

Bossman Land

Western Avenue And Mickelson Street , Hartford, SD 57033

FOR SALE

Property Summary



Property Description

5.75 acres with the option to subdivide. This exceptional property offers a strategic location on the corner of Western Ave and Mickelson St. ideal for retail and land development, providing ample space and potential for innovative retail concepts. The property presents a promising canvas for retail and land investment and expansion. Embrace the potential to transform this land into a vibrant retail asset, capitalizing on the area's growing commercial landscape and promising opportunities for retail and land development in Hartford.

Property Highlights

- Corner lot with strategic location for development
- \$2.00 per square foot
- Water and Sewer available at property
- Zoning allows for residential and favorable rezoning for retail and office use
- Buyer responsible for rezoning and following FEMA guidelines

Offering Summary

Sale Price:	\$500,940
Lot Size:	250,470 SF

Demographics	1 Mile	3 Miles	5 Miles
Total Households	1,053	1,502	1,778
Total Population	2,927	4,205	4,991
Average HH Income	\$118,854	\$126,101	\$129,185

Stacey Sieverding
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1120 E. 77th Street
Sioux Falls, SD 57108
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[View Website](#)

BERKSHIRE
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HOMESERVICES

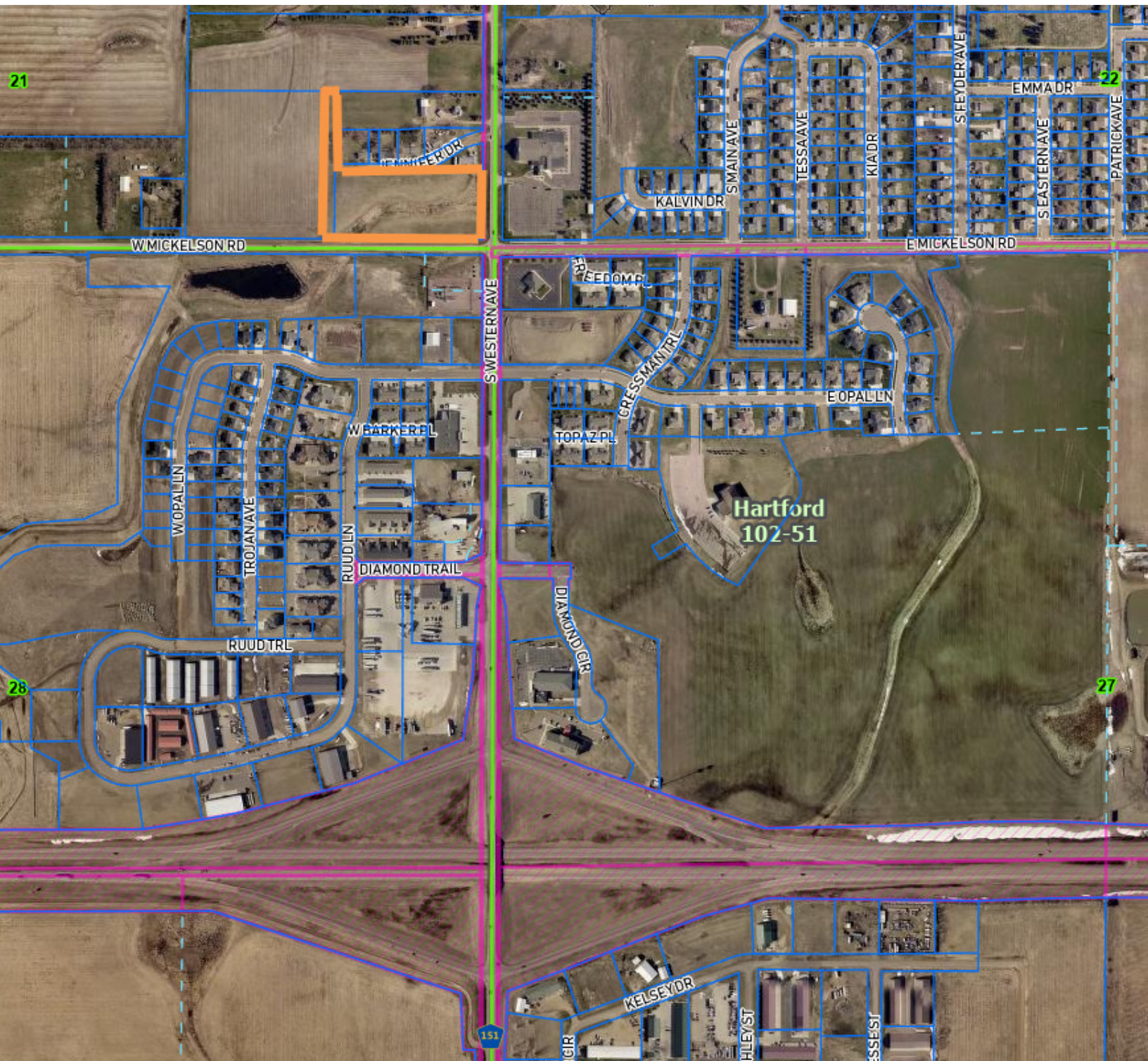
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Additional Photos



