



CREEKSIDE LAND

FOR SALE



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 development in Harrisburg, SD just north of the Willow Street and Cliff Avenue roundabout. Harrisburg serves as a suburb of Sioux Falls and is located in Lincoln County, which is the fastest growing county in the state. Harrisburg offers small town charm, a top school district, and easy access to all of the great amenities of Sioux Falls within a short driving distance.

DESCRIPTION

- Lots may be purchased together or separately
- Build-to-suit options available
- Mutual access roadway designed to support seamless circulation between lots and future users
- Zoned: GB
- 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
- Neighbors to the direct south include McDonald's, Lewis Drug, Fareway Meat & Grocery, Dairy Queen, Casey's, Circle K, Dollar General, Hy-Vee
- Traffic counts of 9,710 VPD along Cliff Avenue
- Supportive demographics with 2,126 housing units, daytime population of 4,698, and median household income of \$104,144 within a 1-mile radius

ALEXIS MAHLEN 605.321.4861 | alexis@lloydcompanies.com

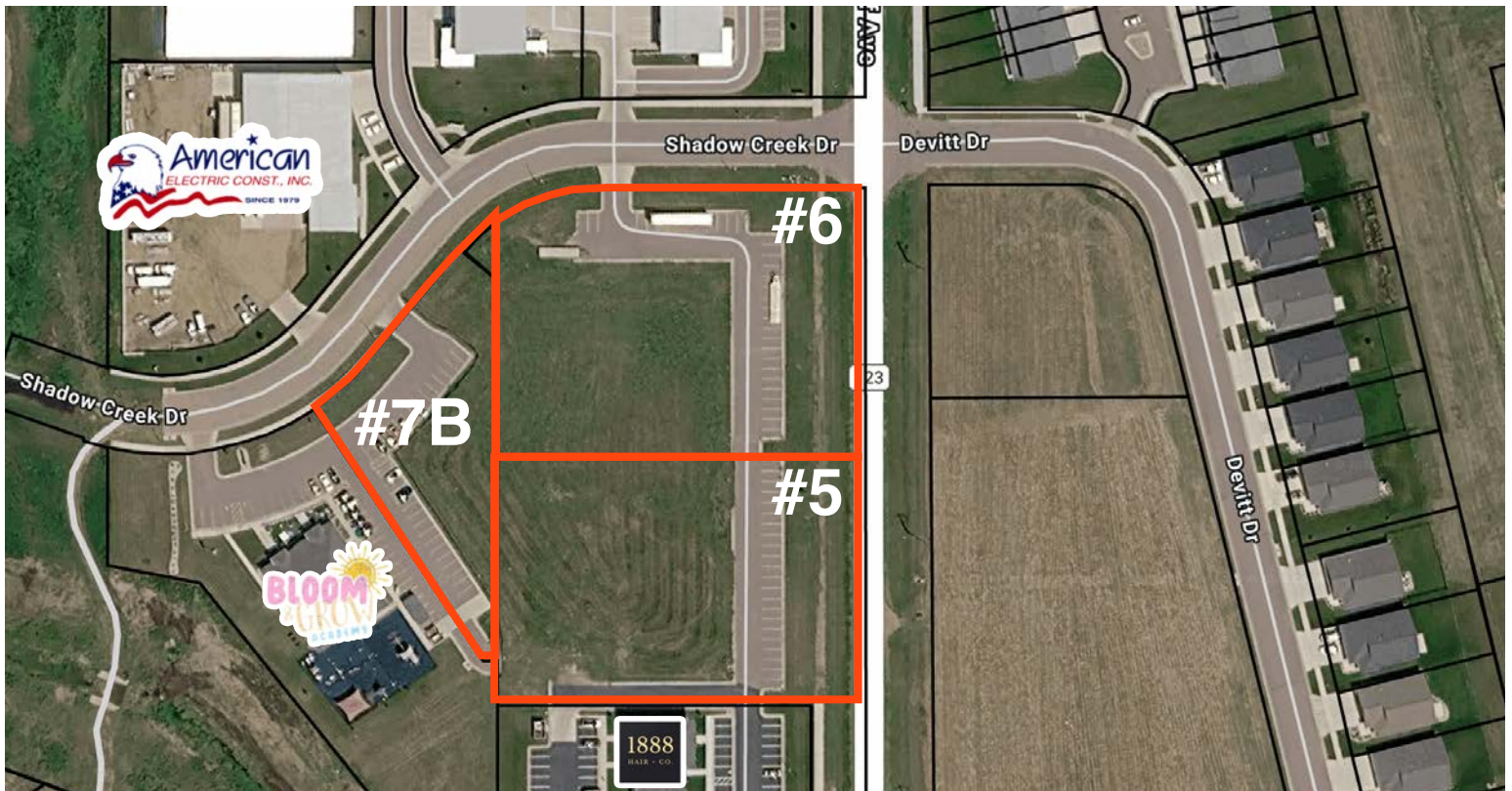
RAQUEL BLOUNT SIOR 605.728.9092 | raquel@lloydcompanies.com

