



CREEKSIDE LAND

FOR SALE



TBD W. Willow Street,
TBD N. Cliff Ave &
445 Shadow Creek Drive,
Harrisburg, SD 57032



0.76 - 3.76 Acres +/-



\$6.00 - \$12.00 / SF

LOCATION

Creekside Place is a commercial development opportunity in Harrisburg, SD, along the Willow St/Cliff Ave roundabout. As a growing Sioux Falls suburb in Lincoln County, Harrisburg offers small-town character, access to a top-performing school district, and connection to the Sioux Falls market. The community continues to experience significant residential growth, with more than 600 acres currently under development to support future rooftops and long-term demand.

DESCRIPTION

- Lots may be purchased together or separately
- Build-to-suit options available
- Lots 5-7B contain a mutual access roadway designed to support seamless circulation between lots and future users
- Lot 10 has shared easement access with Scooter's
- Creekside Place currently includes two retail strip malls (100% occupancy), a standalone restaurant, 229 single-family homes, 37 villas, and 47 townhomes; commercial tenants include B&G Milkway, Domino's, 1888 Hair + Co, Premiere Builders Inc., Moody Mutts, a casino, and more
- Traffic counts: 9,710 VPD (Cliff Ave), 5,000 VPD (W. Willow Street St.)
- Supportive demographics with a daytime population of 6,197 and median household income of \$115,286 within 1-mile of the Willow/Cliff roundabout
- W. Willow Street (273rd Street) corridor improvements are underway, adding extended lanes, turning lanes, street lights, landscaped medians, and upgraded utilities

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Lloyd Companies Commercial Real Estate | 150 E. 4th Place Suite 600, Sioux Falls, SD 57104 | 605.323.2820

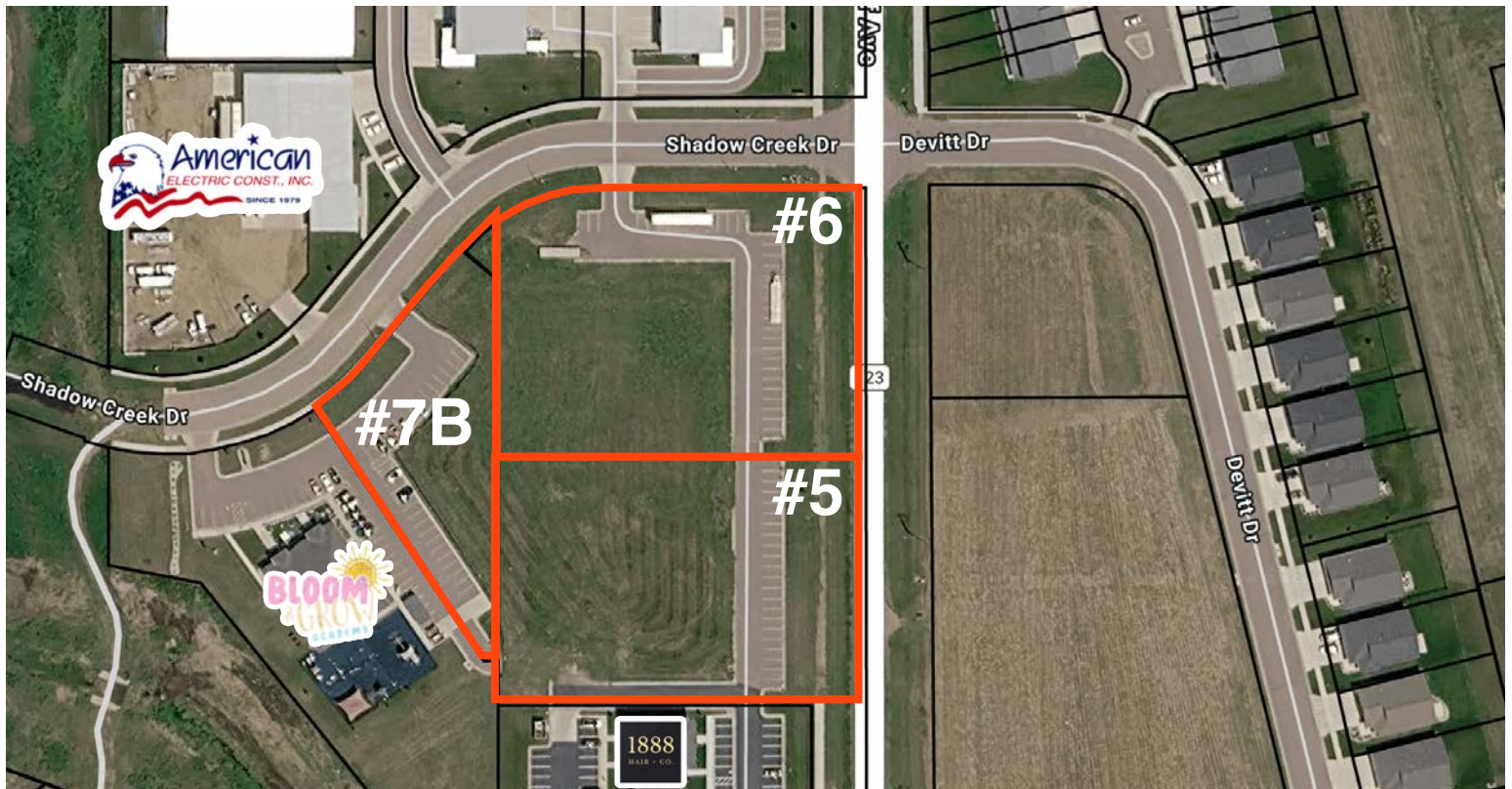
Find out more at LloydCompanies.com | Information deemed reliable, but not guaranteed.

