

For Sale

Commercial Land

List price: \$4.50/ sq. ft.



## Opal Lane & Western Ave. Lots

Hartford, SD 57033

### Property Features

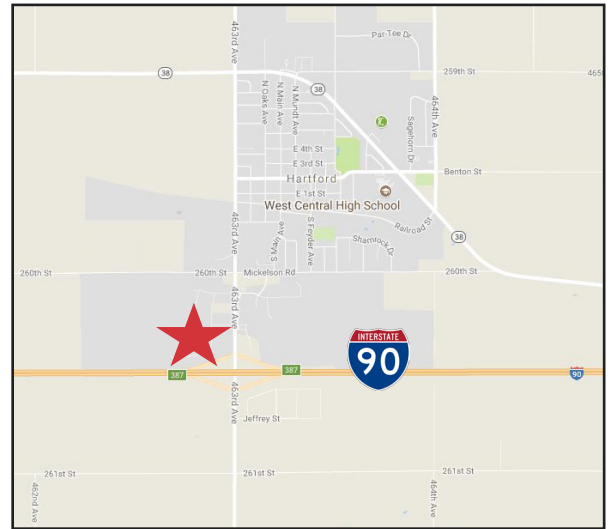
- Size: +/- 2 acres
- Zoning: CC - Community Commercial
- Adjacent land to east available, could be combined
- One or more owners are licensed real estate brokers in the State of South Dakota

### Price

- List Price: +/- \$372,040 (\$4.50/ sq. ft.)

### Location

- Located just north of I-90 in Hartford, SD off Exit 387
- Area neighbors include: Gillespie Outdoor Power Equipment, Brisk RV Sales, Coffee Cup Fuel Stop, Tammen Auto & Tire, Ace Hardware (under construction)



