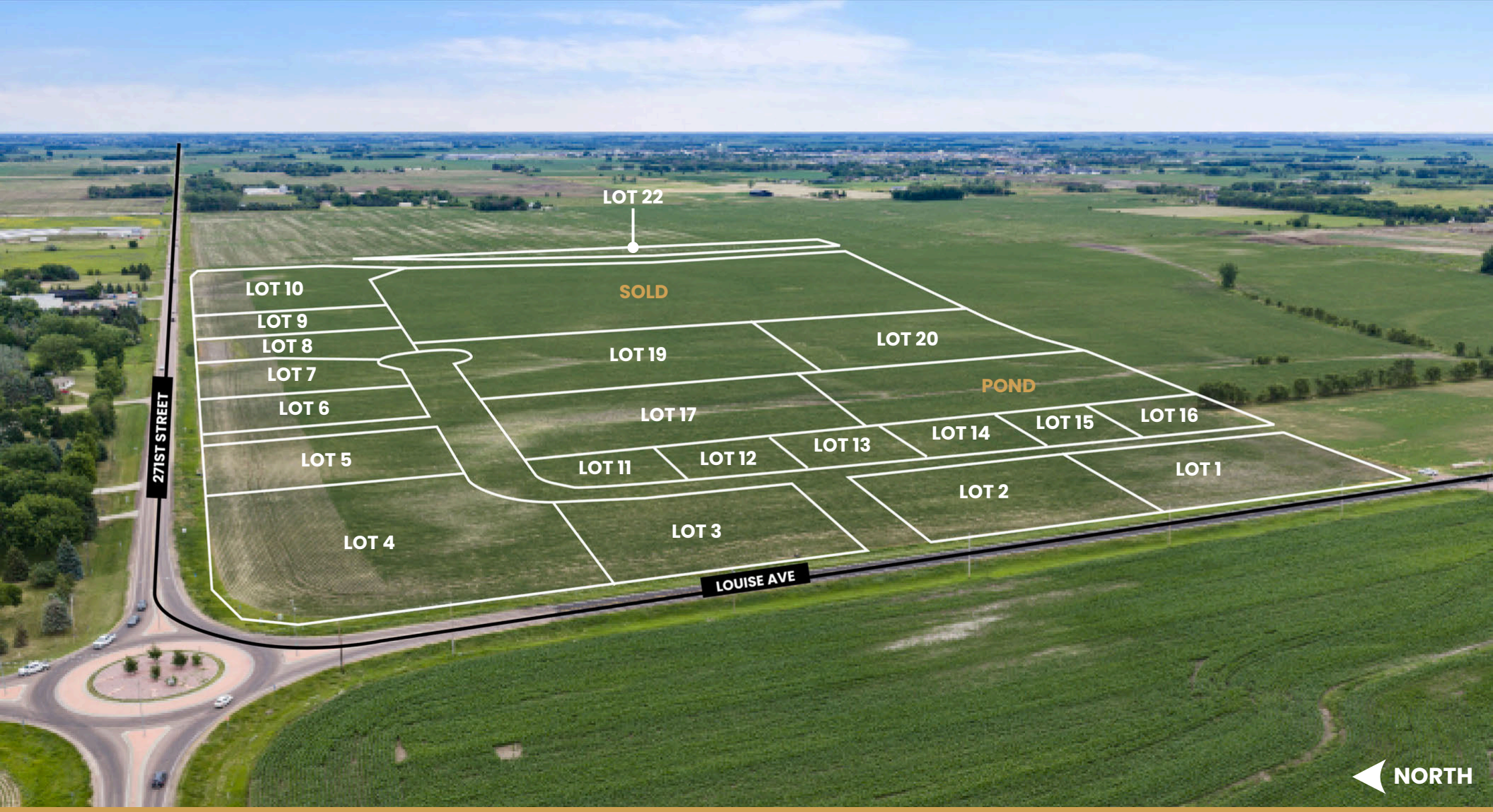

Bender
COMMERCIAL

ALLURA COMMERCIAL LAND

PRIME LAND OPPORTUNITY
HARRISBURG, SOUTH DAKOTA

0.71 - 4.50+ ACRES | $5.50-$12.00/SF





SITE HIGHLIGHTS

PRICE	$5.50-$12.00/SF
LOT SIZES	0.71 - 4.50+ Acres
ZONING	GB - General Business/Commercial
PROPERTY TYPE/CLASS	Retail, Office, Multifamily, Senior Housing, Medical Office

