

# Land for Sale: DEVITT FARMS-HARRISBURG, SD

**Northeast Corner Cliff Avenue  
& Willow Street  
Harrisburg, SD 57032**

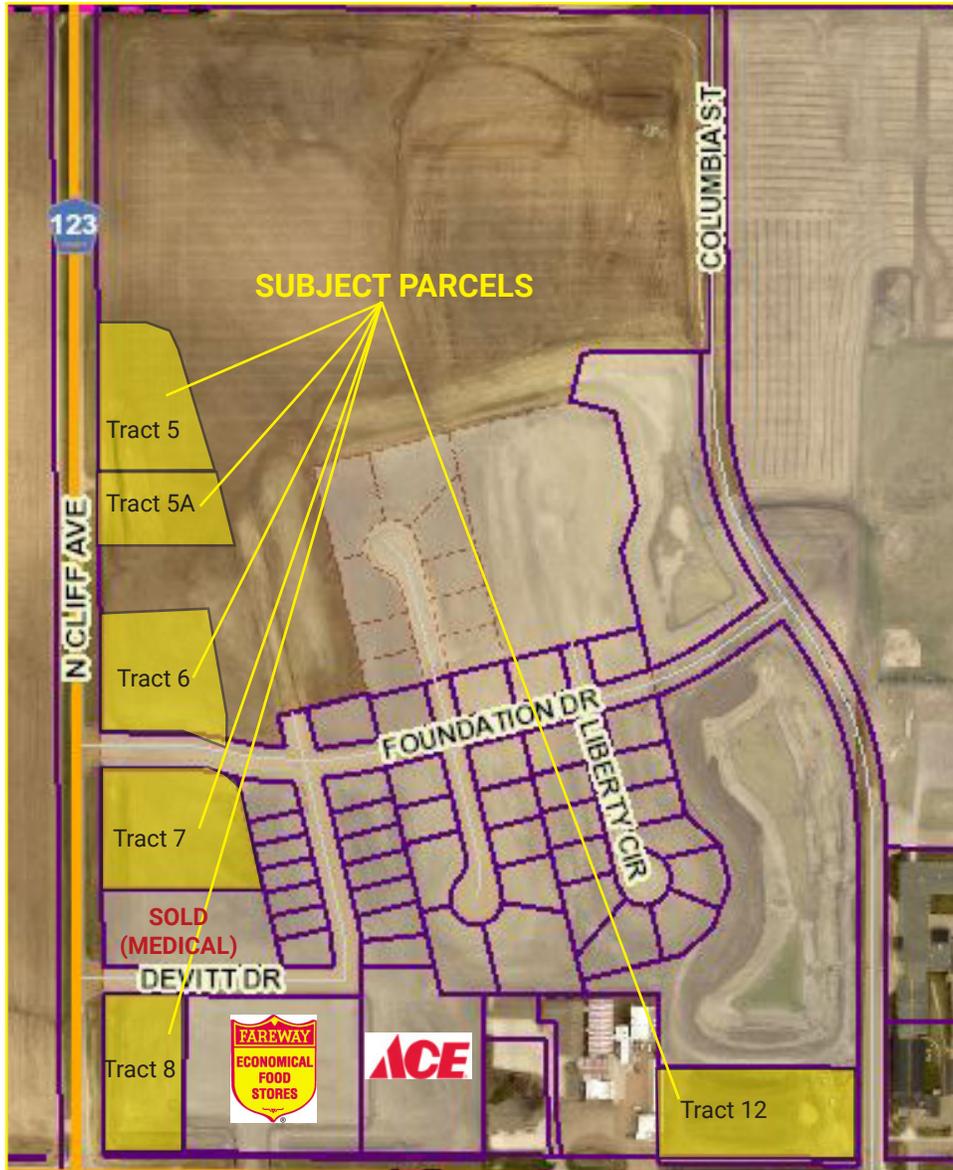
**AVAILABLE:**

Tract 5:	59,548 SF
Tract 5A:	40,397 SF
Tract 6:	72,003SF
Tract 7:	91,831 SF
Tract 8:	37,760 SF
Tract 12:	92,898 SF

**SALE PRICE:** \$4.75 - \$8.00 SF  
(See Pricing Map on Page 2)

**TERMS:** CASH

**ZONING:** GB  
(General Business)



## PROPERTY INFORMATION

- Superb location on the corner of Cliff Avenue and West Willow Street in the heart of Harrisburg, one of South Dakota’s fastest growing communities, with a population of 5,700 residents.
- Parcels may be sold together or separately, and may be subdivided.
- Co-tenancy includes Fareway Grocery and Ace Hardware.
- The adjacent Devitt Farms residential development is a natural traffic catalyst for all business use types. Home prices range from \$350,000—\$550,000.
- Do not wait to take advantage of this opportunity to be a part of the growing community of Harrisburg, South Dakota.
- Adjacent to Foundation Park and Liberty Elementary School.

