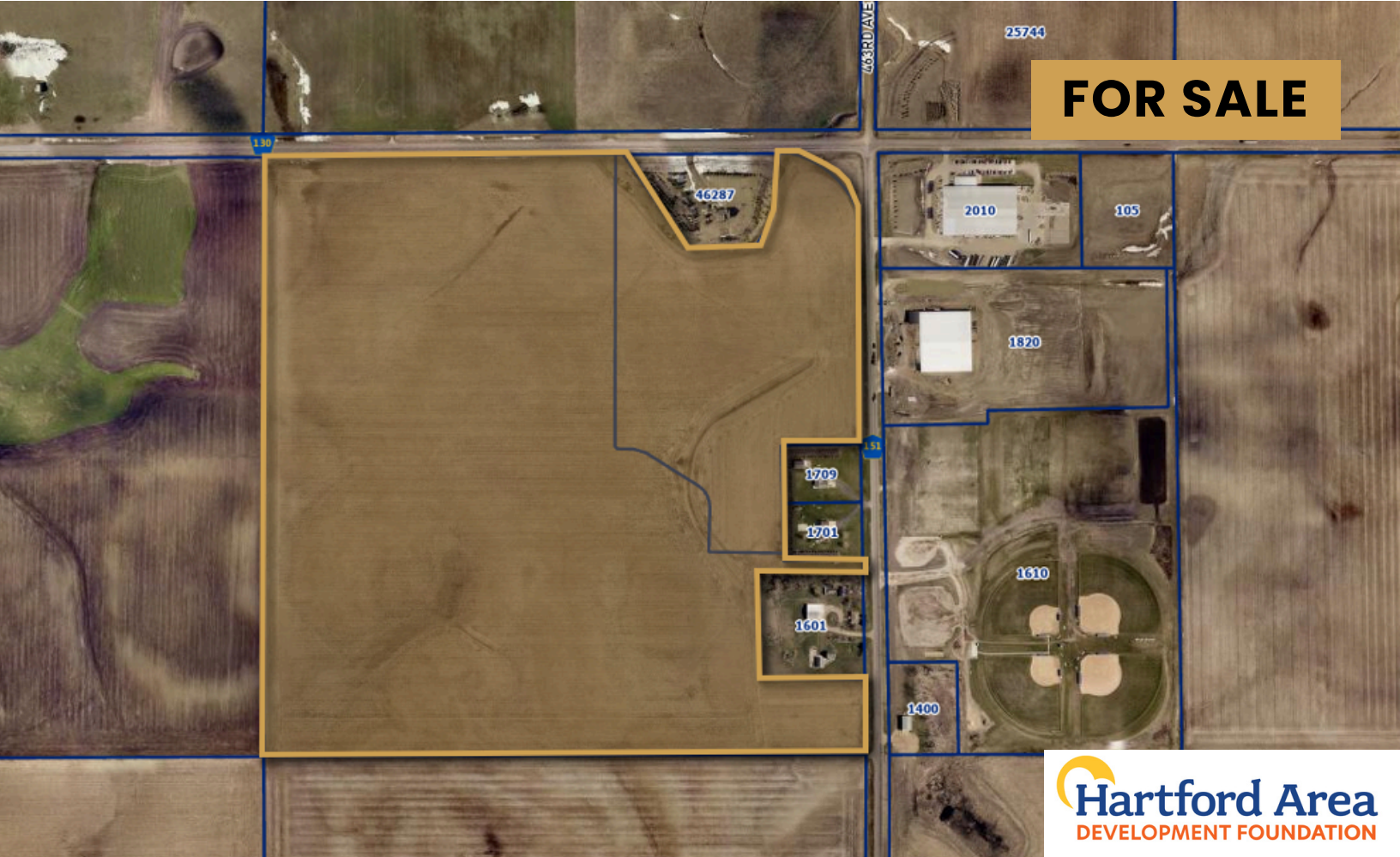


**FOR SALE**



# HARTFORD AREA DEVELOPMENT LAND II



**HWY 130 & 463RD AVENUE  
HARTFORD, SD**



**142.73 ACRES**



**CONTACT BROKER  
FOR PRICING**

- Development land located north of Hartford, South Dakota.
- City utilities available in 463rd Avenue.
- Could be zoned residential, industrial or mixed use.
- Annexed into the city of Hartford.
- Hard surface road on east and north side of property.
- Property can be subdivided.

