

FOR SALE

DEVITT FARMS LAND

NORTHEAST CORNER CLIFF AVENUE & WILLOW STREET HARRISBURG SD 57032



PRIME COMMERCIAL LAND IN BOOMING HARRISBURG SD



LOCATION

Located on Main and Main! Cliff Avenue is right in the heart of the Harrisburg growth, with new businesses moving in & things are thriving!



ZONING

Zoned for General Business. Perfect for office & retail in the center of new & old business, creating a community that can offer city options with small town comforts.



PRICE

Most Tracts
\$12.00 PSF

Contact Broker for
More Information



POPULATION

A vibrant community with a population of 7,090 & projected annual growth of 7%! A population of 9,654 by 2024 & 10,040 in 2025.



SIZE

Varies on parcel.
Subdividable.
See Page 4.



NEIGHBORS

Fareway Grocery, Ace Hardware, Dairy Queen, Casey's, Harrisburgers, Subway, Neighborhood Dental, Harrisburg Eye Care, Edward Jones, B&G Milkyway & more!

Information deemed reliable but not guaranteed.



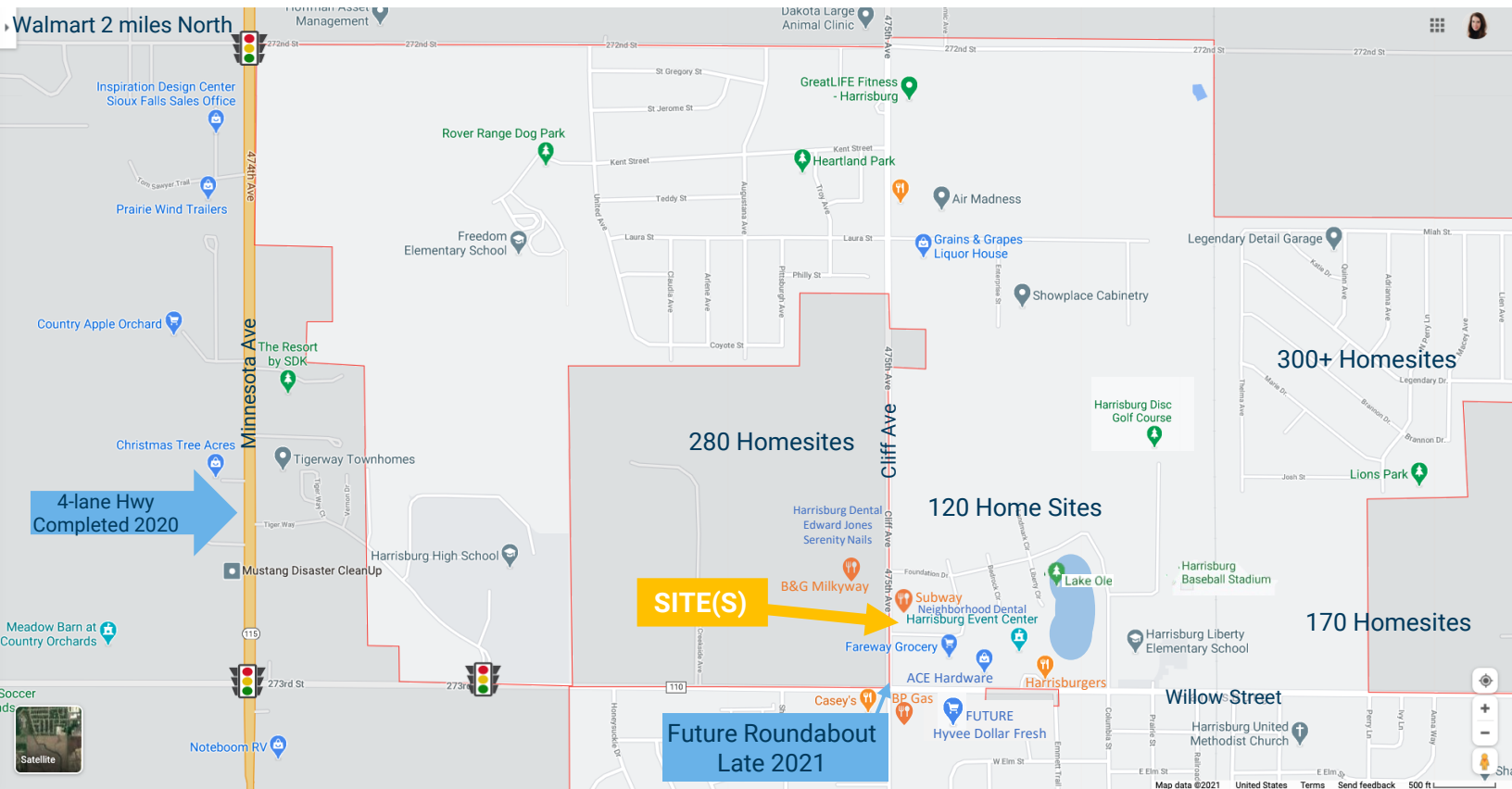
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2571 S Westlake Dr #100 Sioux Falls SD 57106



