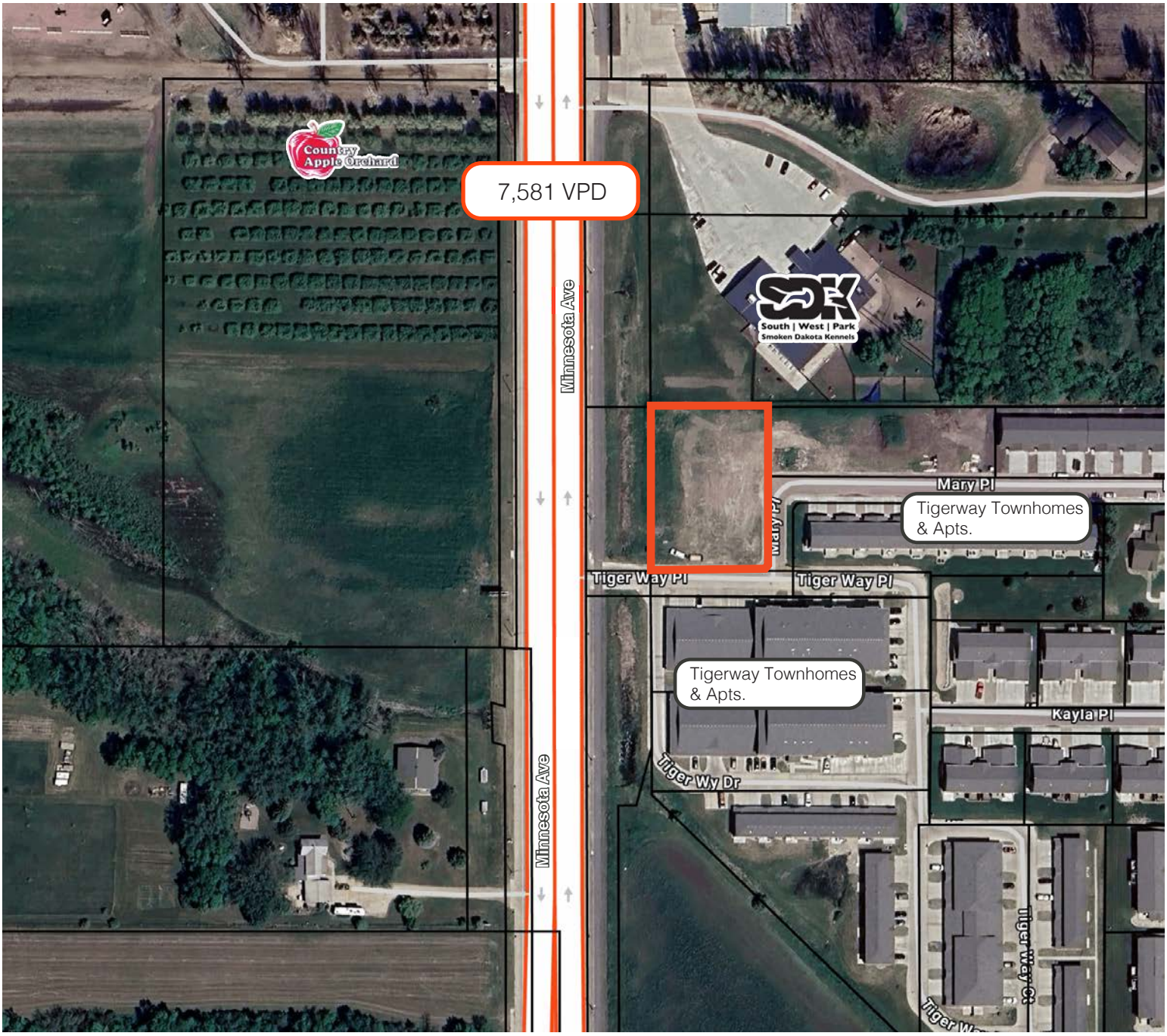
## SITE MAP

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## AREA MAP