**BRADYN NEISES, SIOR**

[bradyn@benderco.com](mailto:bradyn@benderco.com)

605-782-1682

**ROB FAGNAN, SIOR**

[rob@benderco.com](mailto:rob@benderco.com)

605-782-1672



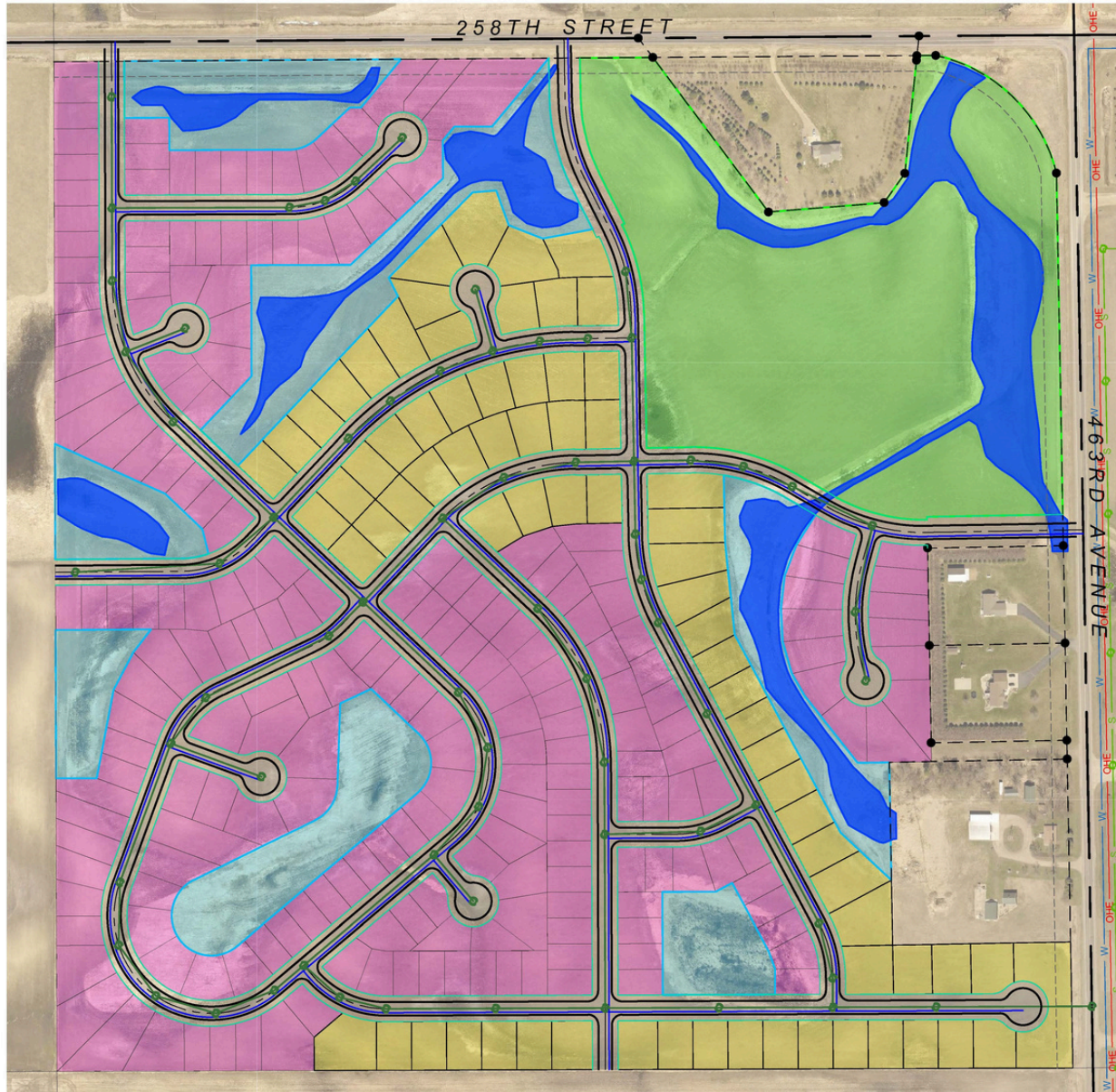
Bender Commercial Real Estate Services | 305 West 57th Street | Sioux Falls, SD 57108 | 605-336-7600 | [benderco.com](http://benderco.com)

