

3.66 Acres of Land



Celebration Land

TBD Pasque Flower Trail, Brandon, SD 57005

Property Features

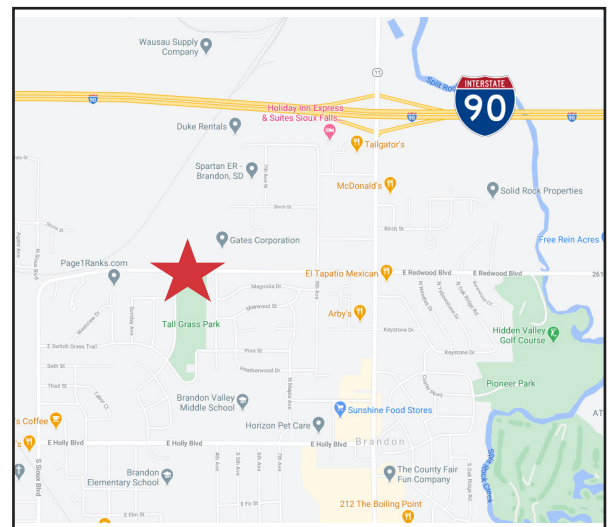
- Rare in-fill development opportunity
- Approximate Lot dimensions are:
 - Redwood Blvd frontage – Approximately 460 linear feet
 - Pasque Flower frontage – Approximately 370 linear feet
- Approximately 159,310 SF or 3.66+/- acres
- Ownership is obtaining a survey and replatting land into its own separate parcel, tax ID and address
- Zoned R-1, single family homes

Pricing

- List price is \$2.25 PSF to \$3.50 PSF, depending on obtaining conditional use for townhomes/duplex or rezoning to R-2 for multifamily

Location

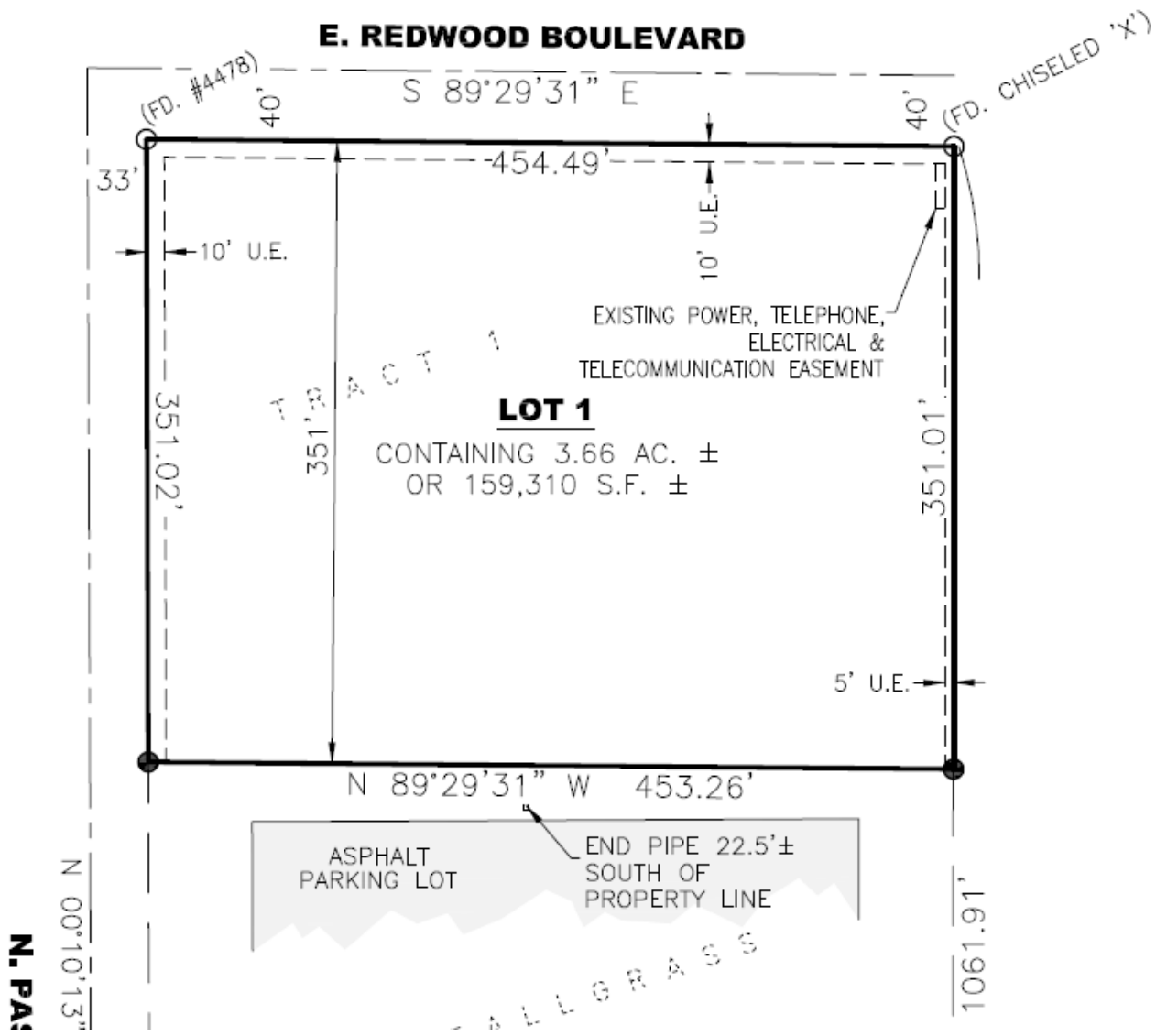
- Located just south of I-90 in Brandon, SD
- Area neighbors include: Celebration United Methodist Church, Gates Corporation, Tall Grass Park, walk to Brandon Valley Elementary & Middle Schools