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Retailer Map



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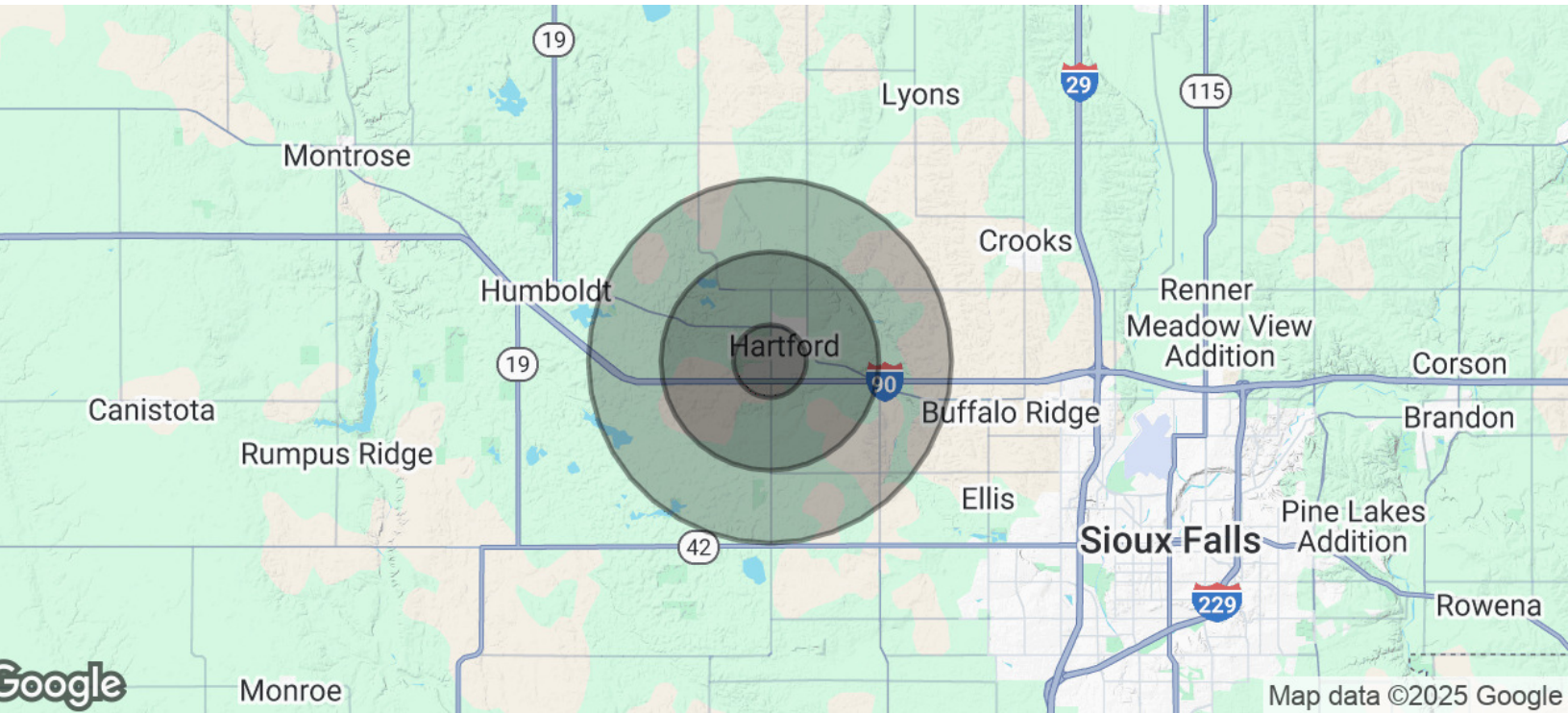
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Demographics Map & Report



Population	1 Mile	3 Miles	5 Miles
Total Population	2,927	4,205	4,991
Average Age	36	36	37
Average Age (Male)	35	36	36
Average Age (Female)	37	37	38

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,053	1,502	1,778
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$118,854	\$126,101	\$129,185
Average House Value	\$346,880	\$382,453	\$404,163

Demographics data derived from AlphaMap

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