PROPERTY DETAILS:

- Commercial/office lots for sale with frontage along Highway 106 (271st Street) and Louise Avenue.
- Near Bakker Crossing Golf Course.
- Located between two Harrisburg elementary schools and a Harrisburg middle school with a new residential development to the south.
- Rare opportunity for commercial and office lots in Harrisburg with close proximity to Sioux Falls.
- Close proximity to future Veterans Parkway.



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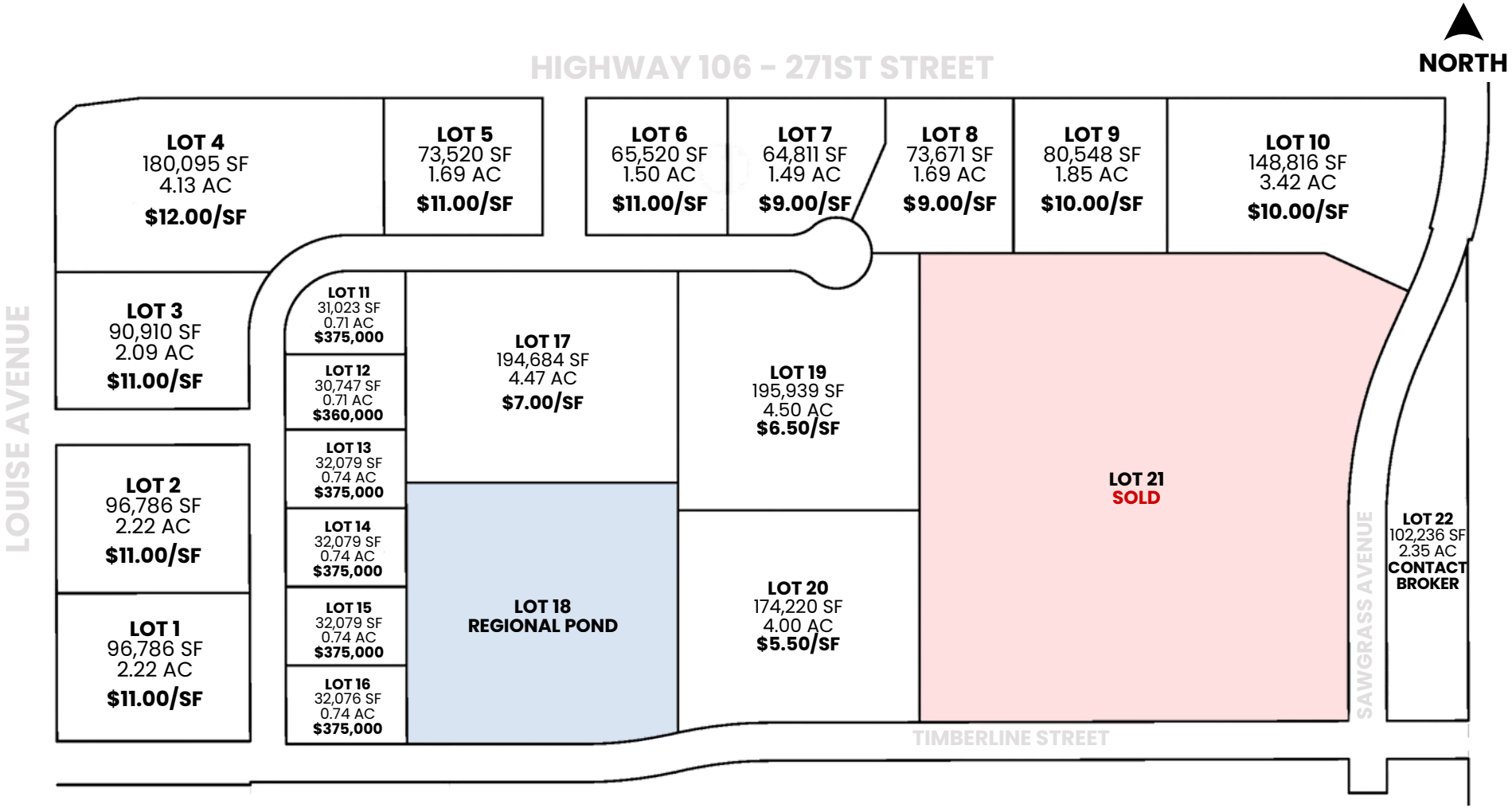
Information herein deemed reliable, but not guaranteed.

