

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 and thriving!



PRICE

Varies: \$12.00 - \$16.00 per square foot. See Page 4.



SIZE

Varies on parcel. Subdividable. See Page 4.



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.



POPULATION

A vibrant community with a 2023 population of 9,435, and projected annual growth of 9.14%. A population of 11,200 in 2025 and 12,000 in 2026.



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.



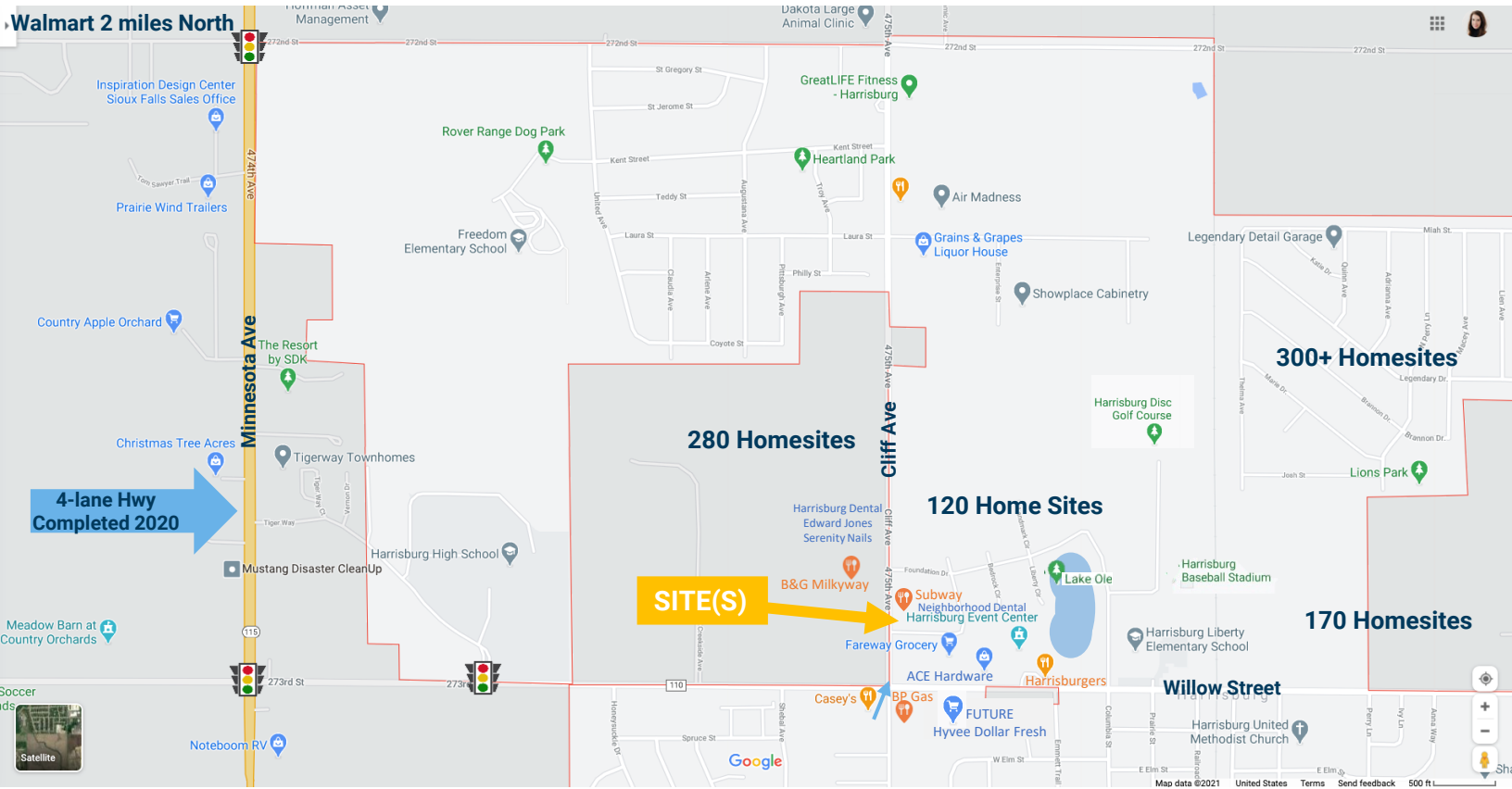
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2571 S Westlake Dr #100 Sioux Falls SD 57106



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 2020, issued 92 new home and 16 multi-family permits (for 209 units) for a total of 108 total permits.
 In 2021, issued 143 new home and 34 multi-family permits (for 145 units) for a total of 177 permits.
 In 2022, issued 126 new home permits and 74 multi-family permits (for 305 units) for a total of 200 permits.
 In 2023, issued 86 new home permits and 25 multi-family permits (for 77 units) for 111 total permits.
 Through July 2024, issued 30 new home permits and 15 multi-family permits (for 29 units) for 45 total permits.