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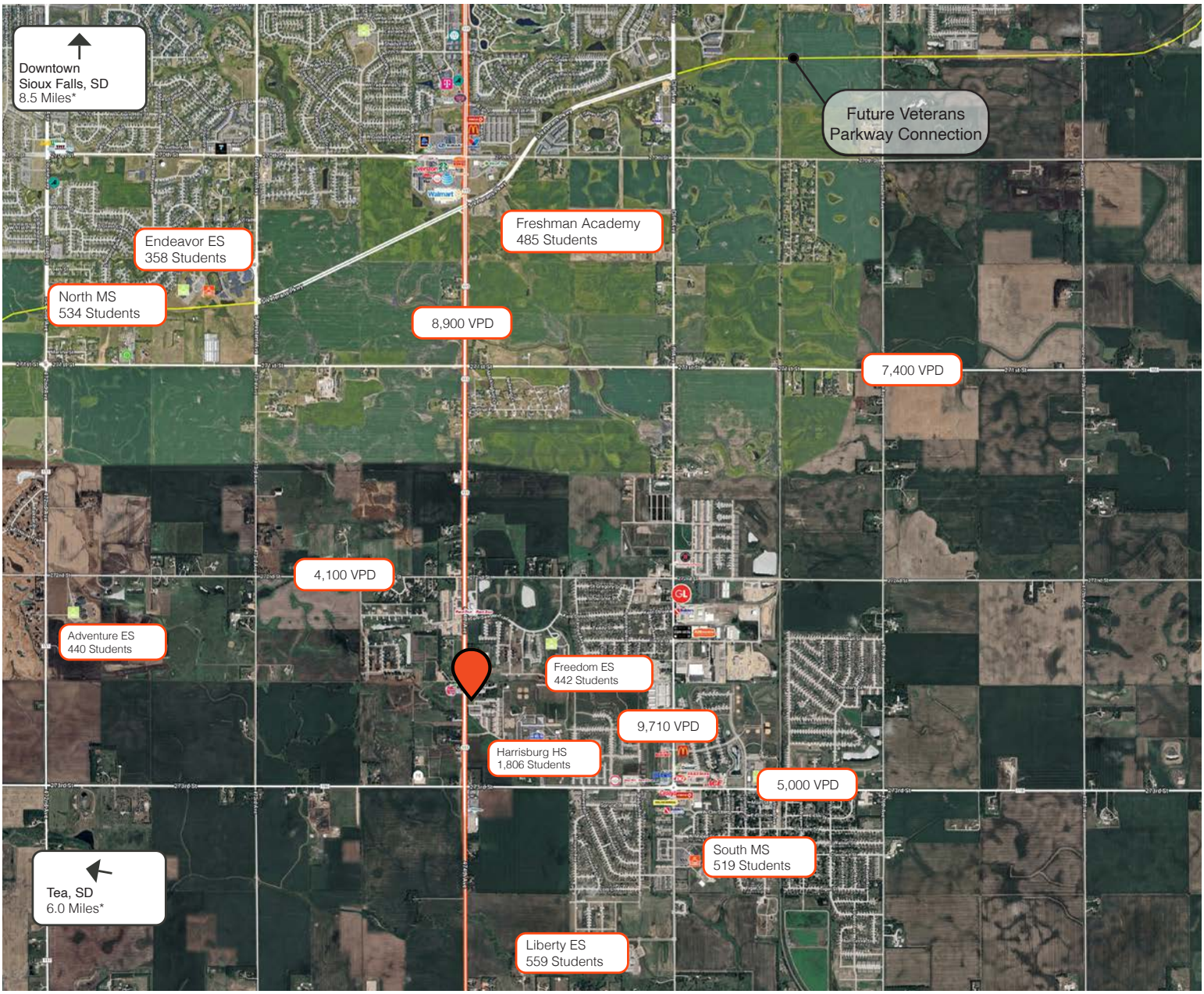
## AREA MAP