LAND COSTS

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

Lot	Zoning	Proposed Use	Size (Acres)	Size (SF)	Asking Price	Total Asking Price
5	GB	Commercial/Office	1.47 Acres +/-	64,143 SF +/-	\$10.00 / SF	\$641,430
6	GB	Commercial/Office	1.53 Acres +/-	66,747 SF +/-	\$12.00 / SF	\$800,964
7B	GB	Commercial/Office	0.76 Acres +/-	33,069 SF +/-	\$6.00 / SF	\$198,414
5 - 7B	GB	Commercial/Office	3.76 Acres +/-	163,959 SF +/-	Contact Broker	-

PARCEL MAP



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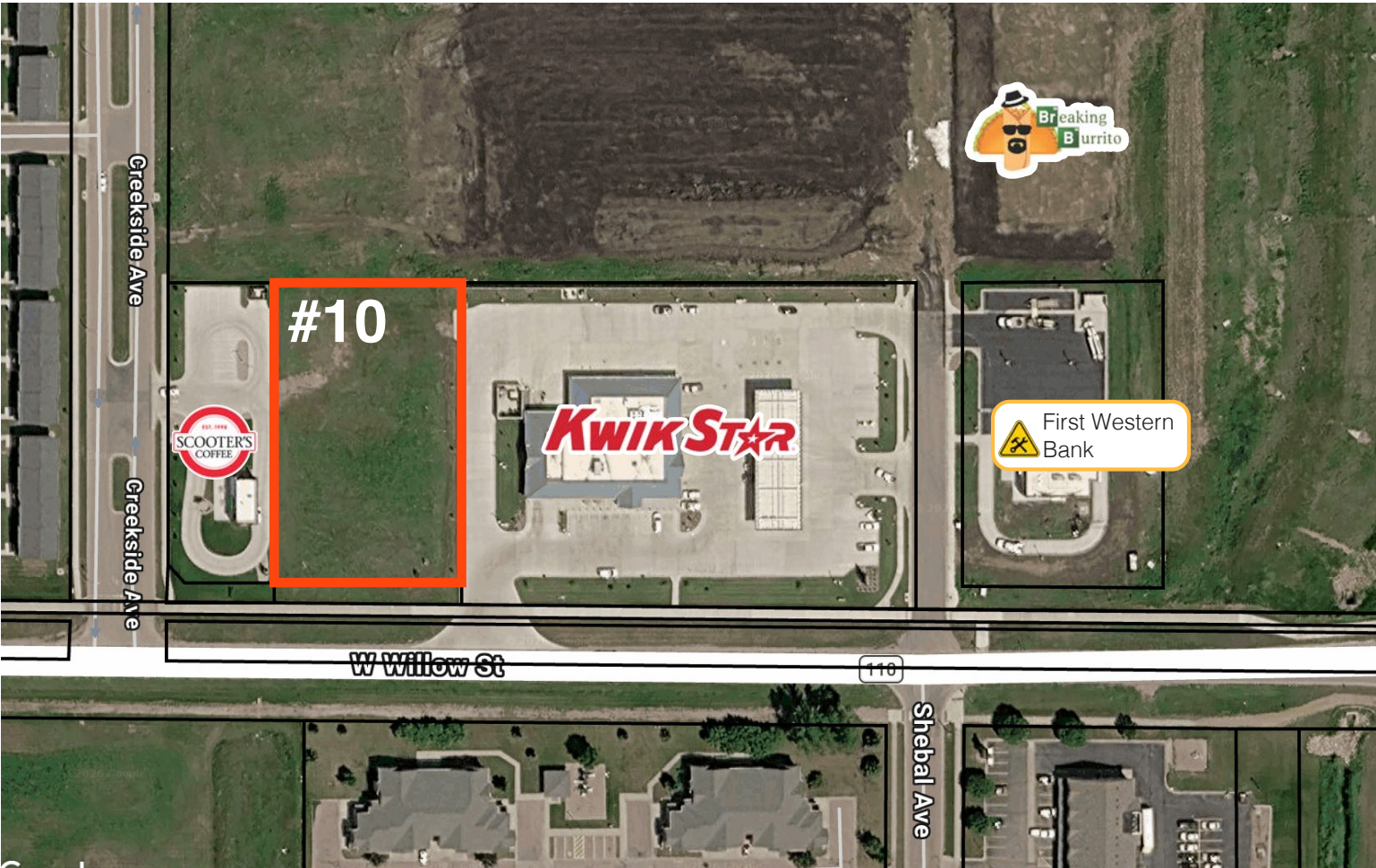
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LAND COSTS