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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PHOTOS



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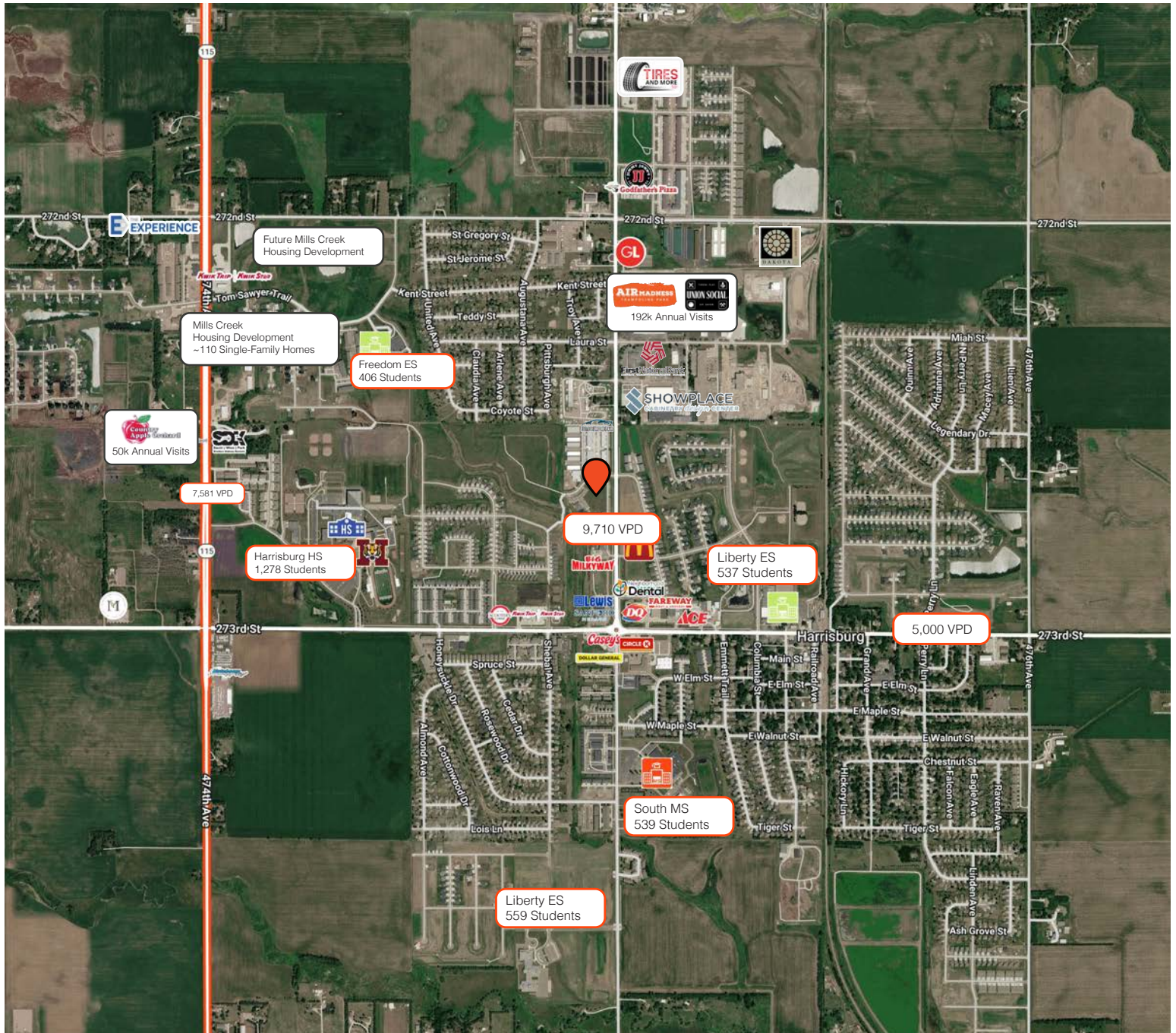
SITE MAP



