LAKE MITCHELL CONVENIENCE STORE & FUEL DEVELOPMENT OPPORTUNITY

N. Harmon Drive & N. Ohlman Street,
Mitchell, SD 57301

LLOYD



2.9 ACRES | **ASKING PRICE $649,000**

EXECUTIVE SUMMARY

Positioned within the growing Lake Mitchell development corridor, this approximately 2.9-acre commercial property offers an opportunity for a convenience store and fuel operator to establish a presence in a developing residential, recreational, and employment area. Located at North Harmon Drive and North Ohlman Street, the property overlooks Lake Mitchell and benefits from its proximity to Peaceful Pines Senior Living, Legacy Pointe Apartments, the South Dakota National Guard Armory, Pepsi-Cola Soccer Complex, Mitchell Municipal Airport, and established area employers. The property is designated for convenience store and fuel development, with utilities available at the site. Potential liquor licensing opportunities may provide additional revenue possibilities, subject to applicable eligibility requirements and approvals. As residential development progresses and public investment continues throughout northern Mitchell, this location offers an opportunity to serve area residents, employees, recreational visitors, and passing motorists.

- **Address:**
  300 North Harmon, Mitchell SD 57301
- **County:**
  Davison
- **Size:**
  2.9 Acres +/- (126,324 SF +/-)
- **Sale Price:**
  $649,000
- **Price / SF:**
  $5.14
- **Zoning:**
  CB
- **Allowed Uses:**
  Gas station/convenience store; all other uses are restricted
- **Utilities:**
  All - gas, water, sewer, electric, and data

- Delivered shovel-ready
- Lot qualifies for county liquor license
- Prominent position overlooking Lake Mitchell
- Nearest gas station competitor located 3.5 miles south
- Located within a prime Lake Mitchell Development, highlighted by the new 54-unit Peaceful Pines Senior Living community and 38-unit Legacy Pointe apartment development
- Traffic counts of 1,100 VPD along N. Harmon Drive, and 5,000 VPD along HWY-37
- Direct neighboring traffic generators include SD National Guard, Mitchell Municipal Airport, Pepsi-Cola Soccer Complex, Twin City Fan, and Enertech Global
- $11.1M public investment into the Mitchell Municipal Airport runway reconstruction project
- 49,000 visits to Lake Mitchell, representing ~14,700 unique visitors, according to Placer.ai
- Contact Broker to discuss build-to-suit options

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SITE PLAN

Concept only; subject to change

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CONCEPT RENDERINGS

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PARCEL MAP


Dakota Flight Center
Mitchell Municipal Airport
Satnan Avionics LLC.
Hangar Rd
Airport Rd
Wilbert
Pepsi-Cola Soccer Complex
41K Annual Visits
ENERTECH
Lower Dr
Industrial Rd
HENDRICKSON
SOUTH DAKOTA ARMY NATIONAL GUARD
N Harmon Dr
National Guard Rd
250th St
1,100 VPD
N Main St
5,000 VPD
Woods Cir
Fiala Rd
Jo Gene Ct
Lake Mitchell Boat Ramp
Lake Mitchell
W Harmon Dr
S Harmon Dr
Indianhead