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# HARTFORD DEVELOPMENT LAND II



## CONCEPT LAYOUT - RESIDENTIAL



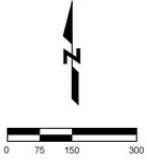
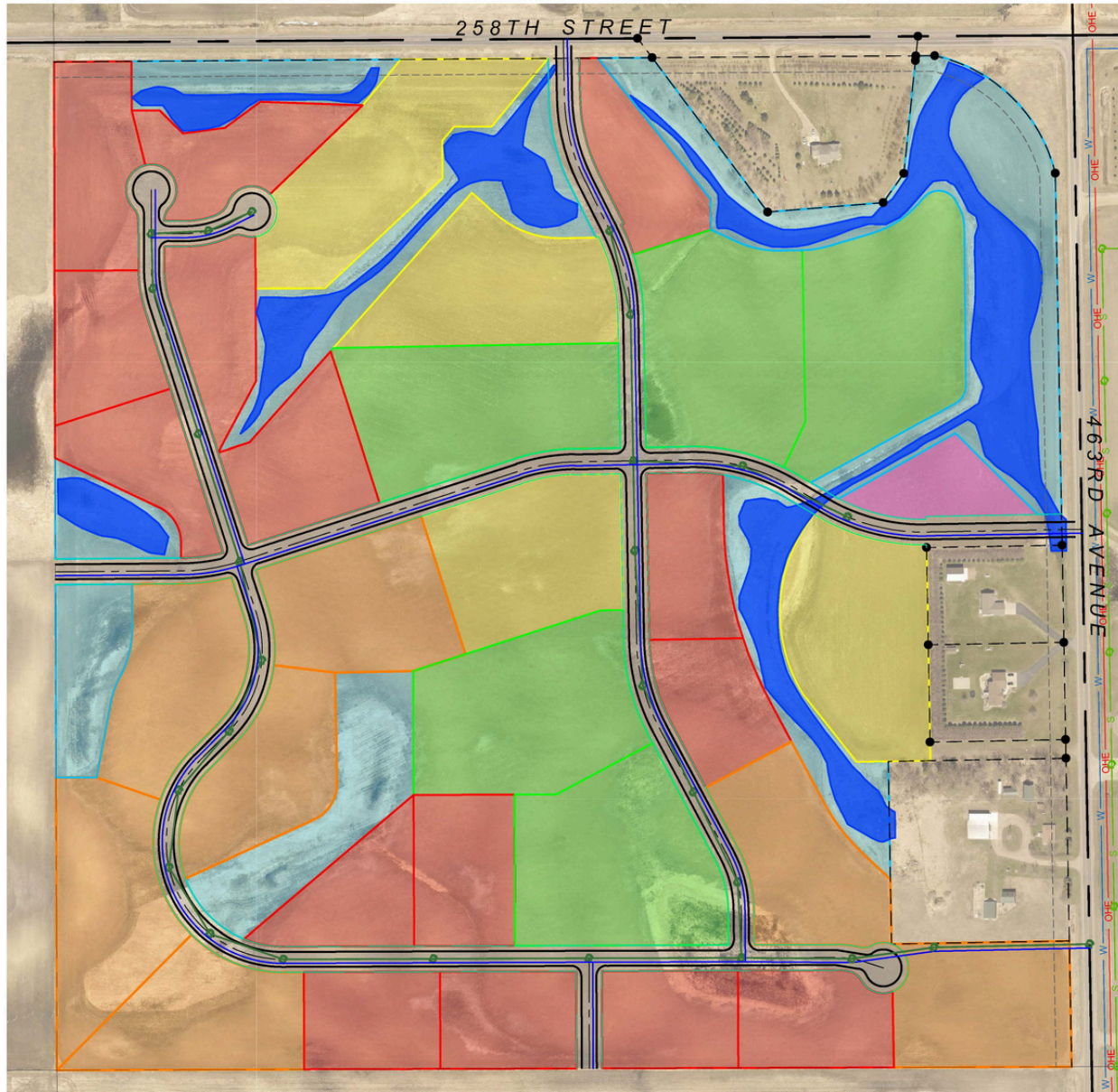
<b>CURB &amp; GUTTER</b>
82,351 SF =
32,941 LF
<b>GRAVEL CUSHION (6")</b>
115,292 SF =
57,646 CF =
4,270 TON
<b>ASPHALT (4")</b>
570,984 SF =
190,328 CF =
14,275 TON
<b>BASE COURSE (12")</b>
570,984 SF =
570,984 CF =
42,255 TON
<b>SANITARY SEWER</b>
13,500 LF
70 MANHOLES
<b>WATER</b>
16,900 LF