*distance from subject site

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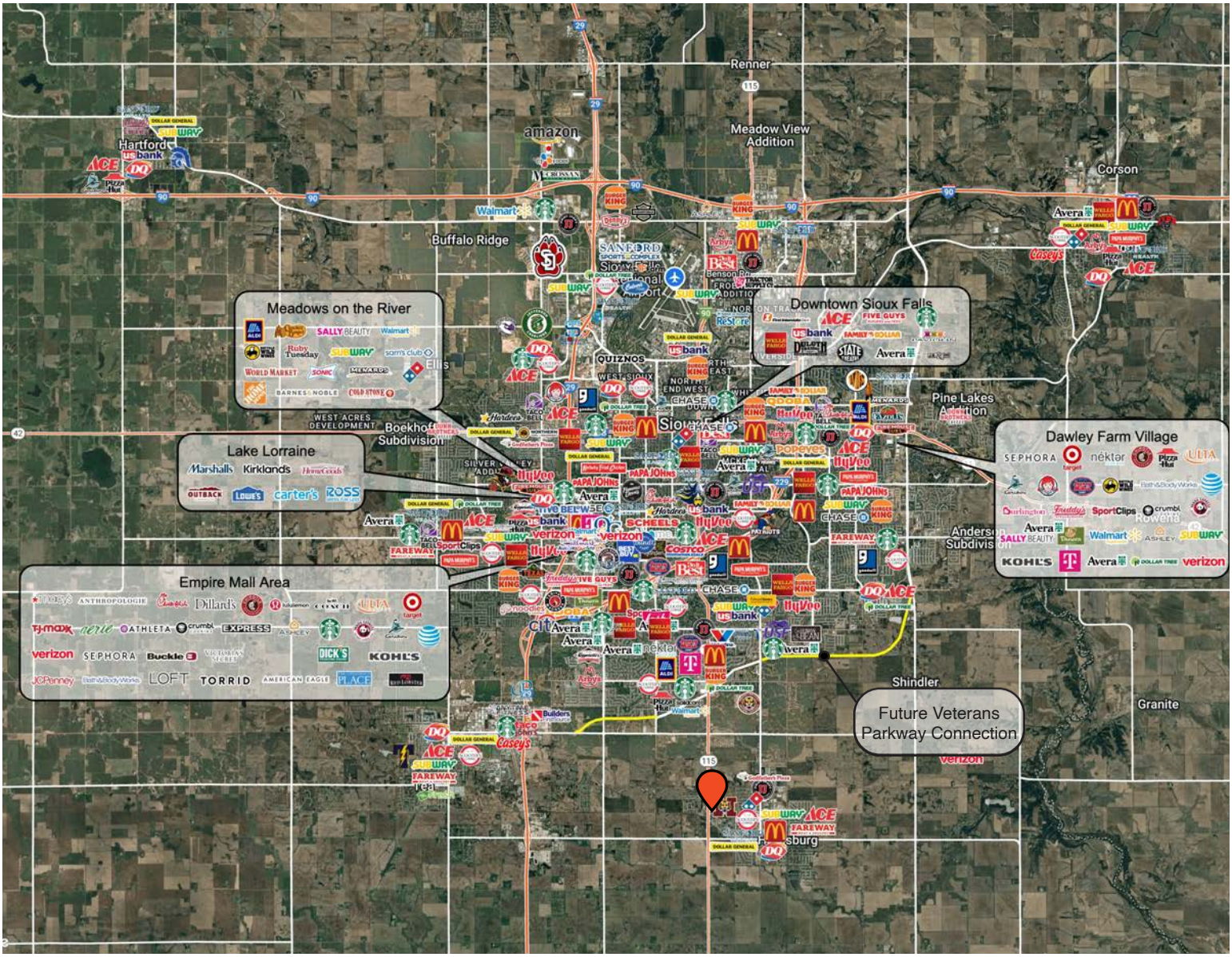
## MSA MAP

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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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