SITE MAP



Information herein deemed reliable, but not guaranteed.

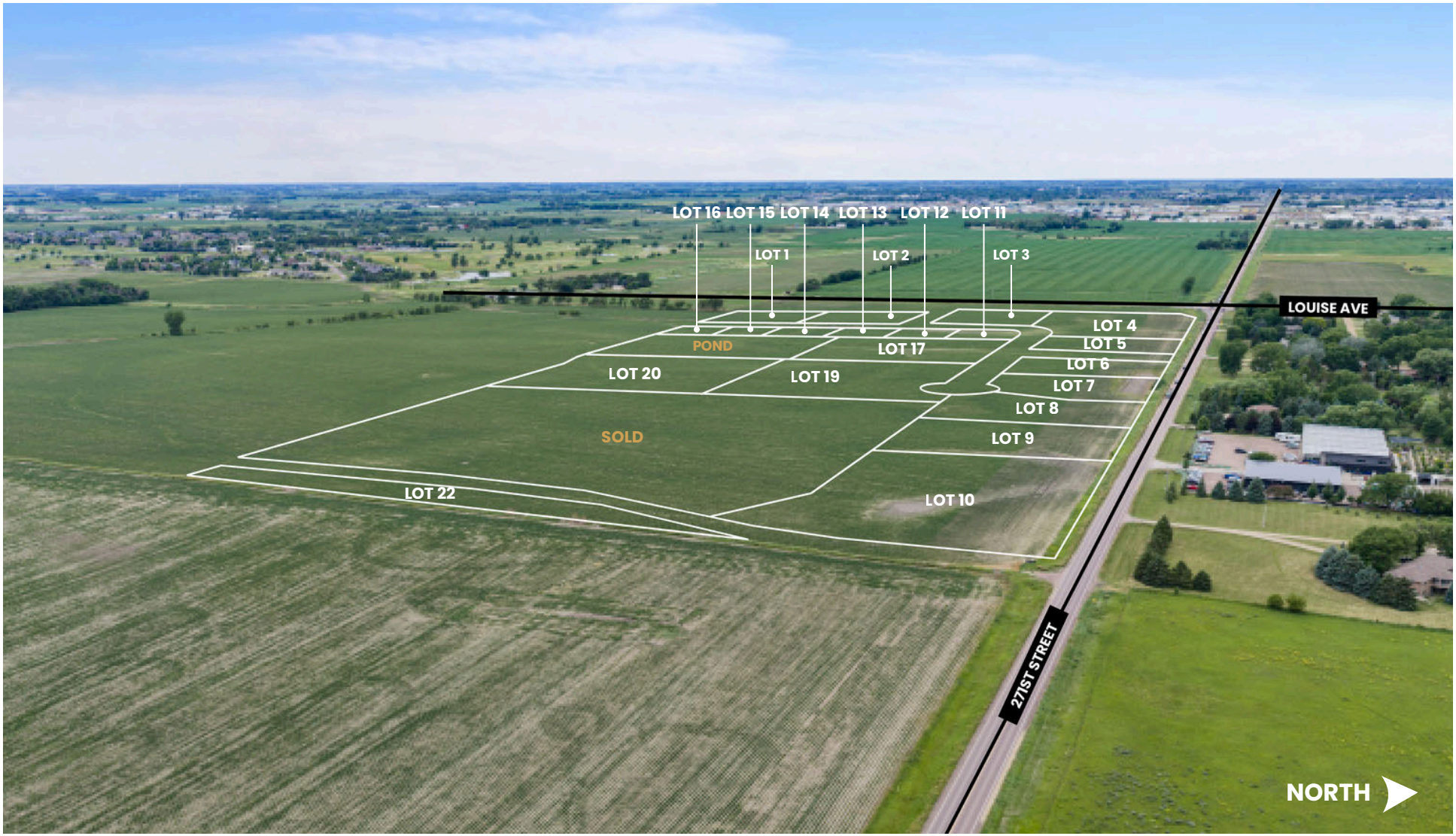
LOT INFORMATION

LOT	SQ. FT.	ACRES	PRICE/SF	LISTING PRICE
1	96,786	2.22	$11.00	$1,064,646
2	96,786	2.22	$11.00	$1,064,646
3	90,910	2.09	$11.00	$1,000,010
4	180,095	4.13	$12.00	$2,161,140
5	72,520	1.69	$11.00	$797,720
6	65,520	1.50	$11.00	$720,720
7	64,811	1.49	$9.00	$583,299
8	73,671	1.69	$9.00	$663,039
9	80,548	1.85	$10.00	$805,480
10	148,816	3.42	$10.00	$1,488,160
11	31,023	0.71	$12.09	$375,000
12	30,747	0.71	$11.70	$360,000
13	32,079	0.74	$11.69	$375,000
14	32,079	0.74	$11.69	$375,000
15	32,079	0.74	$11.69	$375,000
16	32,076	0.74	$11.69	$375,000
17	194,684	4.47	$7.00	$1,362,788
18	238,390	5.47	-	POND
19	195,939	4.50	$6.50	$1,273,603
20	174,220	4.00	$5.50	$958,210
21	696,862	16.00	-	SOLD
22	102,236	2.35	CONTACT BROKER	



Information herein deemed reliable, but not guaranteed.