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AERIAL IMAGES



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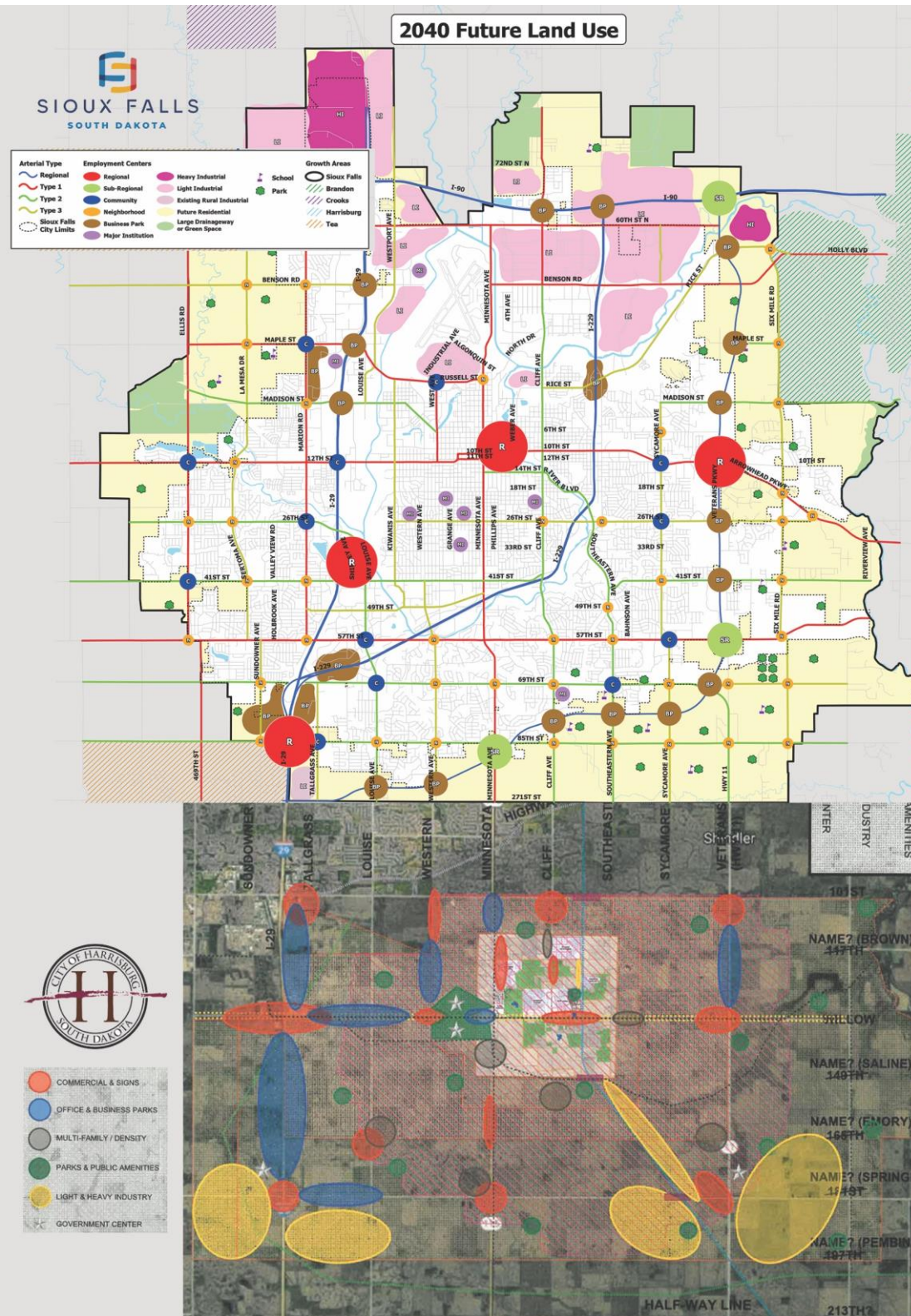
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SITE PLAN



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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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