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Lot	Zoning	Proposed Use	Size (Acres)	Size (SF)	Asking Price	Total Asking Price
10	GB	Commercial/Office	0.89 Acres +/-	38,639 SF +/-	\$10.00 / SF	\$386,390

PARCEL MAP



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LOTS 5-7B PHOTOS



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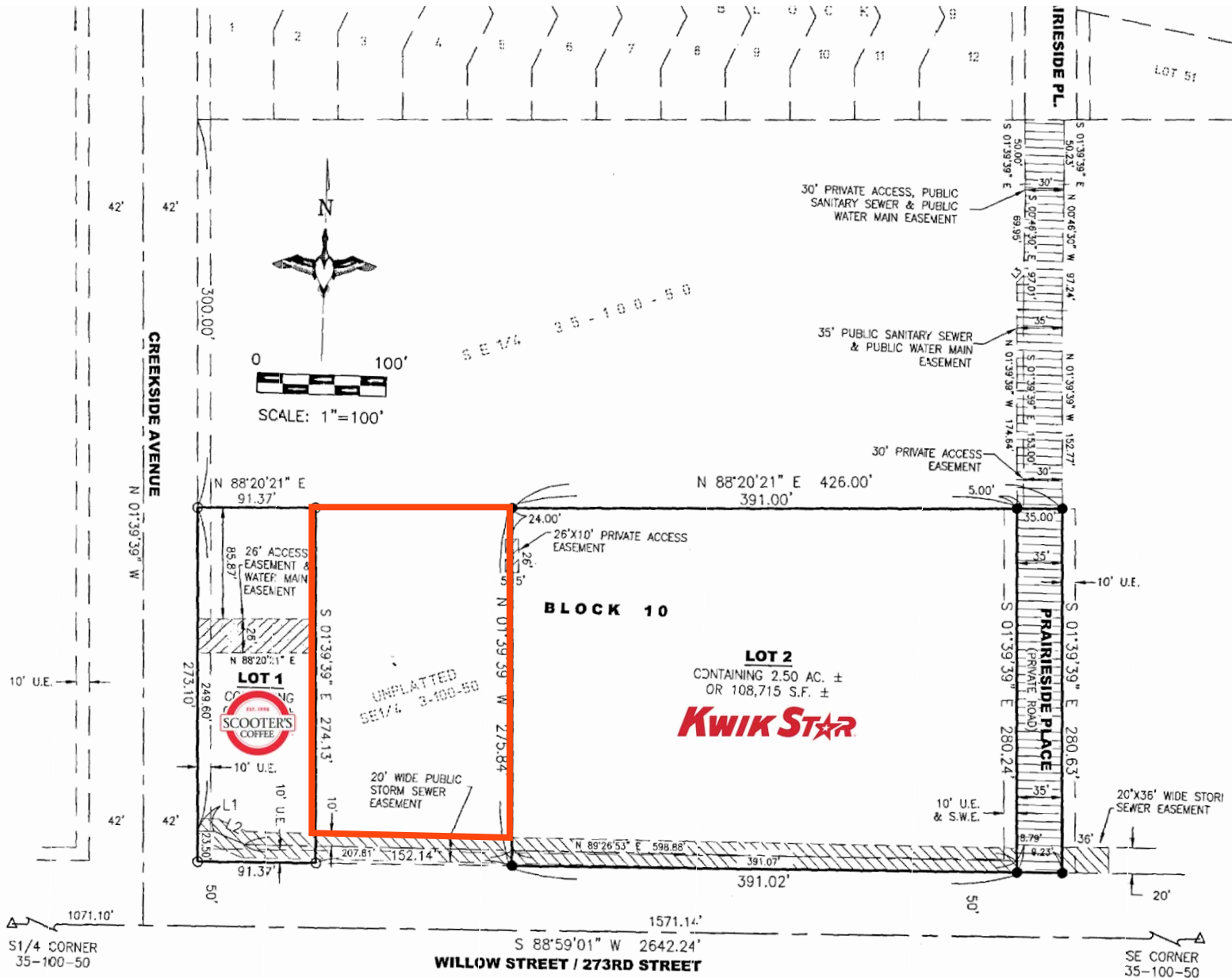
LOT 10 PHOTOS



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LOT 10 PLAT



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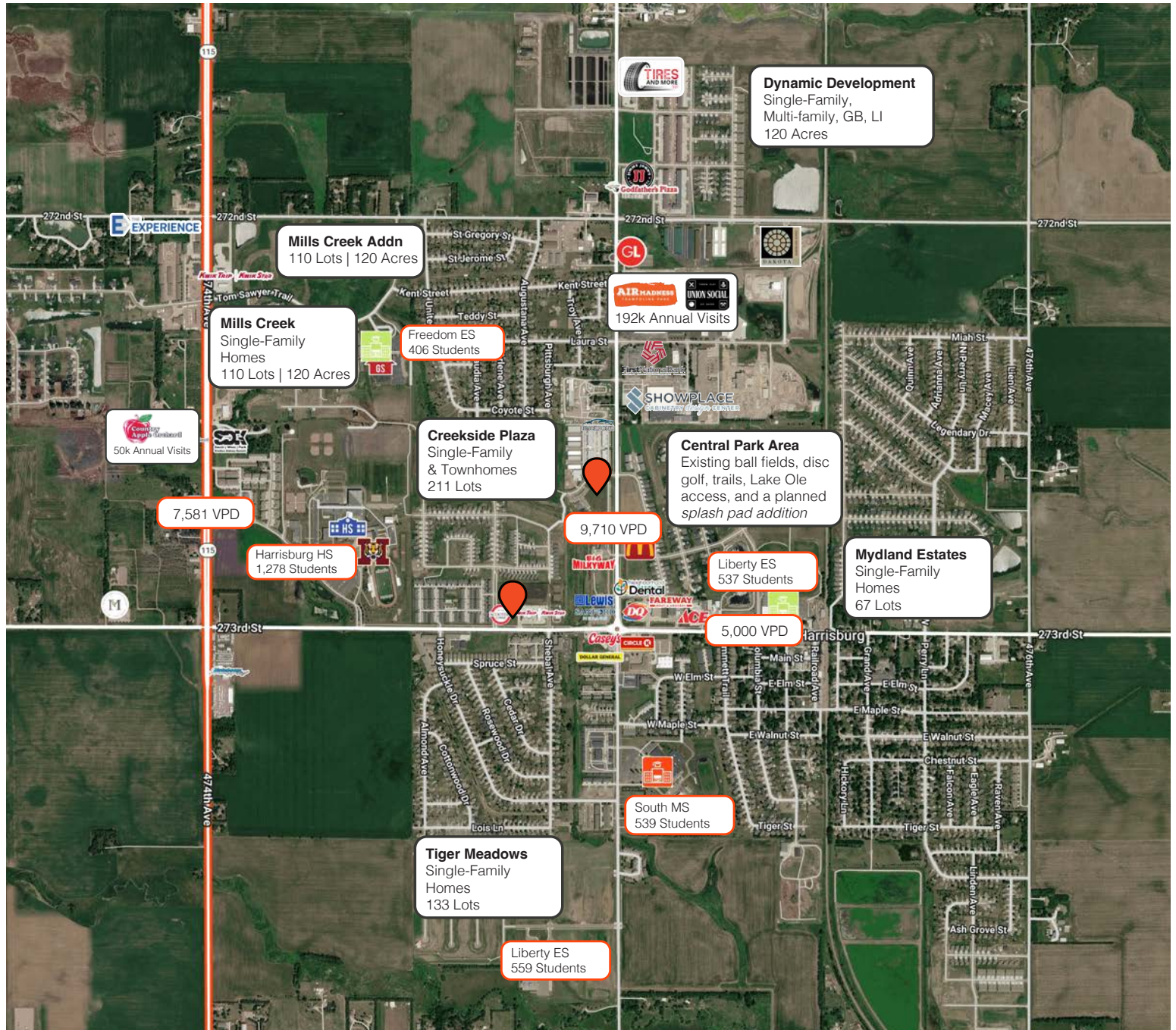
SITE MAP



