



ABERDEEN INDUSTRIAL LAND FOR SALE



4910 6th Ave SE,
Aberdeen, SD 57401



3.00 Acres +/-
(130,680 SF)



\$325,000

LOCATION

Positioned along Aberdeen's east-side commercial and ag-business corridor, the property offers prominent frontage along 6th Avenue SE/US Highway 12, a primary east-west route into the community with regional connectivity toward I-29. The surrounding area is anchored by major agricultural and equipment users including Titan Machinery and Butler Machinery, while Aberdeen Regional Airport is located nearby. Just west of the property, the corridor transitions into one of Aberdeen's primary retail areas, with national retailers including Walmart, Target and Marshalls.

DESCRIPTION

- Zoning: I-2 – Unrestricted Industrial
- Prime US Highway 12 frontage with full-access ingress/egress
- Traffic counts of 12,000 VPD along US Highway 12
- Strong employment concentration within one mile, with 2,296 workers compared to a total population of just 27
- Surrounded by known businesses like Butler Machinery Company, Pro Ag Supply, RDO Equipment (John Deere), Farm Credit Services of America, Titan Machinery, AutoMaxx, and Harr Motors
- Ongoing investment at Aberdeen Regional Airport includes a terminal expansion and remodel, reconstructed access roads, and parking improvements supporting long-term airport operations
- Northern State University reached record enrollment of 3,890 students in Fall 2026

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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
3.00 Acres	130,680 SF	\$2.49 / SF	\$325,000

PARCEL



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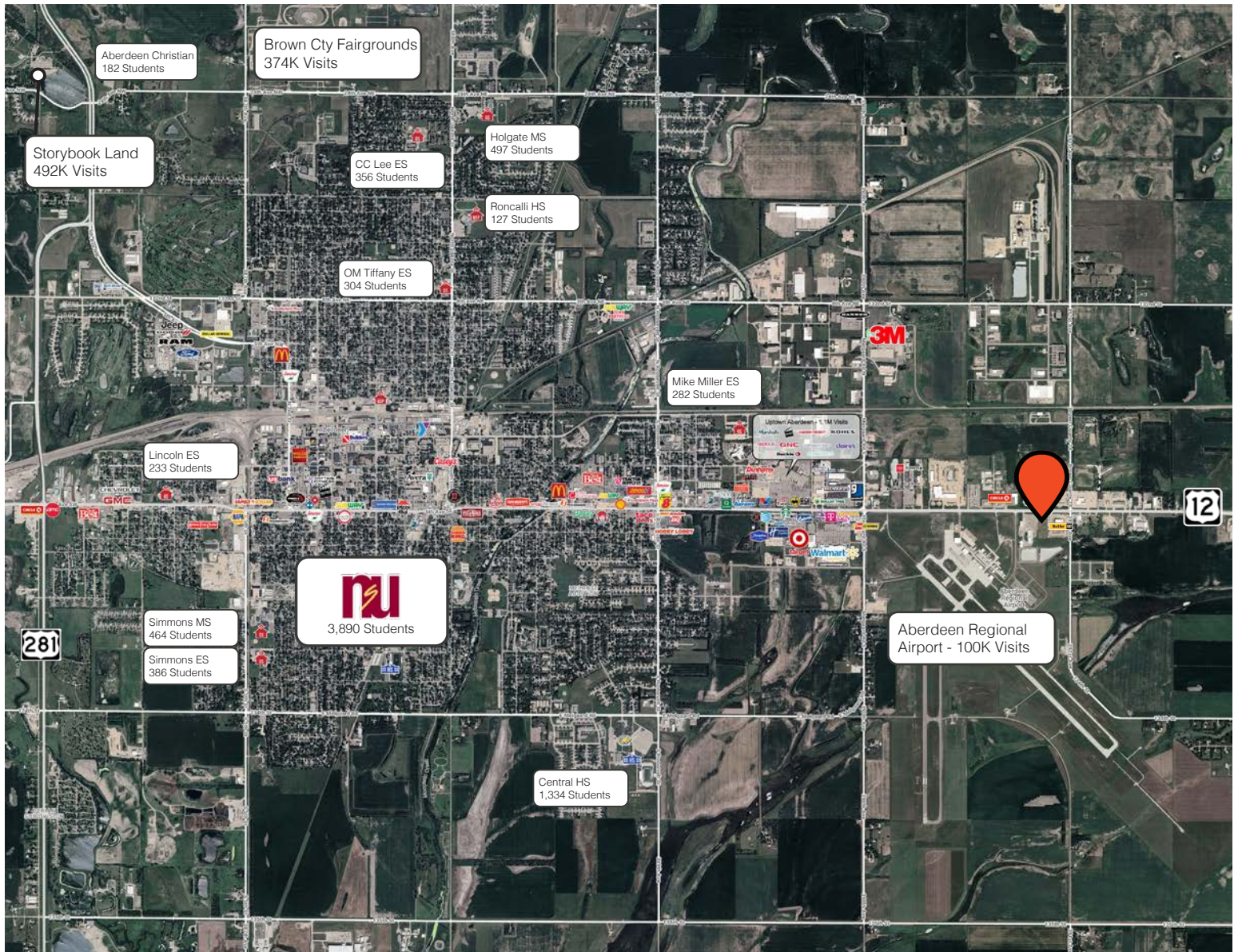
SITE MAP