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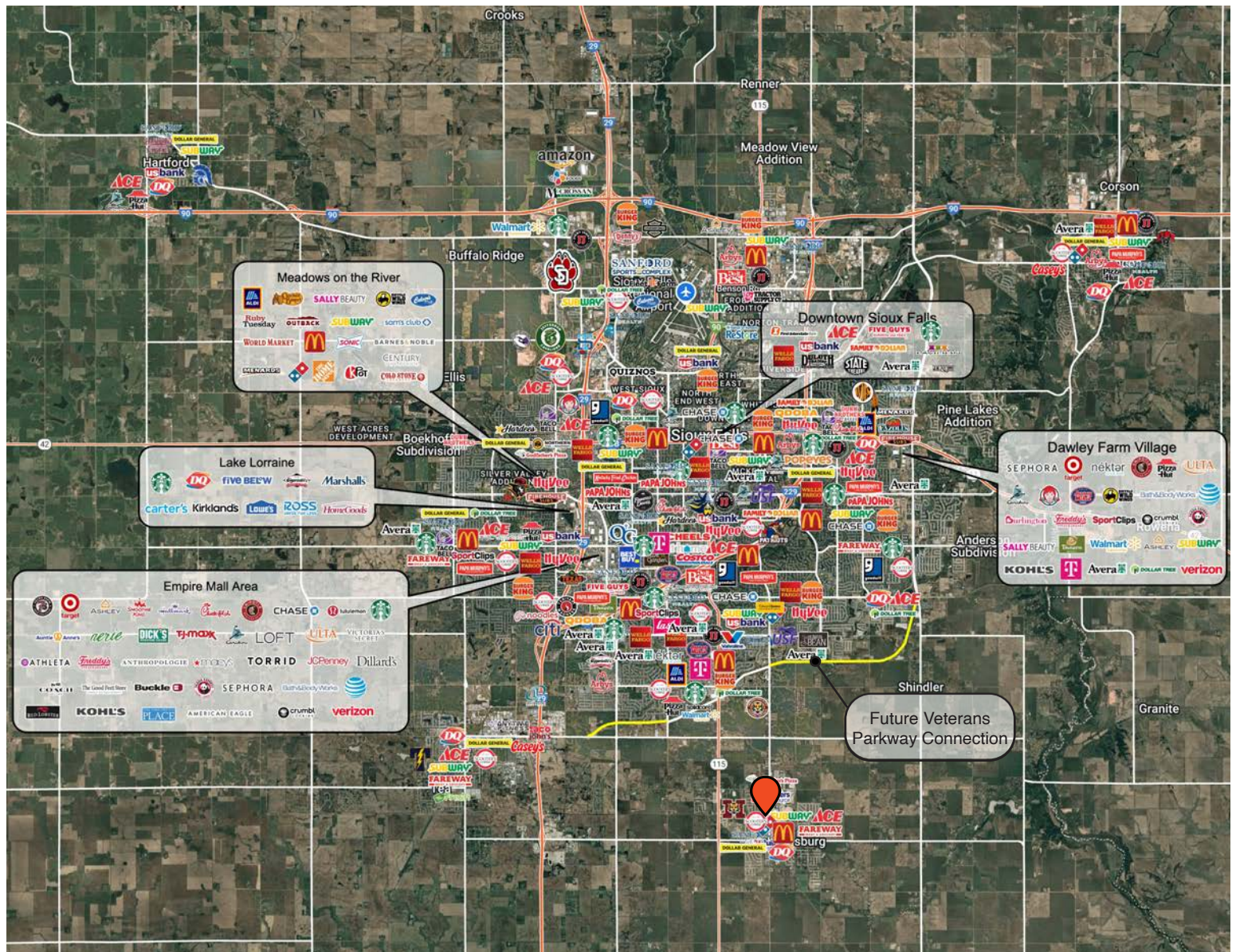
CITY MAP



