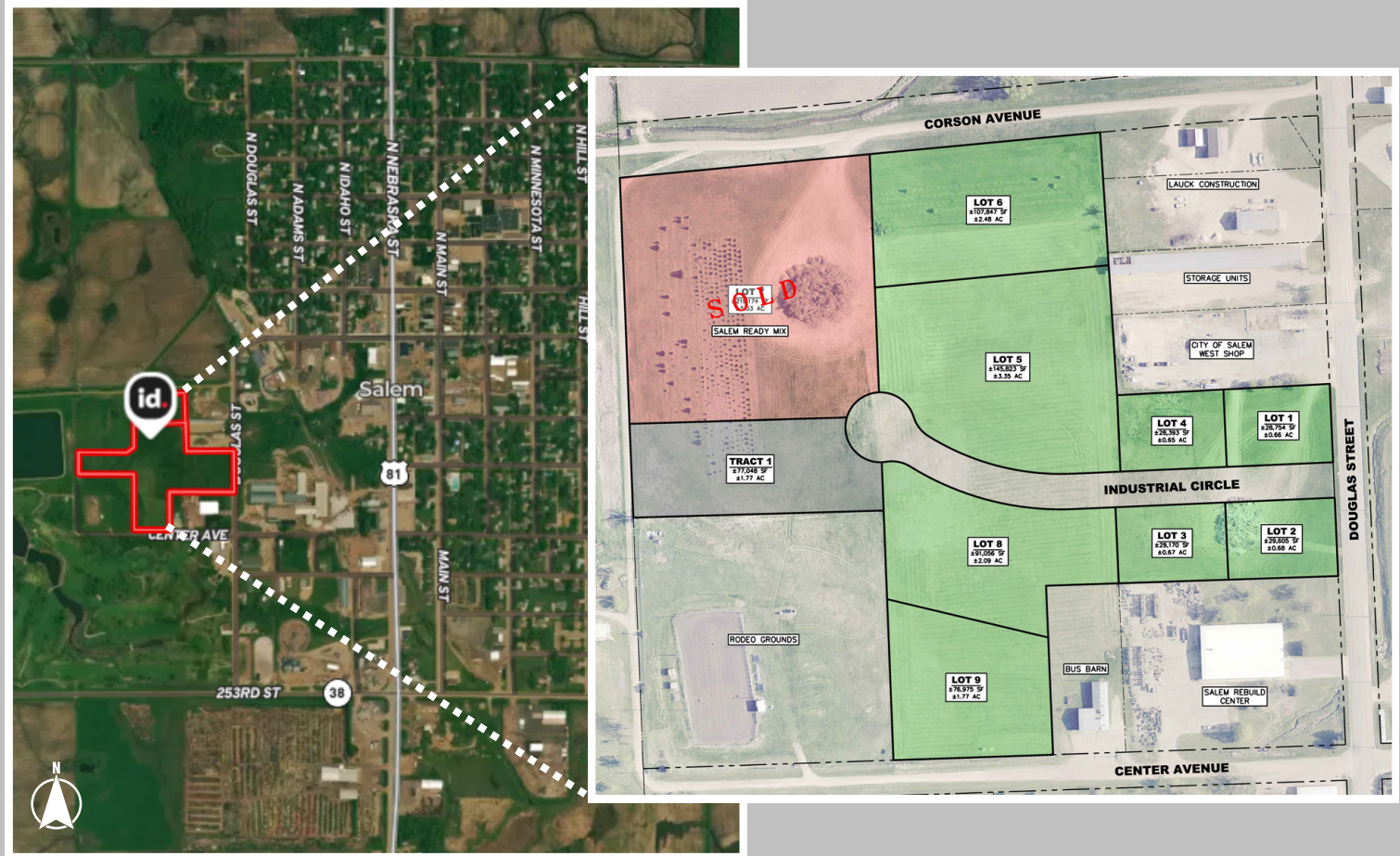


Industrial Park Development Opportunity

Salem Economic Development Corp. Industrial Park
Available lots from 0.65 to 5.83 acres



JOIN A GROWING HUB:

