

FOR SALE | MULTI-FAMILY LAND
PIERRE, SD

nelson
COMMERCIAL REAL ESTATE

3308 S. KIWANIS AVE SIOUX FALLS, SD 57105



PROPERTY DETAILS

ADDRESS

TBD Pierre, SD

PARCEL SIZE

1.26 +/- Acres

TOPOGRAPHY

Flat, Build Ready

PRICE

\$1,250,000

ZONING

Central Business

FUTURE ZONING

Multi-Family permitted with Conditional Use Permit

COMPLETED INFRASTRUCTURE

Street Access

Sidewalks

Storm

Parking Lot

Drainage

Curb & Gutter

UTILITES ON SITE

Water

Sanitary Sewer

Underground Electric



Owner is a licensed real estate broker in South Dakota.
All information provided herein is deemed reliable but not guaranteed and should be independently verified.

MISSOURI RIVER VIEWS



STATE CAPITOL VIEWS





CONCEPTUAL SITE RENDERING

Rendering by ISG, Inc.

Conceptual image shown for illustrative purposes only. Site layout, building design, and tenant mix are subject to change without notice.

Nicole Daggett | Broker Associate | 605-971-6706 | Nicole@ncommercial.com
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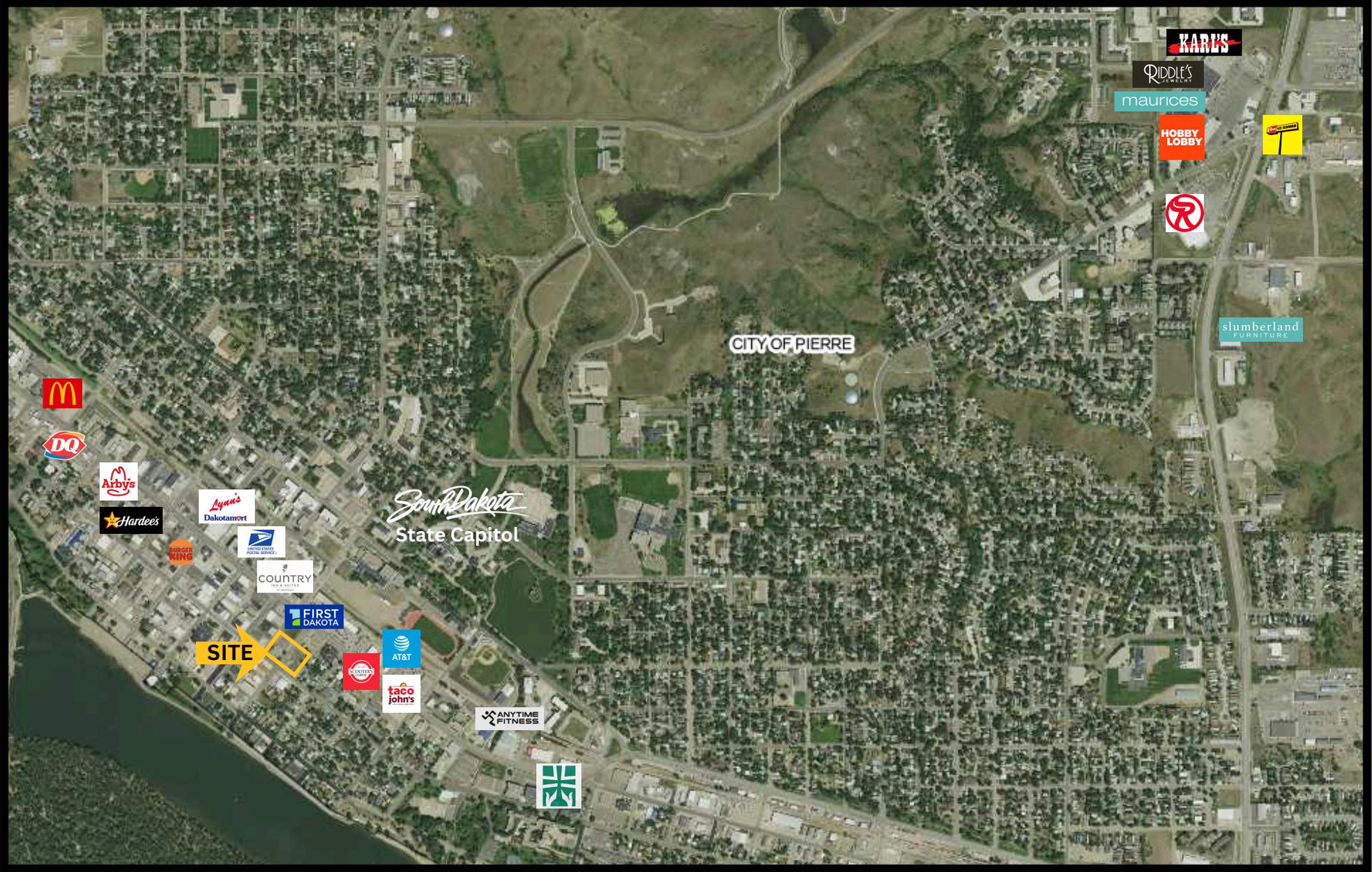
DETAILED CONCEPT LAYOUT

Rendering by ISG, Inc.

Conceptual rendering illustrating proposed building and parking configuration. Final design subject to change.

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AROUND THE AREA



PIERRE

SOUTH DAKOTA

The capital of South Dakota, is a small, quiet city centrally located on the Missouri River that offers a blend of government services, agricultural influence, and abundant outdoor recreation.



Population: 14,091
Micropolitan Population: 20,745



Median Age: 39.9



Median Household Income: \$74,000



Top Employers:

- State Government
- Avera Hospital
- Pierre School District



Vacancy & Supply:

- Multifamily
Vacancy: Est. 4-6%
- Limited
Multifamily
Construction over
the last 10 years

Sources: U.S. Census Bureau, American Community Survey 2019–2023 (via Census Reporter); U.S. Census QuickFacts, Pierre city, SD; DataUSA (Pierre Micropolitan Profile); Pierre Economic Development Corp. (PEDCO) Housing Study Update 2022; HUD/local market commentary.

PRESENTED BY



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