SITE PLAN



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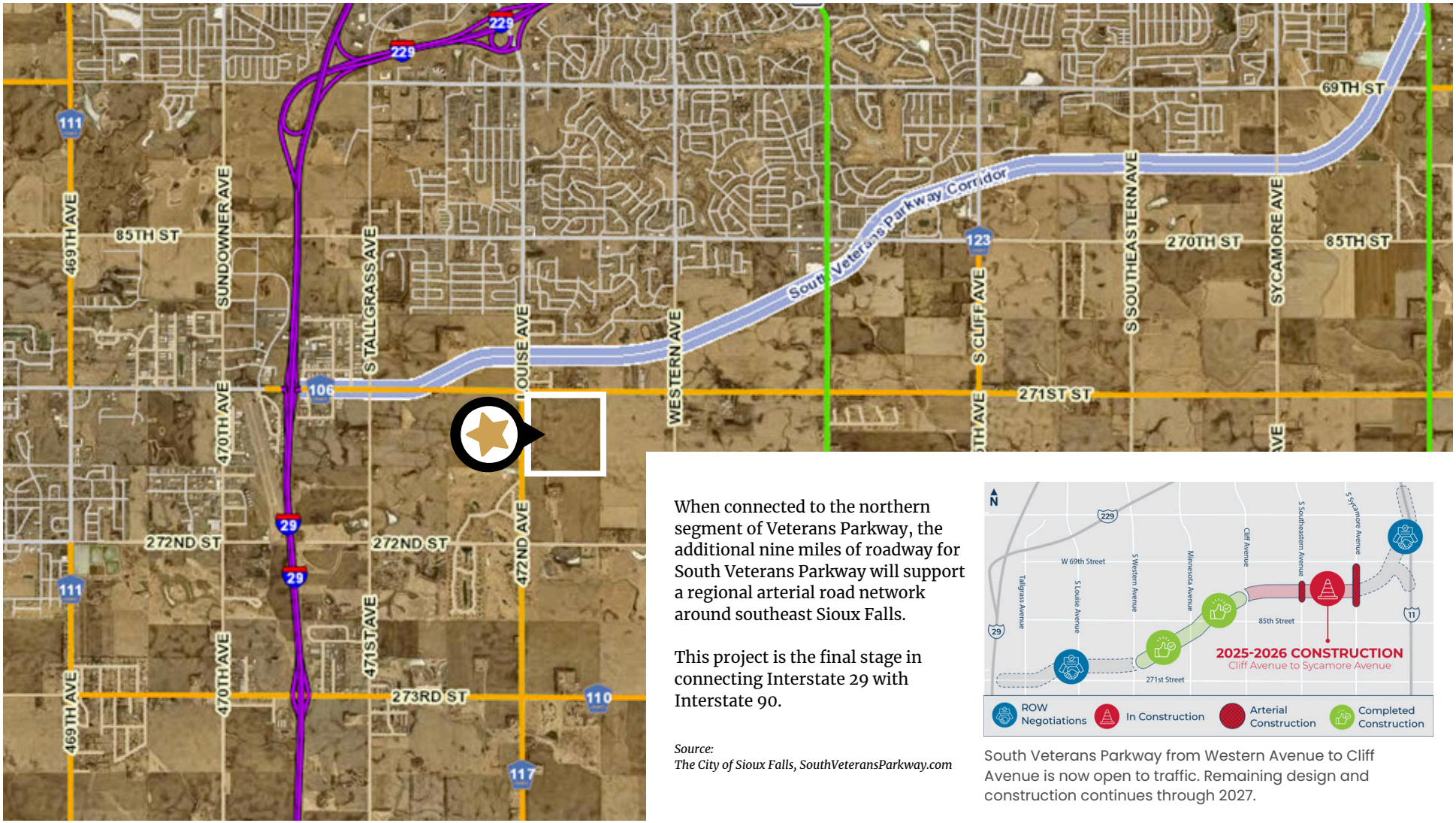
SOUTH VETERANS HIGHWAY & I-29



When connected to the northern segment of Veterans Parkway, the additional nine miles of roadway for South Veterans Parkway will support a regional arterial road network around southeast Sioux Falls.