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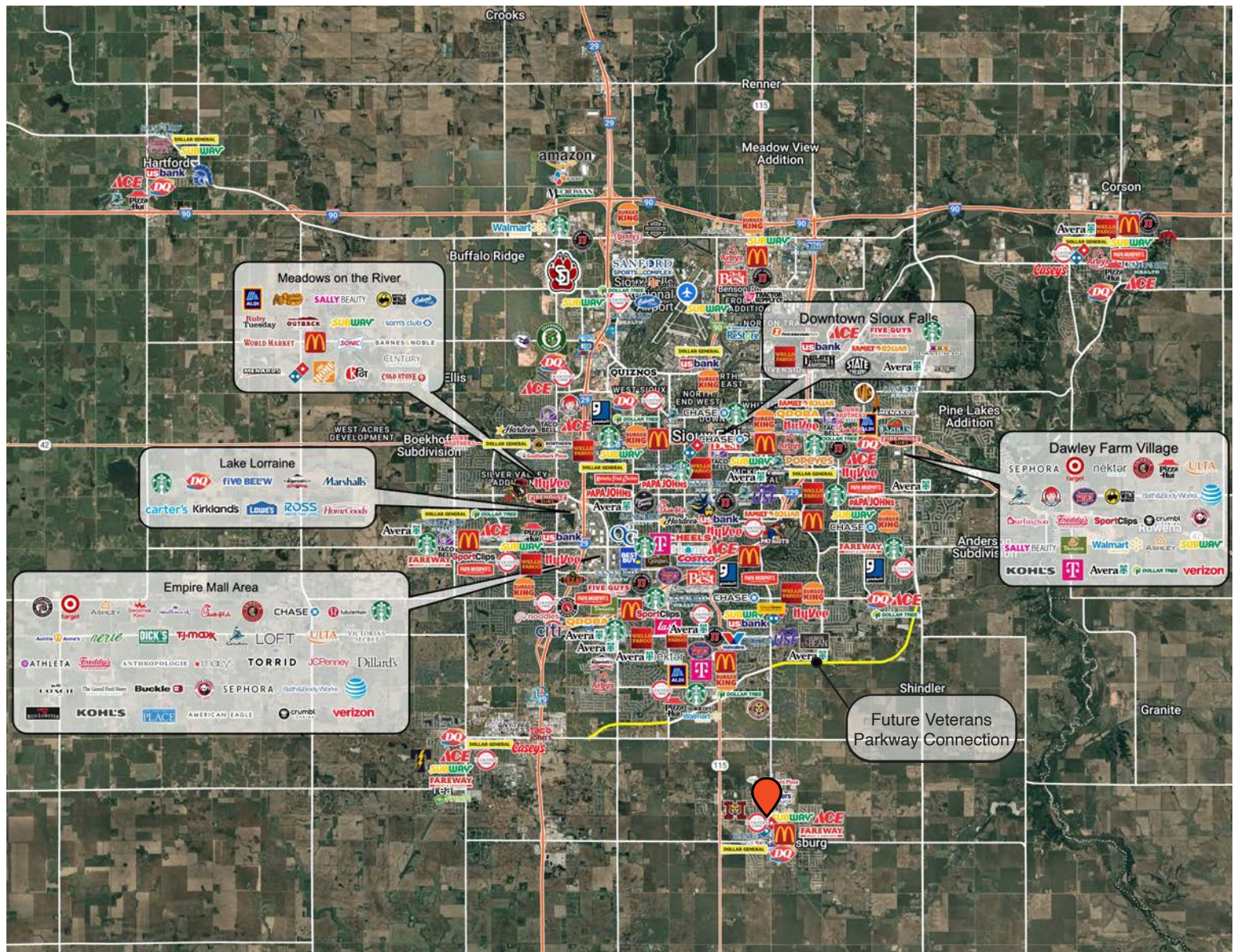
CITY MAP