<b>LEGEND</b>	
	RESIDENTIAL - SINGLE-FAMILY
	RESIDENTIAL - TWO-FAMILY
	RESIDENTIAL
	WETLAND DELINEATION

# HARTFORD DEVELOPMENT LAND II



## CONCEPT LAYOUT - INDUSTRIAL



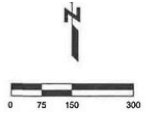
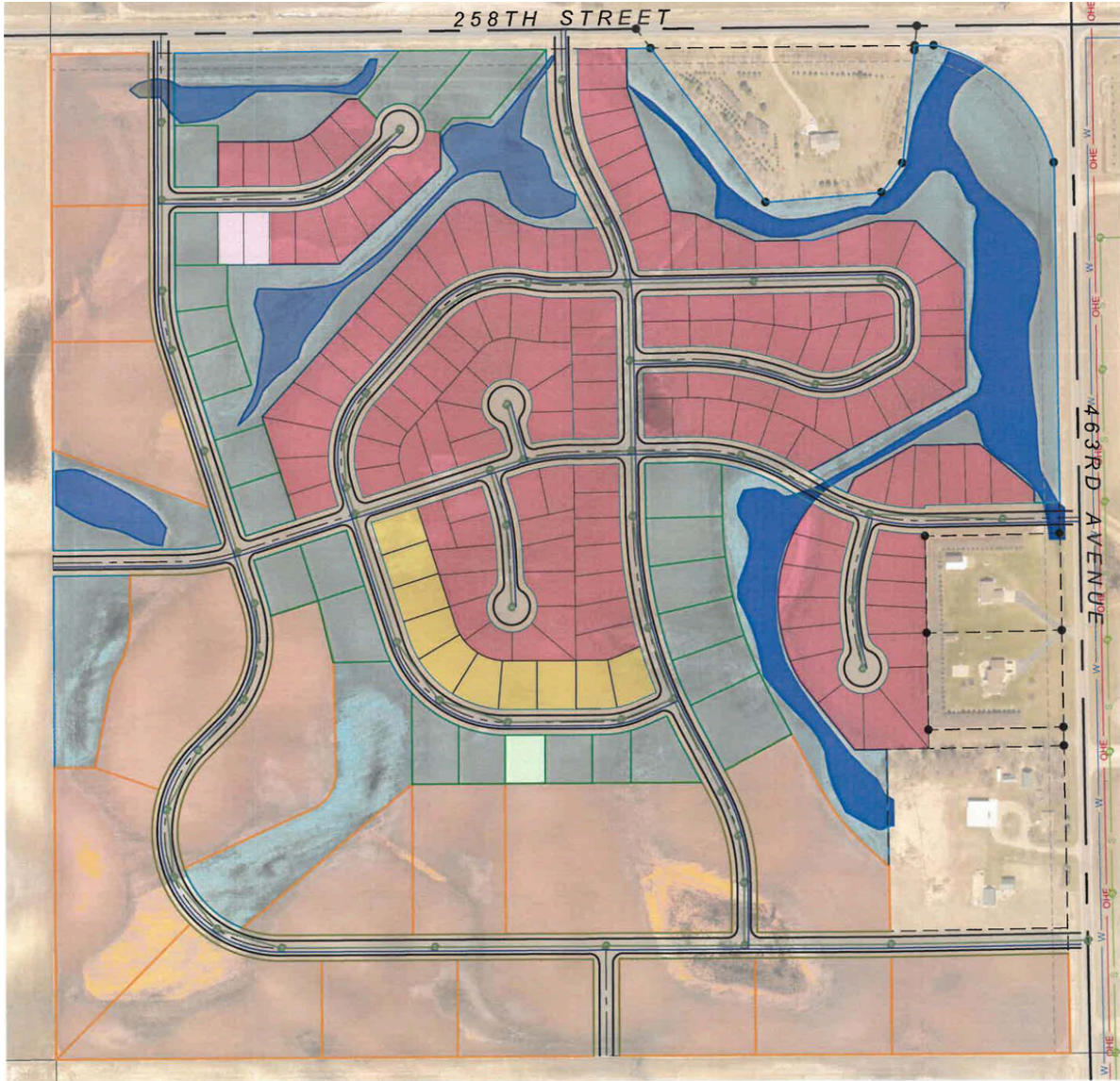
<b>CURB &amp; GUTTER</b>
47,000 SF =
18,800 LF
<b>GRAVEL CUSHION (6")</b>
65,800 SF =
32,900 CF =
2,435 TON
<b>ASPHALT (6")</b>
356,190 SF =
178,095 CF =
13,360 TON
<b>BASE COURSE (12")</b>
356,190 SF =
356,190 CF =
26,360 TON
<b>SANITARY SEWER</b>
7,000 LF
30 MANHOLES
<b>WATER</b>
10,100 LF

LEGEND	
	LIGHT INDUSTRIAL - 1+ ACRES
	LIGHT INDUSTRIAL - 2+ ACRES
	LIGHT INDUSTRIAL - 3+ ACRES
	LIGHT INDUSTRIAL - 4+ ACRES
	LIGHT INDUSTRIAL - 5+ ACRES
	WETLAND DELINEATION

# HARTFORD DEVELOPMENT LAND II



## CONCEPT LAYOUT - MIXED USE



<b>CURB &amp; GUTTER</b>
75,850 SF =
30,340 LF
<b>GRAVEL CUSHION (6")</b>
106,190 SF =
53,095 CF =
3,930 TON
<b>ASPHALT (4")</b>
366,422 SF =
122,141 CF =
9,165 TON
<b>ASPHALT (6")</b>
168,408 SF =
84,204 CF =
6,320 TON
<b>BASE COURSE (12")</b>
534,830 SF =
534,830 CF =
39,580 TON
<b>SANITARY SEWER</b>
13,920 LF
65 MANHOLES
<b>WATER</b>
15,430 LF

<b>LEGEND</b>	
	RESIDENTIAL - SINGLE-FAMILY
	RESIDENTIAL - TWO-FAMILY
	RESIDENTIAL - MULTI-FAMILY
	LIGHT INDUSTRIAL
	WETLAND DELINEATION

# HARTFORD DEVELOPMENT LAND II



## DEVELOPMENT LAND