**For more information,  
please contact:**

**Steve Van Buskirk**

**p:** 605.361.8211

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**e:** Steve@VBCLink.com



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2571 S Westlake Dr, Ste 100, Sioux Falls, SD 57106 | o: 605.361.8211 | f: 605.361.8052 | w: VBCLink.com

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## Why Choose Harrisburg?

As South Dakota's fastest growing community, Harrisburg provides residents with a high quality of life, small town values, and access to an estimated metro population of approximately 22,400 (2014). This access to a large percentage of South Dakota's population (30%) allows for easy market access to thousands of potential clients, workers, suppliers, and customers.

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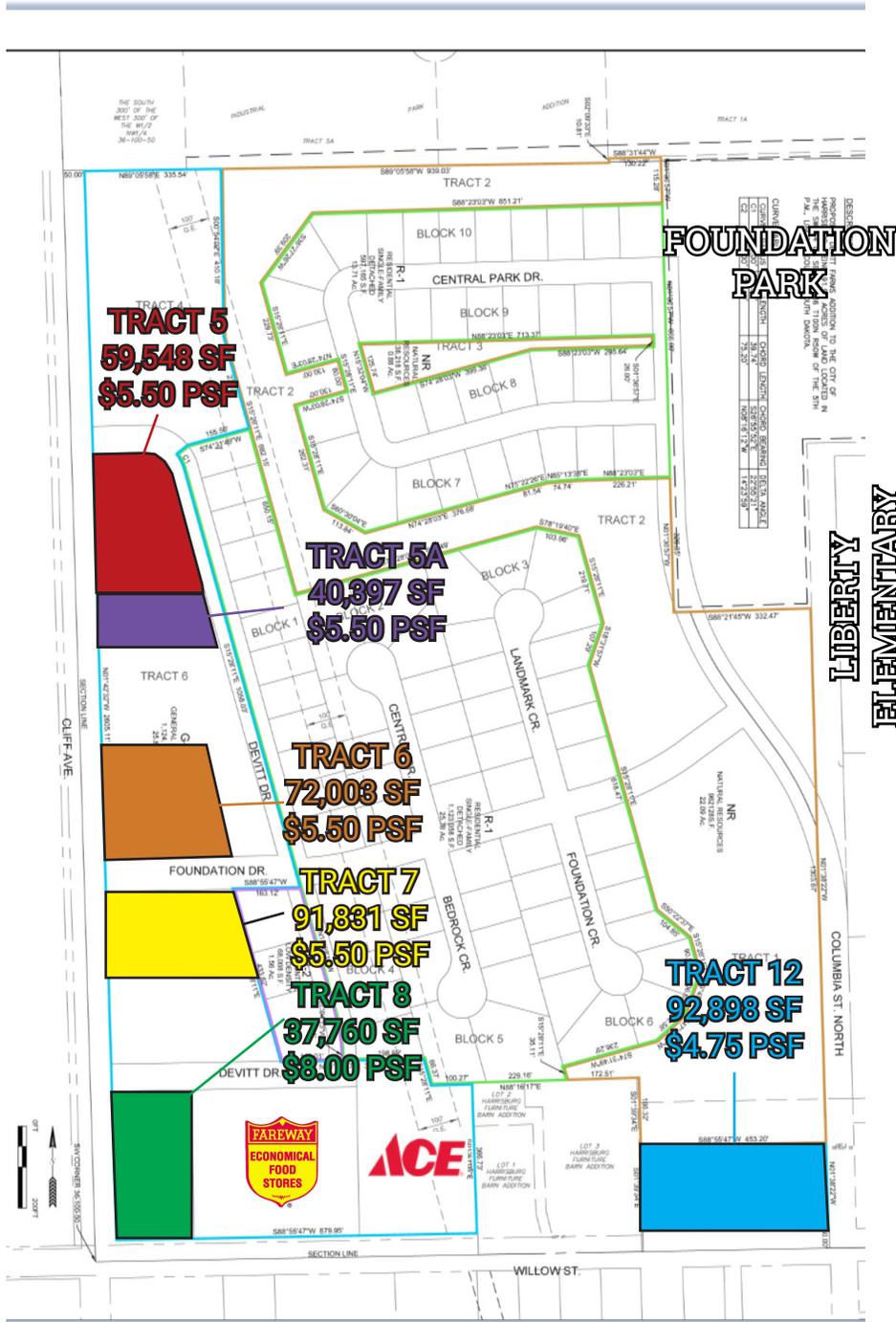
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## KEY DEMOGRAPHICS