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CITY MAP



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MARKET PROFILE

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	19	8,934	27,607
2020 Total Population	30	10,766	29,802
2020 Group Quarters	0	339	1,116
2026 Total Population	27	10,765	29,731
2026 Group Quarters	0	331	1,097
2031 Total Population	28	10,914	29,906
2024-2029 Annual Rate	0.73%	0.28%	0.12%
2026 Total Daytime Population	2,308	14,140	33,299
Workers	2,296	8,604	18,890
Residents	12	5,536	14,409
Household Summary			
2010 Households	10	4,183	12,027
2010 Average Household Size	1.90	2.08	2.20
2020 Total Households	16	4,878	12,754
2020 Average Household Size	1.88	2.14	2.25
2026 Households	16	4,936	12,924
2026 Average Household Size	1.69	2.11	2.22
2031 Households	17	5,032	13,083
2031 Average Household Size	1.65	2.10	2.20
2024-2029 Annual Rate	1.22%	0.39%	0.24%
2010 Families	7	2,300	6,885
2010 Average Family Size	2.29	2.76	2.86
2026 Families	10	2,570	7,080
2026 Average Family Size	2.30	2.96	3.01
2031 Families	10	2,598	7,113
2031 Average Family Size	2.30	2.96	3.00
2024-2029 Annual Rate	0.00%	0.22%	0.09%
2026 Housing Units	17	5,475	14,390
Owner Occupied Housing Units	64.7%	47.1%	52.4%
Renter Occupied Housing Units	29.4%	43.0%	37.4%
Vacant Housing Units	5.9%	9.8%	10.2%
2026 Population 25+ by Educational Attainment			
Total	17	7,308	19,814
Less than 9th Grade	0.0%	1.4%	1.7%
9th - 12th Grade, No Diploma	0.0%	3.0%	3.8%
High School Graduate	23.5%	26.7%	24.6%
GED/Alternative Credential	0.0%	3.5%	3.4%
Some College, No Degree	17.6%	16.7%	16.3%
Associate Degree	11.8%	10.0%	12.2%
Bachelor's Degree	29.4%	27.3%	25.2%
Graduate/Professional Degree	17.6%	11.4%	12.8%
Median Household Income			
2026	\$79,906	\$70,200	\$74,566
2031	\$92,308	\$76,798	\$80,941
Median Age			
2010	45.0	41.2	36.8
2020	38.8	38.5	36.8
2026	38.8	38.4	37.4
2031	40.0	39.1	38.5
2026 Population by Sex			
Males	12	5,228	14,815
Females	15	5,537	14,916
2031 Population by Sex			
Males	13	5,299	14,863
Females	15	5,615	15,043

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