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MSA MAP



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MARKET PROFILE

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	3,727	4,812	22,736
2020 Total Population	5,777	7,651	39,047
2020 Group Quarters	0	0	98
2026 Total Population	7,345	9,576	43,952
2026 Group Quarters	0	0	95
2031 Total Population	8,941	11,680	51,878
2024-2029 Annual Rate	4.01%	4.05%	3.37%
2026 Total Daytime Population	4,987	6,197	30,667
Workers	2,226	2,616	13,179
Residents	2,761	3,581	17,488
Household Summary			
2010 Households	1,304	1,668	8,305
2010 Average Household Size	2.86	2.88	2.74
2020 Total Households	1,962	2,571	14,932
2020 Average Household Size	2.94	2.98	2.61
2026 Households	2,516	3,217	17,178
2026 Average Household Size	2.92	2.98	2.55
2031 Households	3,063	3,923	20,403
2031 Average Household Size	2.92	2.98	2.54
2024-2029 Annual Rate	4.01%	4.05%	3.50%
2010 Families	1,044	1,345	6,336
2010 Average Family Size	3.16	3.18	3.14
2026 Families	1,922	2,463	11,490
2026 Average Family Size	3.30	3.35	3.10
2031 Families	2,331	2,993	13,549
2031 Average Family Size	3.30	3.36	3.10
2024-2029 Annual Rate	3.93%	3.97%	3.35%
2026 Housing Units	2,628	3,364	18,447
Owner Occupied Housing Units	65.3%	65.3%	58.1%
Renter Occupied Housing Units	30.4%	30.3%	35.0%
Vacant Housing Units	4.3%	4.4%	6.9%
2026 Population 25+ by Educational Attainment			
Total	4,180	5,474	28,689
Less than 9th Grade	1.1%	1.2%	0.7%
9th - 12th Grade, No Diploma	0.7%	0.8%	1.2%
High School Graduate	13.4%	13.6%	15.2%
GED/Alternative Credential	4.7%	4.6%	2.1%
Some College, No Degree	10.8%	10.7%	13.1%
Associate Degree	21.6%	21.5%	12.2%
Bachelor's Degree	38.7%	38.3%	36.1%
Graduate/Professional Degree	8.9%	9.2%	19.4%
Median Household Income			
2026	\$113,220	\$115,286	\$111,539
2031	\$129,550	\$130,363	\$127,713
Median Age			
2010	27.5	27.7	33.3
2020	29.5	29.7	35.0
2026	31.1	31.3	35.8
2031	31.0	31.3	36.9
2026 Population by Sex			
Males	3,705	4,835	21,456
Females	3,640	4,741	22,496
2031 Population by Sex			
Males	4,493	5,872	25,235
Females	4,448	5,809	26,643