Subject	3-mile radius		5-mile radius		10-mile radius		20-mile radius	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
<b>AGE</b>								
Universe:								
Total population	5,546		27,141		179,453		217,219	
Under 5 years	890	12.4	2,380	8.8	14,269	8	17,143	7.9
5 to 9 years	594	10.7	2,536	9.4	13,097	7.3	16,095	7.4
10 to 14 years	630	11.4	2,079	7.6	11,809	6.6	14,738	6.8
15 to 19 years	238	4.3	1,342	5	10,916	6.1	13,525	6.2
20 to 24 years	205	3.7	1,243	4.6	12,215	6.8	14,474	6.7
25 to 34 years	1,234	22.3	4,030	14.8	29,382	16.4	34,903	16.1
35 to 44 years	989	17.8	4,228	15.6	23,179	12.9	28,279	13
45 to 54 years	530	9.6	3,133	11.6	22,828	12.7	28,223	13
55 to 59 years	101	1.8	1,814	6.7	11,401	6.3	13,808	6.3
60 to 64 years	195	3.5	1,540	5.7	9,850	5.4	11,428	5.3
65 to 74 years	101	1.8	1,688	6.1	11,432	6.4	13,624	6.3
75 to 84 years	41	0.7	790	2.9	6,058	3.4	7,107	3.3
85 years and over	0	0	358	1.3	3,219	1.8	3,872	1.8
Median age in years	28.7		36		35.1		35.2	
<b>HOUSEHOLD INCOME AND BENEFITS</b>								
Universe:								
Total households	1,745		9,957		70,446		83,914	
Less than \$10,000	69	4	324	3.3	3,788	5.4	4,229	5
\$10,000 to \$14,999	11	0.6	149	1.5	3,014	4.3	3,381	4
\$15,000 to \$24,999	38	2.2	409	4.1	6,365	9	7,311	8.7
\$25,000 to \$34,999	68	3.9	616	6.2	8,138	11.5	9,330	11.1
\$35,000 to \$49,999	241	13.8	1,183	11.7	10,512	14.9	12,545	14.9
\$50,000 to \$74,999	431	24.7	1,575	15.8	13,999	19.7	16,428	19.6
\$75,000 to \$99,999	531	30.4	1,710	17.2	10,234	14.5	12,804	15.3
\$100,000 to \$149,999	298	17.1	1,983	19.7	8,981	12.7	11,347	13.5
\$150,000 to \$199,999	31	1.8	1,174	11.8	2,834	4	3,434	4.1
\$200,000 or more	27	1.5	874	8.8	2,884	3.8	3,105	3.7
Mean household income	\$77,679		\$109,433		\$72,025		\$72,868	
<b>EDUCATIONAL ATTAINMENT</b>								
Universe:								
Population 25 years and over	3,191		17,561		117,147		141,244	
Less than 9th grade	16	0.5	294	1.7	4,384	3.7	5,141	3.6
9th to 12th grade, no diploma	56	1.8	221	1.3	5,245	4.5	6,375	4.5
High school graduate (includes equivalency)	530	16.6	2,789	15.7	31,272	26.7	38,526	27.3
Some college, no degree	941	29.5	3,673	20.9	24,778	21.2	29,724	21
Associates degree	461	14.4	1,870	10.6	12,824	11	16,016	11.3
Bachelors degree	944	29.6	5,501	31.3	26,333	22.5	31,459	22.3
Graduate or professional degree	243	7.6	3,233	18.4	12,311	10.5	14,003	9.9
High school graduate or higher	3,119	97.7	17,046	97	107,518	91.8	129,728	91.8
Bachelor degree or higher	1,187	37.2	8,734	49.7	38,644	33	45,462	32.2
<b>HOME VALUES</b>								
Universe:								
Owner-occupied units	1,497		7,534		44,778		55,204	
Less than \$50,000	42	2.8	140	1.8	2,911	6.5	3,481	6.3
\$50,000 to \$99,999	138	9.2	190	2.5	4,732	10.6	5,636	10.2
\$100,000 to \$149,999	280	18.7	682	9	11,494	25.7	13,790	25
\$150,000 to \$199,999	508	33.9	1,483	19.4	11,158	24.9	13,826	25
\$200,000 to \$299,999	291	19.4	2,405	31.9	8,468	18.9	10,898	19.8
\$300,000 to \$499,999	161	10.8	1,823	24.2	4,858	10.4	5,880	10.8
\$500,000 to \$999,999	0	0	689	9.1	1,075	2.4	1,312	2.4
\$1,000,000 or more	77	5.1	140	1.9	233	0.5	304	0.6
\$2,000,000 or more	0	0	22	0.3	51	0.1	97	0.2
Average home value	\$225,088		\$292,628		\$190,301		\$198,836	

Harrisburg has seen incredible growth in the last ten years in its population and economic base, and is showing signs that the trend will continue.

This, and the close proximity to Sioux Falls, puts Harrisburg in a unique position for new employers to attract good employees from the local community and throughout the Sioux Empire.

The City of Harrisburg has an ordinance that allows new industrial and commercial structures, or additions to these types of structures, to be taxed at a reduced rate.

This discretionary tax ordinance results in a reduction of property taxes normally paid during the first five years following construction.

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