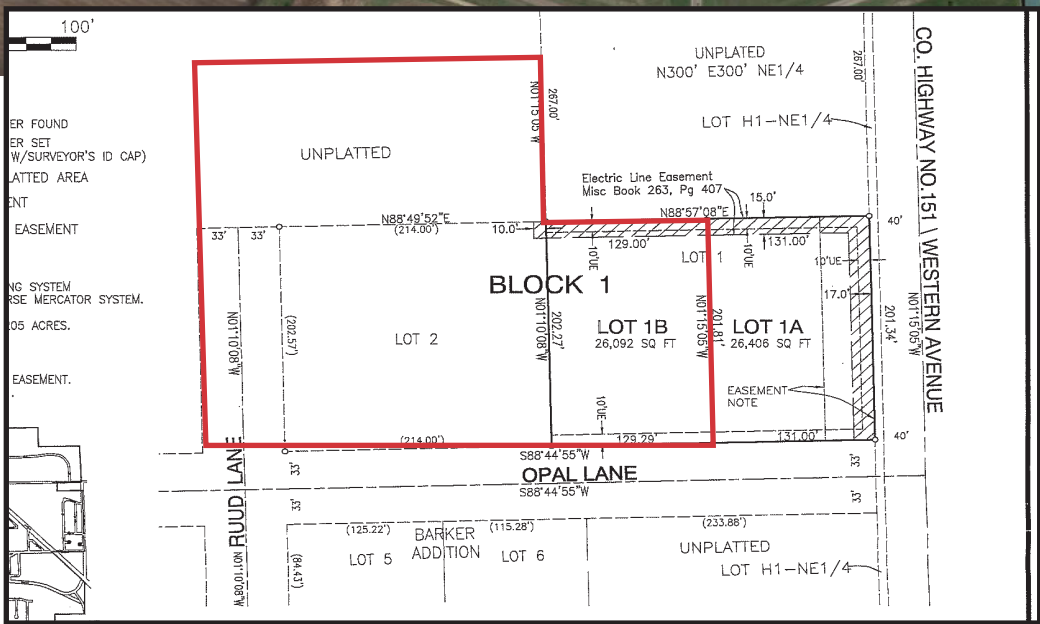
**Craig Hagen, CCIM, SIOR**

605 444 7115 Office

605 310 4227 Cell

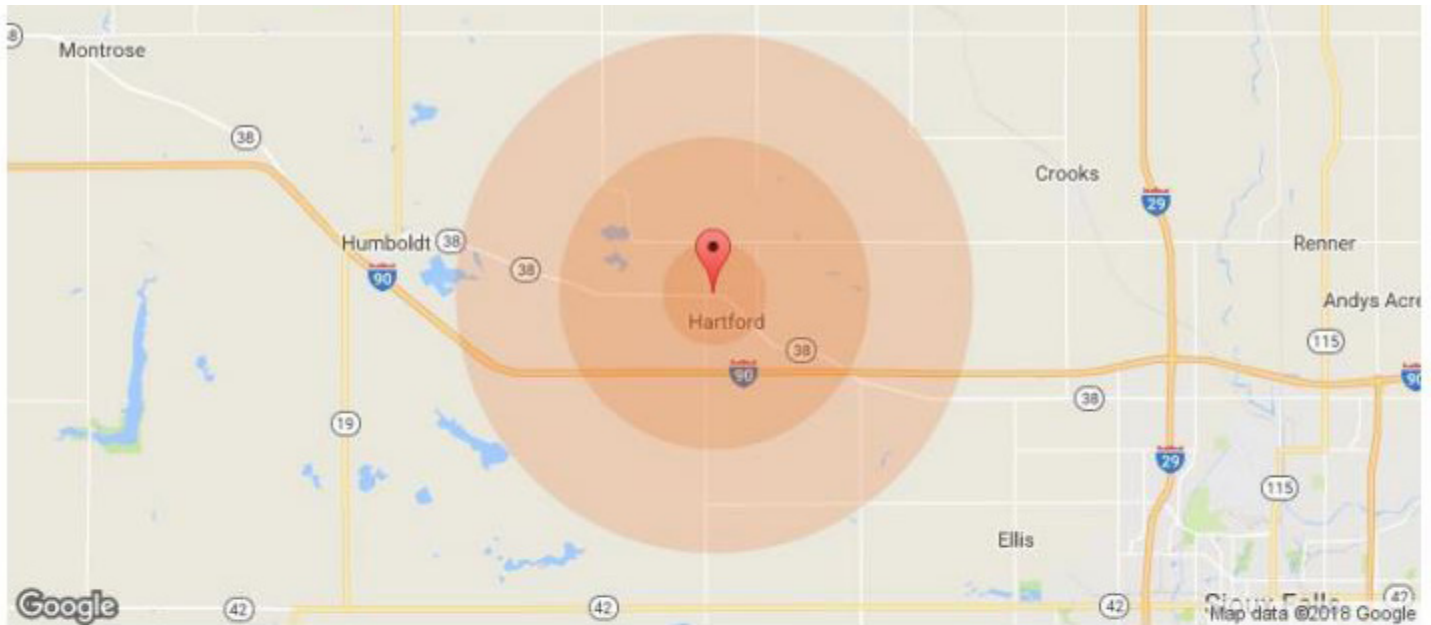
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**Commercial Land**  
 Hartford, SD





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<u>Population Characteristic</u>	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>	<u>Household Income</u>	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Ages 0-4	215	215	321	Median Household Income	\$59,452	\$59,452	\$63,799
Ages 5-9	274	274	408	< \$10000	20	20	33
Ages 10-14	286	286	418	\$10000-\$14999	52	52	58
Ages 15-19	295	295	433	\$15000-\$19999	49	49	66
Ages 20-24	277	277	425	\$20000-\$24999	70	70	80
Ages 25-29	231	231	368	\$25000-\$29999	60	60	69
Ages 30-34	208	208	323	\$30000-\$34999	37	37	37
Ages 35-39	191	191	287	\$35000-\$39999	90	90	132
Ages 40-44	201	201	308	\$40000-\$44999	52	52	124
Ages 45-49	234	234	358	\$45000-\$49999	41	41	73
Ages 50-54	225	225	356	\$50000-\$60000	119	119	186
Ages 55-59	201	201	330	\$60000-\$74000	127	127	217
Ages 60-64	164	164	285	\$75000-\$99999	280	280	361
Ages 65-69	127	127	205	\$100000-\$124999	133	133	216
Ages 70-74	70	70	125	\$125000-\$149999	36	36	93
Ages 75-79	42	42	77	\$150000-\$199999	13	13	25
Ages 80-84	29	29	45	> \$200000	13	13	61
<u>Race Characteristic</u>	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>	<u>Characteristic Housing</u>	<u>1 Mile</u>	<u>3 Mile</u>	
Non Hispanic White	3,288	3,288	5,108	Housing Units	1,138	1,138	
Population Black	7	7	7	Occupied Housing Units	1,099	1,099	
Population Am In/AK Nat	10	10	17	Owner Occupied Housing Units	869	869	
				Renter Occupied Housing Units	230	230	