LAND COSTS

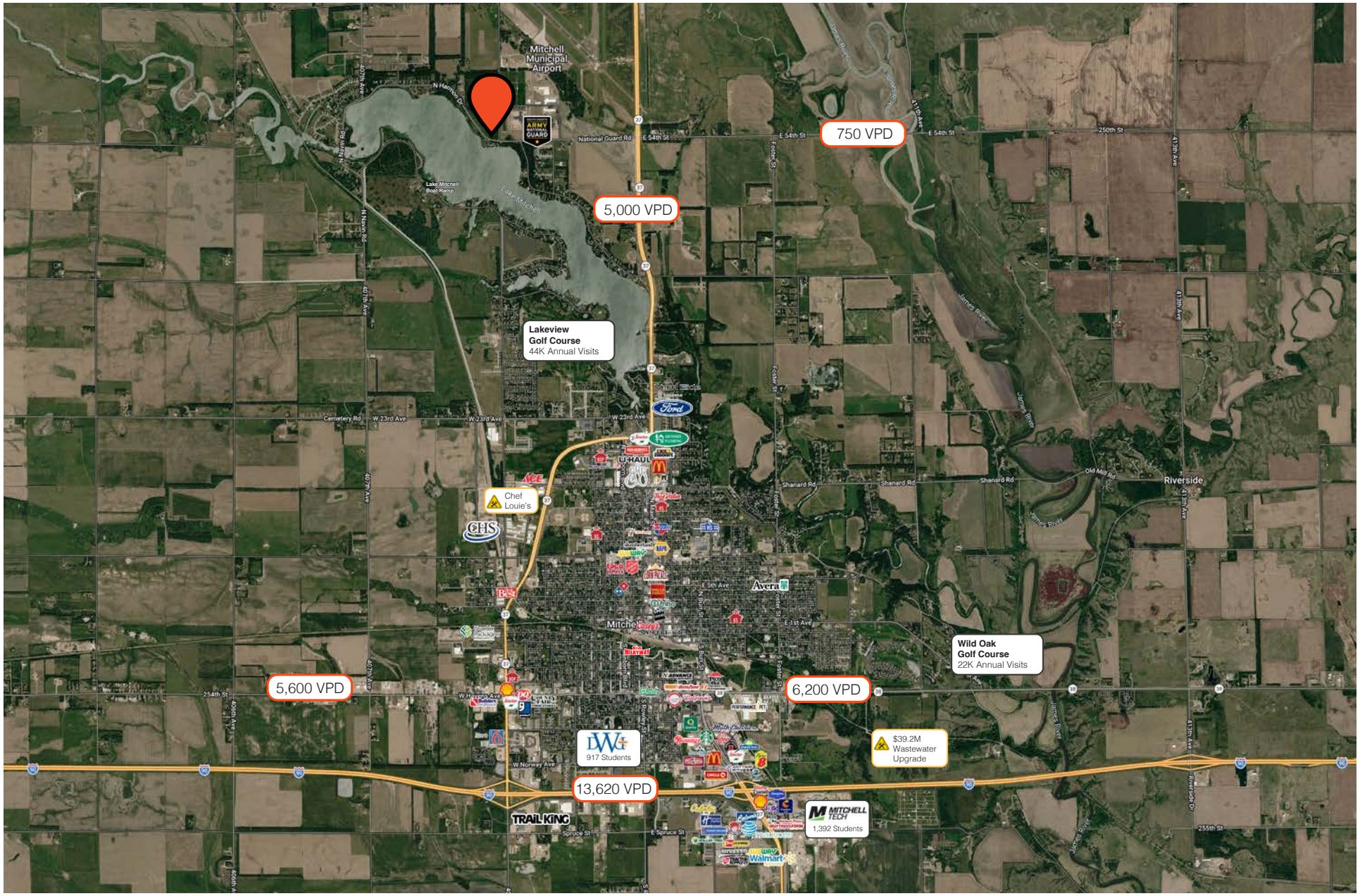
*These numbers are based on estimates and are not guaranteed.
Concept only; subject to change

Parcel ID	Zoning	Size (Acres)	Size (SF)	Asking Price	Price / SF
08326-10460-001-01	CB	2.90 Acres +/-	126,324 SF +/-	$649,000	$5.14



