

**FOR SALE**



# WUDEL WATERTOWN LAND

DEVELOPMENT LAND

**Bender**  
COMMERCIAL



**TBD 31ST STREET SE  
WATERTOWN, SD**



**80 ACRES**



**\$1,200,000  
(\$15,000/AC)**

- Future development land with frontage along I-29 available in Watertown, SD.
- Over 1,500' of frontage along I-29.
- Adjacent to Prairie Lakes Ice Arena.
- Easy access to Highway 212.
- DENR has provided a "Release of Reclamation Liability" – contact broker for further details.
- City of Watertown open to discussing future use options.

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# WUDEL WATERTOWN LAND



## DEVELOPMENT LAND





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## WATERTOWN, SD DEMOGRAPHICS

### Key Facts

#### KEY FACTS

23,055

Population



2.2

Average Household Size

39.0

Median Age

\$60,340

Median Household Income

#### EDUCATION

7.8%

No High School Diploma



36.4%

High School Graduate



33.0%

Some College/  
Associate's Degree



22.9%

Bachelor's/Grad/  
Prof Degree

#### BUSINESS



1,356

Total Businesses



17,116

Total Employees

#### EMPLOYMENT



White Collar

55.0%



Blue Collar

29.2%



Services

15.8%

1.3%

Unemployment Rate

#### INCOME



\$60,340

Median Household Income



\$34,559

Per Capita Income



\$108,724

Median Net Worth

#### 2023 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (19.3%)

The smallest group: \$150,000 - \$199,999 (2.8%)

Indicator ▲	Value	Diff	
<\$15,000	11.9%	+1.0%	
\$15,000 - \$24,999	7.9%	0	
\$25,000 - \$34,999	6.5%	+0.3%	
\$35,000 - \$49,999	13.8%	+0.5%	
\$50,000 - \$74,999	19.3%	0	
\$75,000 - \$99,999	15.3%	-0.7%	
\$100,000 - \$149,999	18.7%	-0.8%	
\$150,000 - \$199,999	2.8%	-0.4%	
\$200,000+	3.8%	+0.1%	

Bars show deviation from

Codington County