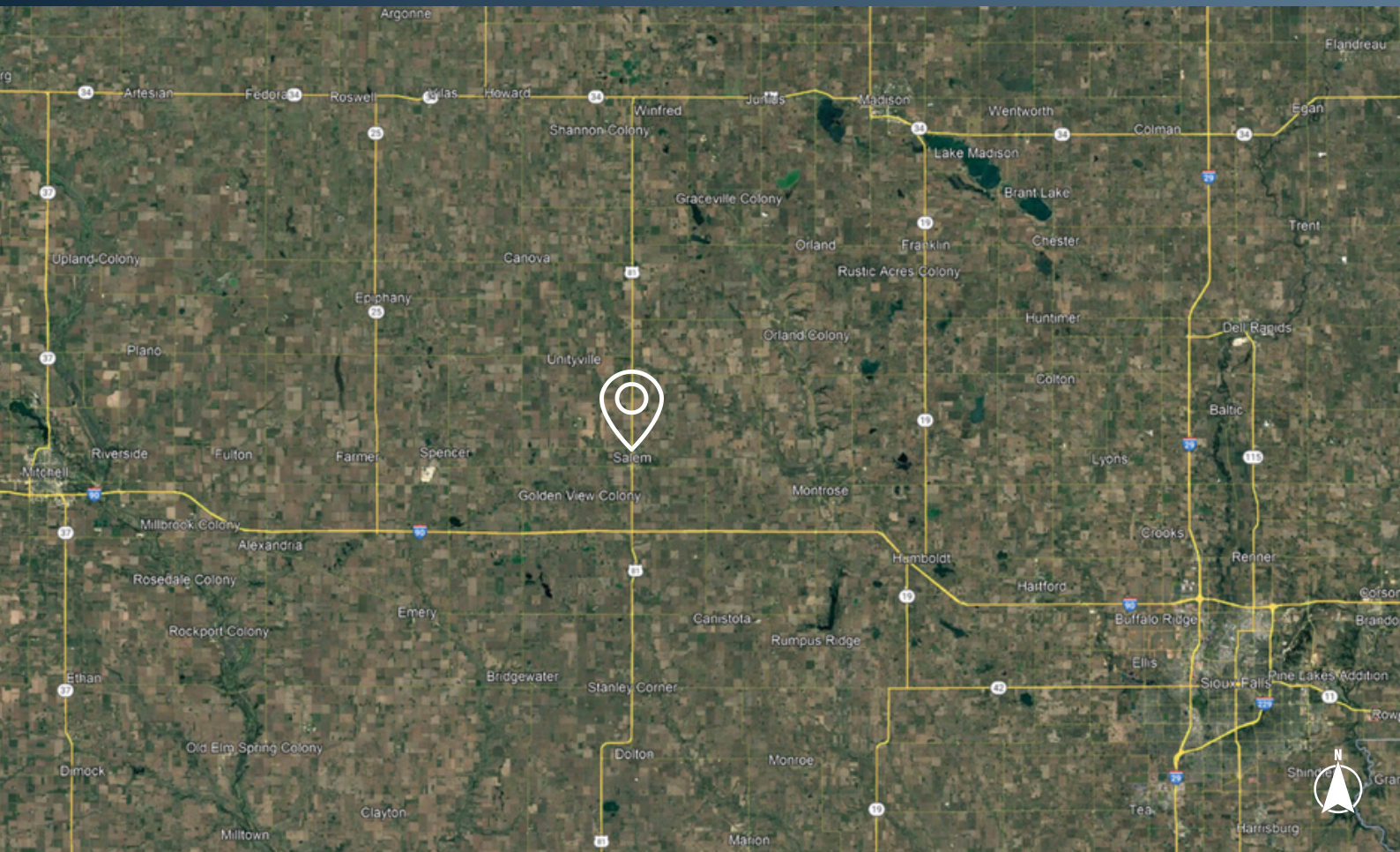
Take advantage of this Industrial Park opportunity with various lots to choose from ranging from 0.65 ac - 5.83 acre conceptual lots.

With close access off busy HWY 81 corridor and just 3 miles north of I-90, this site is well suited for a variety of commercial and industrial ventures.

135 Douglas St., Salem, SD

SITE HIGHLIGHTS:

- Up to 12.35 acres available
- Lots in site plan are conceptual subdivisions and not final platted and hence can be modified to fit needs of the buyer.
- Industrial Park runs adjacent to brand new street (Douglas St) with close access to US Hwy 81 and Interstate-90 (3 mi).
- Zoned HI - Heavy Industrial
- Ideal Uses:
 - Small-Medium Scale Processing or Production Facilities



WHY SALEM?

- **Strategic Highway Location:**
Highway 81 sees consistent daily traffic from both locals and regional travelers.
- **Pro-Business Community:**
The City of Salem is actively seeking development partners to enhance services and attract new business.
- **Established Surroundings:**
Neighboring businesses and cooperatives create a built-in customer base and workforce access.

DEMOGRAPHICS & FACTS

- Population: 1,278
- Median Age: 37
- Total Business Establishments: +/- 82
- 66% of businesses have 1-4 employees
- Median Household Income: \$72,575
(Just 1% below the state average)
- 71% of residents own their home
- 40 mins from Sioux Falls Airport
- 35 minutes from Mitchell or Sioux Falls
- 11 miles from major freight railroad line

*For more information
or to express interest
contact:*

Cole Christian

Development Consultant
605.413.9114
cole@a1developmentsolutions.com