



DAKOTA WOODS

15.25 +/- ACRES GENERAL BUSINESS DEVELOPMENT SITE

47298 272nd Street Sioux Falls, South Dakota 57108
The corner of 272nd Street and 473rd Avenue (Western Avenue)

CONTACT BROKER FOR PRICE INFORMATION
PROPERTY CAN BE SUBDIVIDED



PROPERTY DESCRIPTION

Don't miss out on this asymmetric opportunity to own a highly profitable development opportunity in the middle of the fastest-growing residential area in South Dakota

Unlock the potential of this prime property located in the vibrant Harrisburg area. Boasting favorable General Business zoning, this property offers an exceptional opportunity for land or retail investment. With convenient access to I-29, the location is ideal for attracting customers and businesses alike. Its strategic placement within the thriving developmental area of Harrisburg, including an elementary school, golf course, and residential developments, ensures visibility and accessibility, making it a standout choice for retail development. Don't miss out on the chance to be part of this promising investment—seize the opportunity and make your mark in this dynamic and sought-after location.

Harrisburg and Sioux Falls are in talks of paving 473rd to Western Avenue.

PROPERTY HIGHLIGHTS

- » Harrisburg's population has grown by more than 64% since 2020.
- » The local school district has experienced significant expansion, with enrollment increasing by nearly 700% since 2001.
- » Harrisburg has an estimated annual population growth rate of approximately 8%, making it the fastest-growing municipality in South Dakota.
- » Potential Uses:
 - Medical and business offices
 - Convenience stores
 - Hair salons
 - Veterinary offices
 - Chiropractic offices
 - Dental offices
 - Daycare centers

Harrisburg, South Dakota, has an estimated annual population growth rate of approximately 7.97%, making it one of the fastest-growing municipalities in the state.

POPULATION AND GROWTH DETAILS

Total Increase: The population has grown by more than 64% since the 2020 Census.

School District Growth: The local school district has experienced significant expansion, with enrollment increasing by nearly 700% since 2001

Strategically located within the triangle of Harrisburg, Sioux Falls, and Tea, South Dakota. All three cities are ranked among South Dakota's top growth areas, with Harrisburg ranked #1 for growth among cities in the state.



Ranked #1
for growth among
South Dakota cities

COMMUNITY MAP



RETAIL MAP



CONCEPT PLAN – THIS IS AN EXAMPLE ONLY

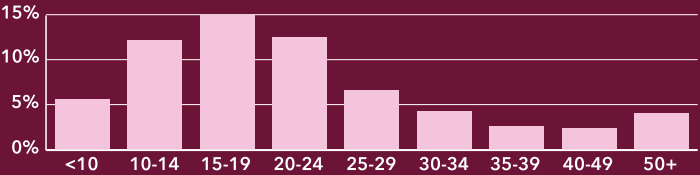


COMMUNITY SUMMARY

RING OF 20 MILES

282,022	1.61%	2.44	41.5	36.5	\$87,648	\$334,209	\$266,377	25.0%	59.2%	15.8%			
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Age <18	Age 18-64	Age 65+	14.1%	19.5%	66.4%
								Services	Blue Collar	White Collar			