For more information:

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FOR SALE



DEMOGRAPHIC SUMMARY

Brandon, South Dakota
Ring of 3 miles

KEY FACTS

12,203
Population



4,429
Households

35.1
Median Age

\$65,826
Median Disposable Income

EDUCATION

2%
No High School Diploma



22%
High School Graduate



37%
Some College



40%
Bachelor's/Grad/Prof Degree

INCOME



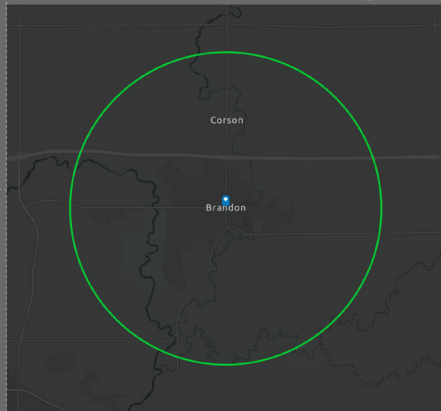
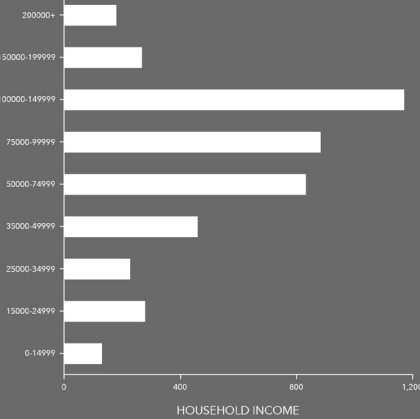
\$81,301
Median Household Income



\$32,988
Per Capita Income



\$180,192
Median Net Worth



EMPLOYMENT

70% White Collar
18% Blue Collar
12% Services

5.1%
Unemployment Rate

This infographic contains data provided by Esri. The vintage of the data is 2020, 2025.

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