AREA MAP



Growth Projections

With quick growing populations, Harrisburg and Sioux Falls will intersect at approximately Minnesota Avenue and 90th Street by 2040. Minnesota Avenue (Highway 115) and Cliff Avenue are the primary arterial streets between Harrisburg and Sioux Falls. Minnesota Avenue has a current traffic count of 10,500 vehicles per day and an estimated 22,000 vehicles by 2045 and Cliff Avenue has a current traffic count of 6,370 vehicles per day, with a projected count of 14,700 vehicles by 2045.

Harrisburg SD Housing Permits Issued

In 2018, issued 38 new home permits and 5 multi-family permits (for 30 units) for 68 total permits.
In 2019, issued 88 new home permits and 7 multi-family permits (for 50 units) for 138, over 2x total permits.
In 2020, issued 73 new home permits and 12 multi-family permits (for 194 units) for 267 total permits, Jan-Sep. Growth!



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AERIAL IMAGES



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SITE PLAN

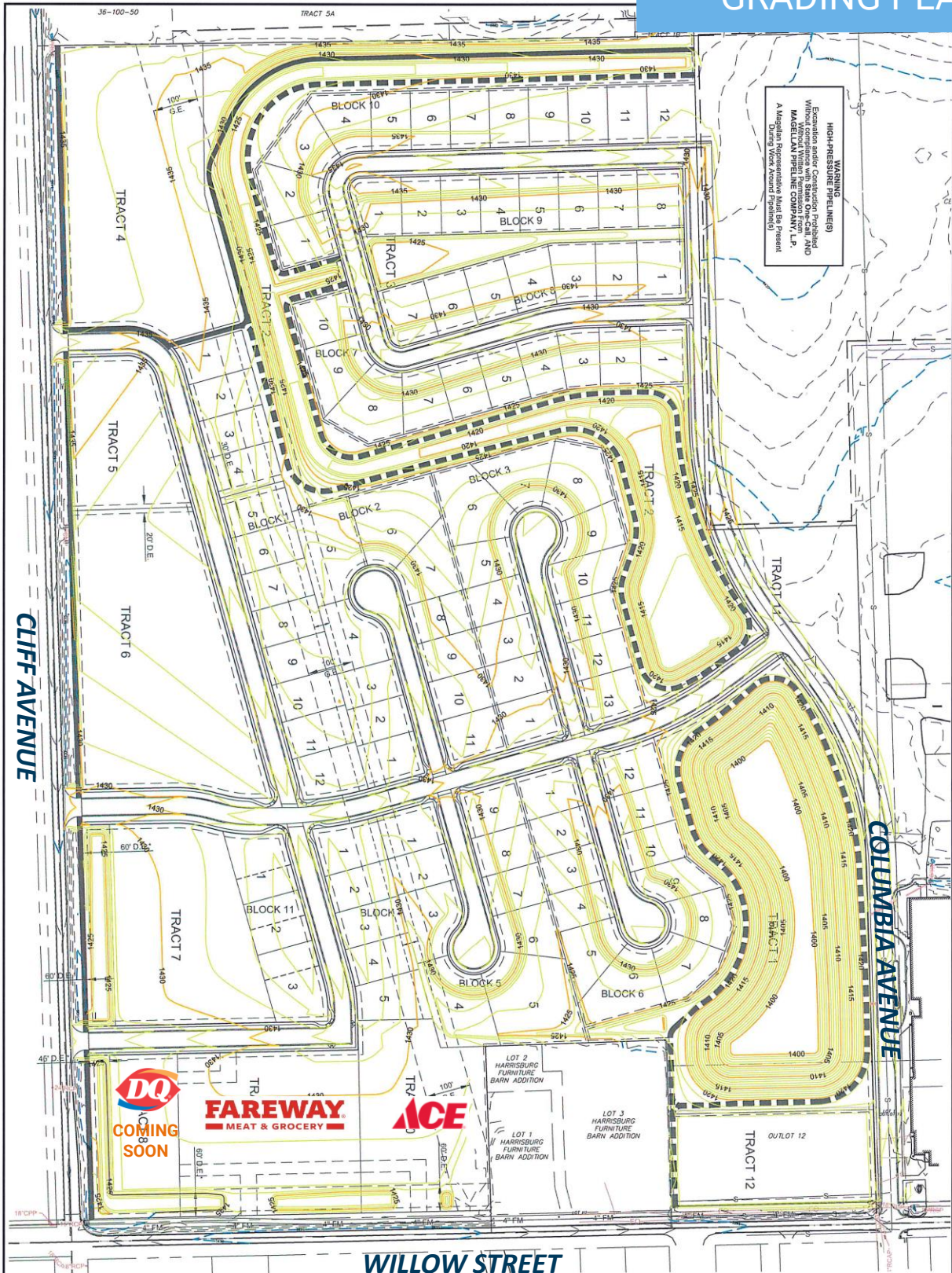


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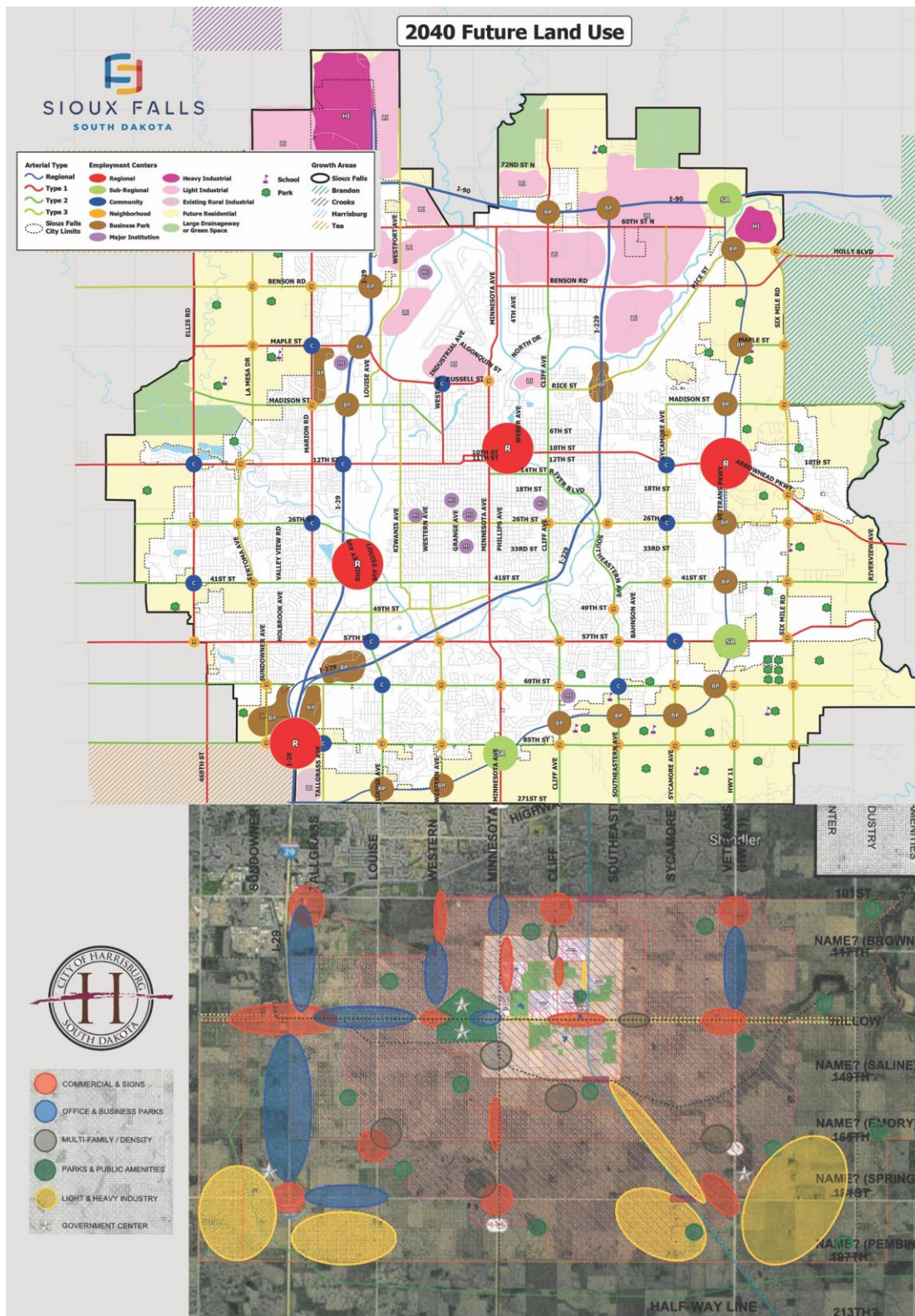
GRADING PLAN



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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 265,653 (2020). This access to one-third of South Dakota's population allows for easy market access to thousands of potential clients, workers, suppliers and customers.



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