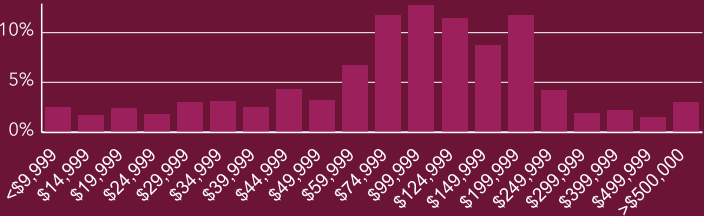
Mortgage as Percent of Salary



Home Value



Household Income

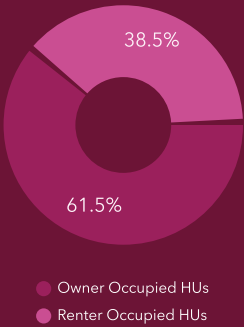


Age Profile: 5 Year Increments

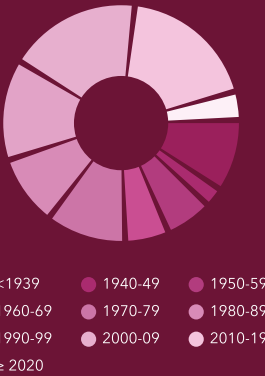


Dots show comparison to Lincoln County

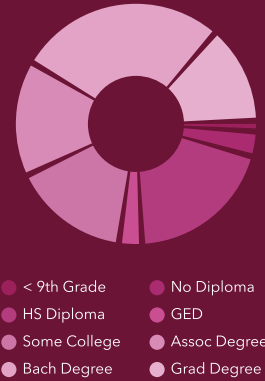
Home Ownership



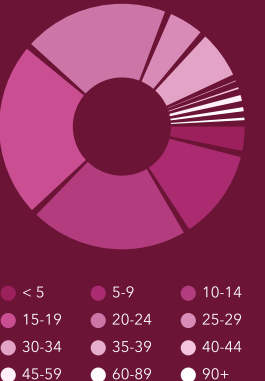
Housing: Year Built



Educational Attainment



Commute Time: Minutes





DON DROKE

LIC SD AND FL
REAL ESTATE BROKER

Berkshire Hathaway Midwest Realty
Commercial Division

📞 239-770-3002

✉️ dondroke@outlook.com



STACEY SIEVERDING

LIC SD AND MN
REAL ESTATE BROKER

Berkshire Hathaway Midwest Realty
Commercial Division

📞 605-728-1390

✉️ stacey@bhhsr.com

Don Droke graduated from Briar Cliff University with a B.A. in Human Resource Management. He spent 9 years in Occupational Health and Safety, and was a business owner in Sioux City for 13 years with 45 employees and 300 Accounts. Don sold that business and moved to Bonita Springs where he has been a resident since 2004. As a Realtor Don has achieved over 200 million in closed sales and has been one of the top Realtors for the Bonita-Estero Association of Realtors for 10 years in a row. In addition, he is a top producer for Berkshire Hathaway Florida Realty in the state of Florida and has achieved a top 25 in the State 3 years as well as maintains a top 5% globally for his company.

Don continues to further himself as a Realtor® with the certifications he has received, Graduate Realtor Institute designation (GRI), Commercial Real Estate Certified (CREC) and Relocation Specialist. He has experience in all levels of Real Estate: residential, commercial, industrial, land acquisitions and relocations. Don is currently a CCIM candidate.

Licensed Broker in Florida & South Dakota with Berkshire Hathaway Commercial Division.

Don Droke brings energy, excitement, and dedication to all his clients, with marketing and advertising skills that are second to none. Your listing will have the true exposure it deserves.

Stacey Sieverding Licensed Broker in South Dakota and Minnesota with Berkshire Hathaway HomeServices Midwest Realty Commercial Division.

Stacey graduated from the University of South Dakota with a B.A. in Business. Her career started at KTTW FOX TV in Sioux Falls, where she spent over 25+ years. She was the General Manager when the station closed its doors in 2020. Stacey then obtained her real estate license. She and her husband were developing a residential development in Hartford, as well as other real estate investments. As a Realtor, Stacey has been involved in both the commercial and residential divisions and in just over 3 years has achieved over 20 million dollars in real estate transactions. With Berkshire Hathaway HomeServices Midwest Realty, Stacey has been recognized as being in the top 14% globally with her company. She has experience in many areas of real estate including residential, land acquisitions, commercial, office, retail, industrial sales and leases, and residential developments. Commercial Real Estate Certified (CREC)

Stacey works hard for her clients and makes their needs a number one priority. Her background in marketing and advertising is a true asset in helping her clients to market their real estate.

CONFIDENTIALITY AGREEMENT

It is understood and agreed that the principals, assigns, agents or others authorized to disclose confidential information, hereinafter referred to as Discloser(s), may provide confidential information to the recipient(s) identified below. It is also agreed that the information disclosed is and must be kept confidential. To ensure the protection of such information, and to preserve its confidentiality, it is agreed that:

1. The Confidential Information to be disclosed includes, but is not limited to, business and financial data for _____

_____.

2. The Recipient(s) shall limit disclosure of Confidential Information within its own organization to its directors, officers, partners, members, employees and/or independent contractors (collectively referred to as "affiliates") having a need to know. The Recipient(s) and affiliates will not disclose the confidential information obtained from the discloser unless required to do so by law.

3. This Agreement imposes no obligation upon Recipient(s) with respect to any Confidential Information (a) that was in Recipient's possession before receipt from Discloser; (b) is or becomes a matter of public knowledge through no fault of Recipient; (c) is rightfully received by Recipient from a third party not owing a duty of confidentiality to the Discloser; (d) is disclosed without a duty of confidentiality to a third party by, or with the authorization of, Discloser; or (e) is independently derived by Recipient.

4. This Agreement states the entire agreement between the parties concerning the disclosure of Confidential Information. Any addition or modification to this Agreement must be made in writing and signed by the parties.

5. If any of the provisions of this Agreement are found to be unenforceable, the remainder shall be enforced as fully as possible and the unenforceable provision(s) shall be deemed modified to the limited extent required to permit enforcement of the Agreement as a whole.

WHEREFORE, the recipient(s) acknowledge that they have read and understand this Agreement and voluntarily accept the duties and obligations set forth herein.



DON DROKE

LIC SD AND FL
REAL ESTATE BROKER
BERKSHIRE HATHAWAY MIDWEST REALTY
COMMERCIAL DIVISION

📞 239-770-3002

✉️ dondroke@outlook.com



STACEY SIEVERDING

LIC SD AND MN
REAL ESTATE BROKER
BERKSHIRE HATHAWAY MIDWEST REALTY
COMMERCIAL DIVISION

📞 605-728-1390

✉️ stacey@bhhsmr.com

DAKOTA WOODS

15.25 +/- ACRES GENERAL BUSINESS DEVELOPMENT SITE
THE CORNER OF 272ND STREET AND 473RD AVENUE (WESTERN AVENUE)



Don't miss out on this asymmetric opportunity to own a highly profitable development opportunity in the middle of the fastest-growing residential area in South Dakota

CONTACT:

DON DROKE

LIC SD AND FL
REAL ESTATE BROKER

BERKSHIRE HATHAWAY MIDWEST REALTY - COMMERCIAL DIVISION

☎ 239-770-3002

✉ dondroke@outlook.com

STACEY SIEVERDING

LIC SD AND MN
REAL ESTATE BROKER

BERKSHIRE HATHAWAY MIDWEST REALTY - COMMERCIAL DIVISION

☎ 605-728-1390

✉ stacey@bhhsmr.com