AREA MAP

LLOYD



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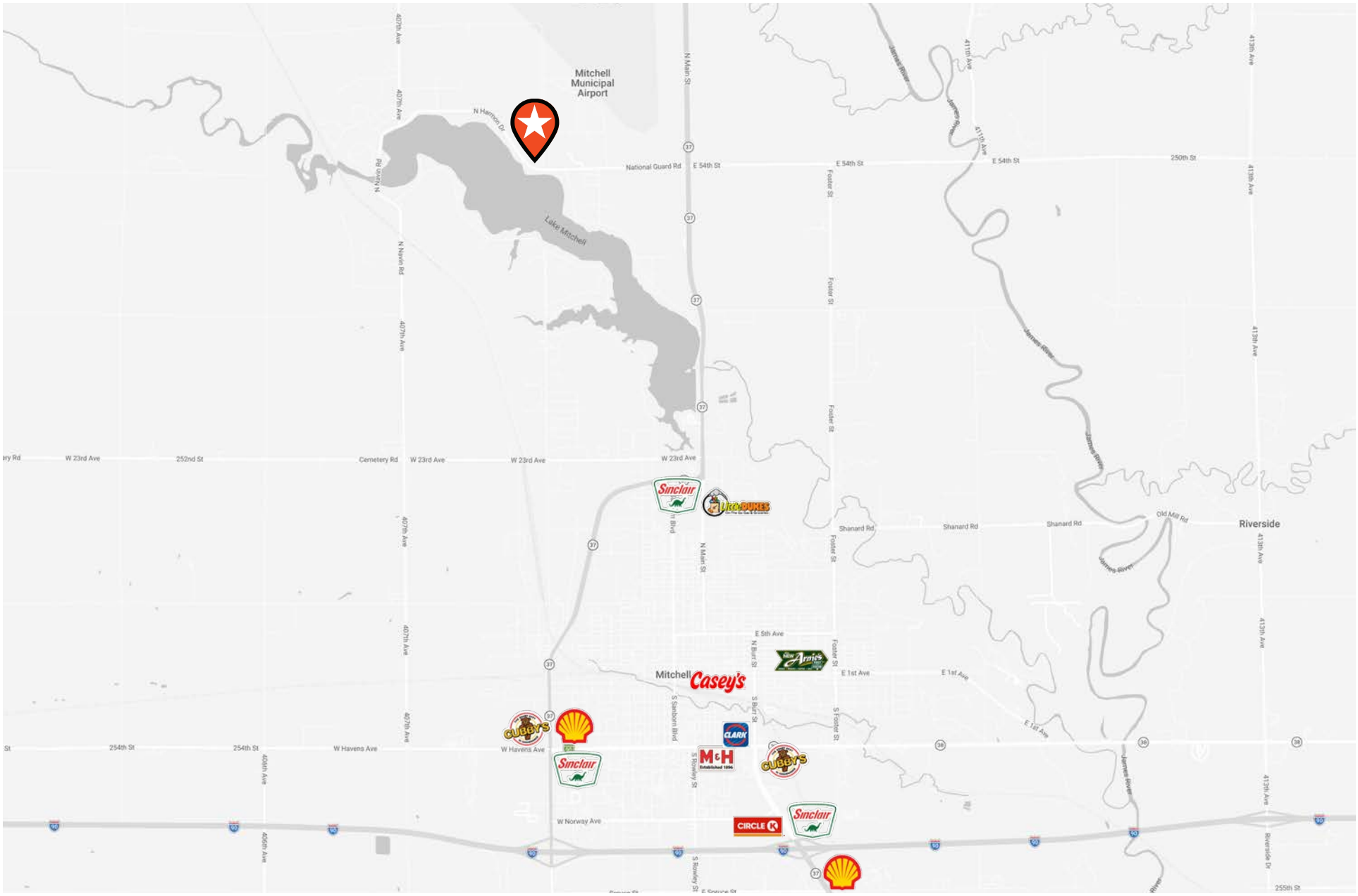
COMPETITOR MAP

Nearest gas station competitor located 3.5 miles south.

LLOYD



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PHOTOS









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2026 AREA DEMOGRAPHICS

	1 mile	3 miles	5 miles	MSA
Total Population	**362**	**3,600**	**16,293**	**26,065**
Projected Population (2031)	**440**	**4,313**	**16,755**	**26,256**
Daytime Population	**386**	**4,650**	**18,009**	**26,249**
Median Age	**42.8**	**45.2**	**40.0**	**40.4**
Area Households	**158**	**1,897**	**7,392**	**10,871**
Median Household Income	**$117k**	**$70k**	**$73k**	**$78k**
Median Home Value	**$410k**	**$370k**	**$212k**	**$215k**
Educational Attainment (Associates Degree +)	**54.1%**	**40.5%**	**39.8%**	**40.6%**

Source: Esri forecasts for 2026 and 2031. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

THE COMMUNITY
MITCHELL, SOUTH DAKOTA

Mitchell continues to evolve through significant public and private investment, with major projects enhancing infrastructure, recreation, education, employment and the community's commercial landscape. Recent improvements span Lake Mitchell, key transportation corridors, municipal infrastructure, the airport and downtown, while new private development is adding jobs, destinations and business activity throughout the market.

That momentum is especially visible on Mitchell's north side, where the subject property overlooks Lake Mitchell and sits near Mitchell Municipal Airport amid an expanding mix of residential, employment and recreational uses. Continued investment in the lake area, Highway 37 and surrounding infrastructure is helping support connectivity and long-term development on Mitchell's north side.



RECENT & ONGOING INVESTMENT ACROSS MITCHELL

LAKE MITCHELL IMPROVEMENTS

The City of Mitchell is advancing a $25M restoration project focused on lake drawdown, dredging and long-term water-quality

HIGHWAY-37 RECONSTRUCTION

A $32.3M reconstruction of S.D. Highway 37 from Main Street to National Guard Road was recently completed, improving a primary route serving north Mitchell and the lake area.

AIRPORT RUNWAY INVESTMENT

The City's FY2026 Capital Improvement Plan includes $11.1M for runway reconstruction at Mitchell Municipal Airport.

NEW HIGH SCHOOL

Mitchell School District opened its new high school building in 2025. The approximately $62M, 200,000-SF facility was designed to serve roughly 800 students.

HIGH PLAINS PROCESSING

High Plains Processing opened its new multi-seed processing facility south of Mitchell in 2025, representing an investment of more than $500M.

DINING & DESTINATION GROWTH

Mitchell's dining landscape continues to evolve with Adamo's Kitchen, Bradley's Pub & Grille and Palace City Brewing adding significant activity downtown.

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