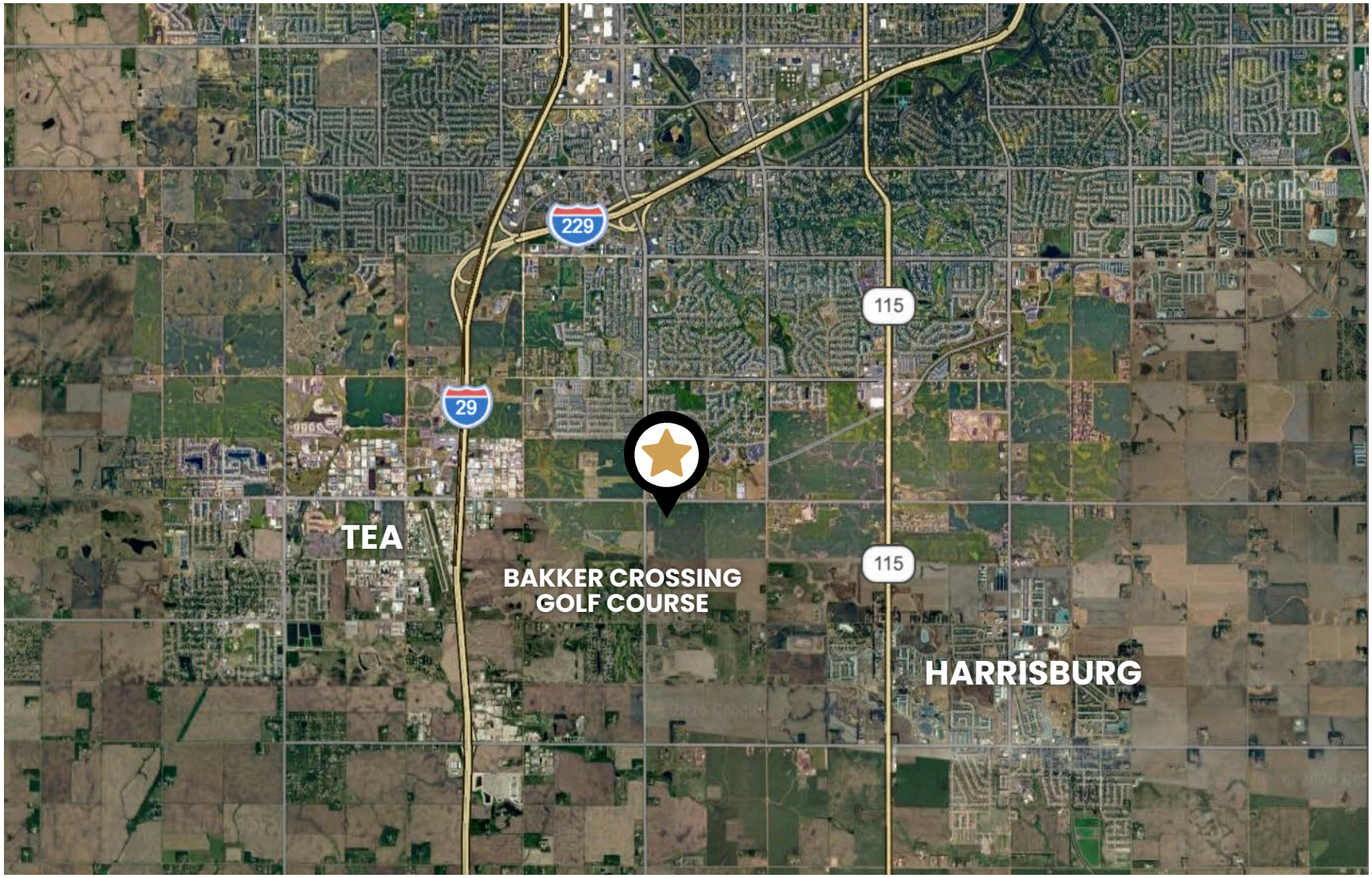
This project is the final stage in connecting Interstate 29 with Interstate 90.

Source:
The City of Sioux Falls, SouthVeteransParkway.com

South Veterans Parkway from Western Avenue to Cliff Avenue is now open to traffic. Remaining design and construction continues through 2027.

Information herein deemed reliable, but not guaranteed.

SITE LOCATION



Information herein deemed reliable, but not guaranteed.

5 MILE RADIUS DEMOGRAPHICS

KEY FACTS

97,804
Population

2.4
Average Household Size

36.2
Median Age

$92,842
Median Household Income

BUSINESS

4,505
2026 Total Businesses (NAICS)

52,592
2026 Total Employees (NAICS)

EMPLOYMENT

White Collar	71.9%
Blue Collar	14.9%
Services	13.1%

1.9%
Unemployment Rate

INCOME

$92,842
Median Household Income

$52,346
Per Capita Income

$289,028
Median Net Worth

EDUCATION

2.7%
No High School Diploma

19.0%
High School Graduate

30.7%
Some College/ Associate's Degree

47.6%
Bachelor's/Grad/ Prof Degree

HOUSING STATS

$332,391
Median Home Value

$14,317
Average Spent on Mortgage & Basics

$1,000
Median Contract Rent

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FOR MORE INFORMATION, PLEASE CONTACT:



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