

9-MILE CREEK DEVELOPMENT LAND

HARRISBURG, SD

**FOR
SALE**



DEVELOPMENT LAND FOR SALE NEAR FLOURISHING HARRISBURG, SD!



SIZE

65 +/- Acres.
Subdividable.



PRICE

\$39,000/Acre.



LOCATION

Property is in
southern
Harrisburg, SD.



TERRAIN

Make a lake!



ZONING

Currently zoned
A-1/Agricultural.
Other ideal uses include:

- Multi-Family
- Senior Housing
- Luxury Lots
- Villa Homes



SITE DELIVERY

Water, sewer to site.
Sycamore/476th Street
scheduled to be paved
in 2024.

Information deemed reliable but not guaranteed.



605.361.8211 | VBCcommercial.com

2571 S Westlake Dr #100 Sioux Falls SD 57106

**STEVE
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LINCOLN COUNTY AERIAL IMAGE

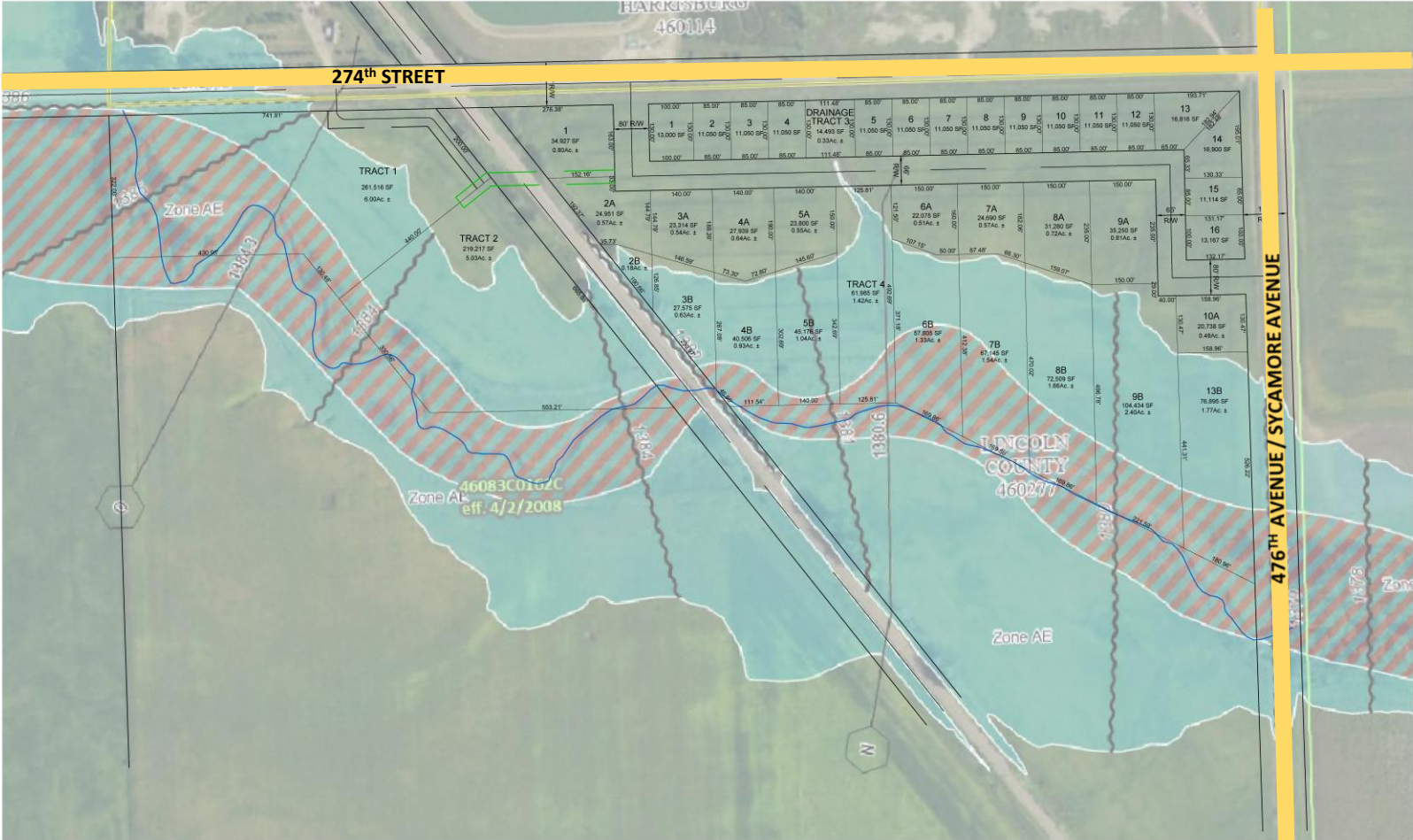


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CONCEPT LAYOUT



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AERIAL SITE PHOTOS



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DEMOGRAPHICS

KEY FACTS


2024 POPULATION: 10,539 (est.)



Between 2020 and 2023, the population of Harrisburg, SD grew by 37.8%, or more than 2,500 residents.

US Census Bureau & Population Report

EDUCATIONAL ATTAINMENT




| EDUCATION ATTAINED | PERCENTAGE |
|----------------------|------------|
| 9th to 12th Grade | 0.62% |
| Associates Degree | 15.22% |
| Bachelors Degree | 32.83% |
| Graduate Degree | 7.17% |
| High School Graduate | 25.53% |
| Less Than 9th Grade | 2.15% |
| Some College | 16.48% |

World Population Review

BUSINESS


Harrisburg is the fastest growing city in South Dakota. This growth has led to an increase in businesses in the area, including a coffee shop, gas station, and hotel. In 2023 the city spent \$12 million on enhancements that included sewer line upgrades and more, and in 2024 will invest \$10 million in infrastructure improvements.



Siouxland Proud


EMPLOYMENT

Harrisburg's economy employs 4,280 people, with the largest industries being healthcare and social assistance, finance and insurance, and educational services. From 2021 to 2022, employment in Harrisburg grew at a rate of 15.3%. Currently, Harrisburg has an 88.5% labor force participation rate with a 0.8% unemployment rate.




World Population Review and SD Dept of Labor

INCOME and HOUSING


 The largest share of households in Harrisburg, SD, have an income in the \$150k - \$200k range.

From 2020 through July 2024, Harrisburg has issued 641 residential building permits resulting in 477 new homes and 572 multi-family units.



Lincoln County, South Dakota

HOME OWNERSHIP

 The rate of home ownership in Harrisburg is 85.1%. On average, homes in Harrisburg will sell after 32 days on the market. In August 2024, the median listing home price in Harrisburg was \$417.5k. The median listing home price per square foot was \$220.

Realtor.com



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