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MSA MAP



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MARKET PROFILE

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	3,069	5,173	28,158
2020 Total Population	5,065	8,988	45,991
2020 Group Quarters	0	0	206
2025 Total Population	5,891	10,696	53,387
2025 Group Quarters	0	0	207
2030 Total Population	6,871	12,598	62,620
2024-2029 Annual Rate	3.13%	3.33%	3.24%
2025 Total Daytime Population	4,698	8,387	41,699
Workers	1,875	3,304	16,392
Residents	2,823	5,083	25,307
Household Summary			
2010 Households	1,062	1,803	10,645
2010 Average Household Size	2.89	2.87	2.64
2020 Total Households	1,682	3,170	17,916
2020 Average Household Size	3.01	2.84	2.56
2025 Households	1,931	3,714	20,635
2025 Average Household Size	3.05	2.88	2.58
2030 Households	2,236	4,353	24,128
2030 Average Household Size	3.07	2.89	2.59
2024-2029 Annual Rate	2.98%	3.23%	3.18%
2010 Families	856	1,467	8,029
2010 Average Family Size	3.18	3.15	3.05
2025 Families	1,489	2,712	13,720
2025 Average Family Size	3.43	3.35	3.16
2030 Families	1,715	3,147	15,873
2030 Average Family Size	3.47	3.39	3.19
2024-2029 Annual Rate	2.87%	3.02%	2.96%
2025 Housing Units	2,126	4,066	22,109
Owner Occupied Housing Units	64.9%	60.3%	61.4%
Renter Occupied Housing Units	26.0%	31.1%	31.9%
Vacant Housing Units	9.2%	8.7%	6.7%
2025 Population 25+ by Educational Attainment			
Total	3,321	6,181	34,980
Less than 9th Grade	2.1%	1.7%	1.1%
9th - 12th Grade, No Diploma	1.1%	1.2%	1.3%
High School Graduate	16.1%	16.9%	15.7%
GED/Alternative Credential	6.7%	5.9%	2.1%
Some College, No Degree	10.8%	12.7%	15.2%
Associate Degree	18.4%	15.5%	10.1%
Bachelor's Degree	34.9%	34.4%	34.3%
Graduate/Professional Degree	9.8%	11.8%	20.3%
Median Household Income			
2025	\$104,144	\$103,611	\$110,255
2030	\$115,344	\$115,543	\$124,968
Median Age			
2010	27.4	27.9	34.8
2020	29.4	29.9	35.7
2025	30.6	30.9	36.5
2030	30.2	31.1	37.4
2025 Population by Sex			
Males	2,981	5,335	25,999
Females	2,910	5,361	27,388
2030 Population by Sex			
Males	3,468	6,261	30,388
Females	3,403	6,337	32,231
Data for all businesses in area			
	1 mile	3 miles	5 miles
Total Businesses:	130	275	1,663
Total Employees:	1,420	2,822	14,873