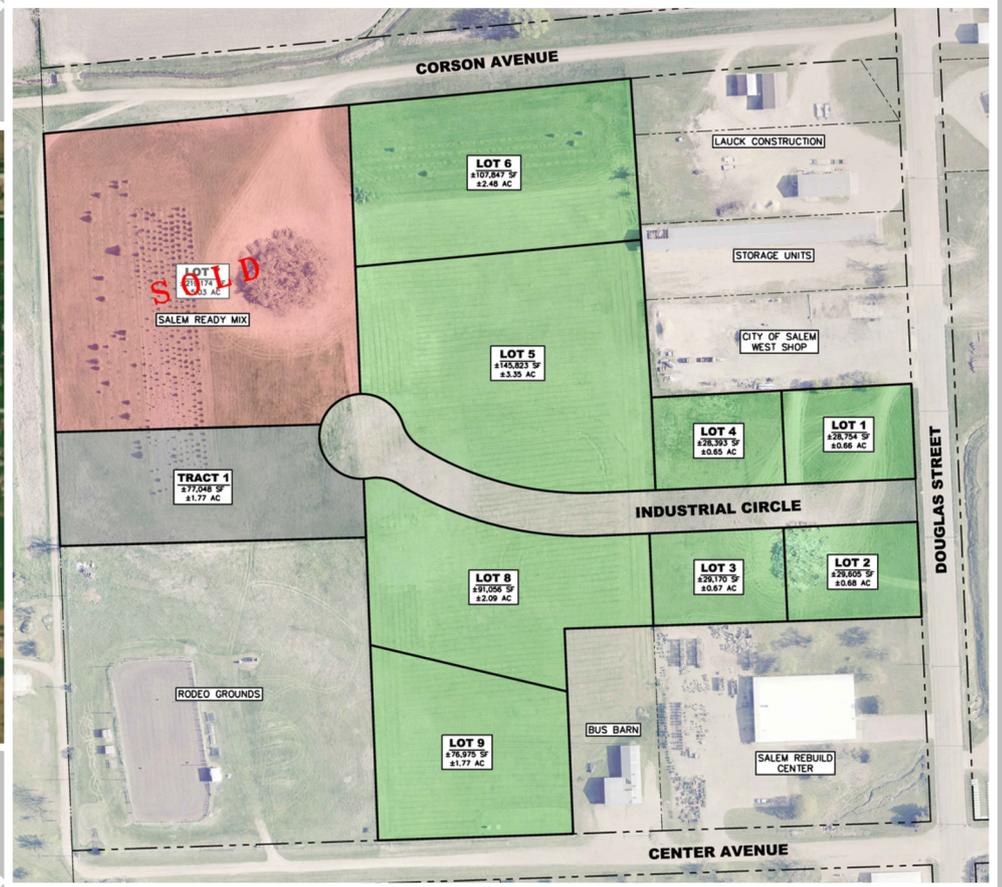




# INDUSTRIAL PARK OPPORTUNITY

SALEM, SD

0.65 - 5.83 acre lots | \$2.00 - \$2.50 sq. ft.



## SITE HIGHLIGHTS:

- 135 Douglas St., Salem, SD
- 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

## 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.

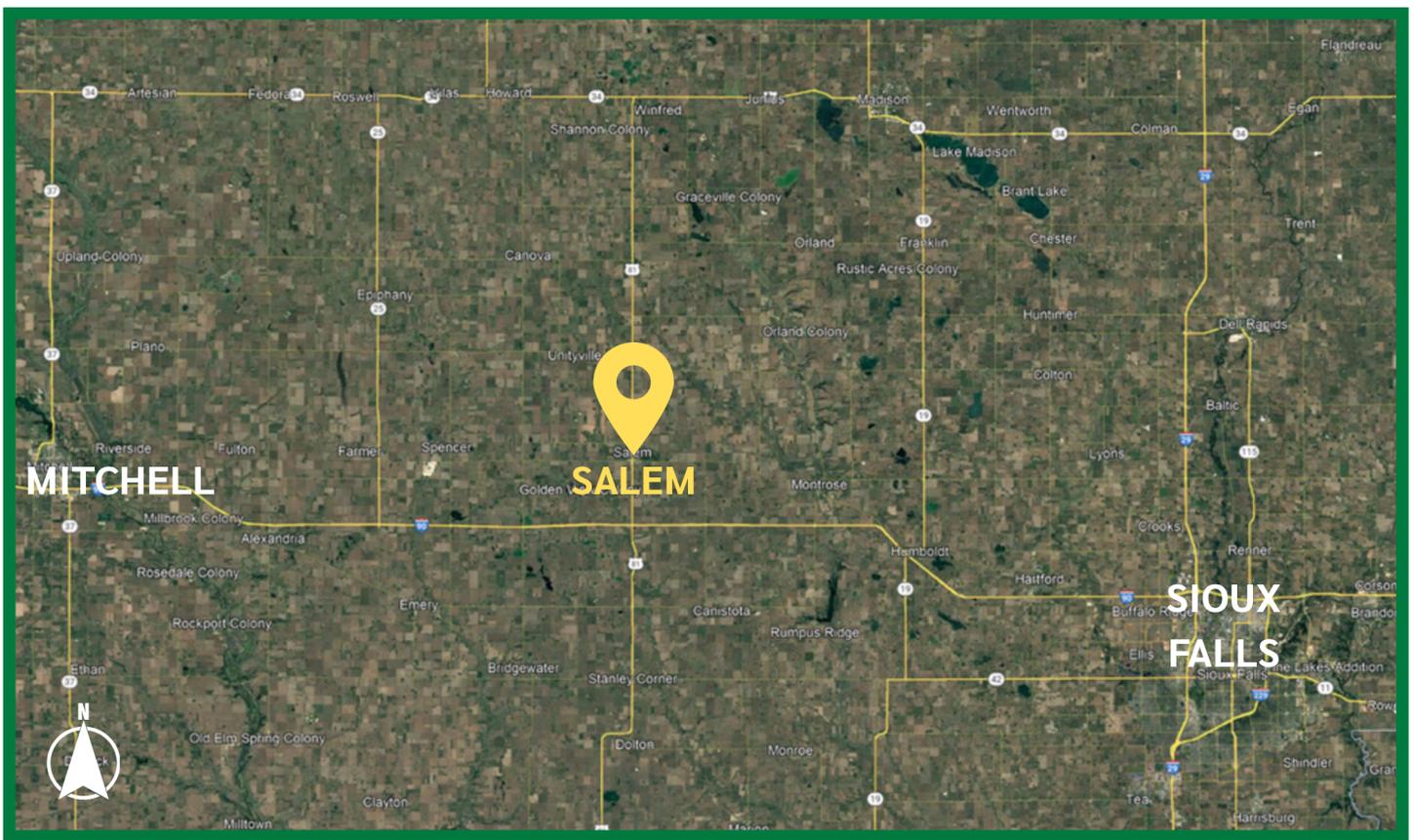
Located 35 minutes west of Sioux Falls , just 3 miles north of I-90 along US-81 and SD-38. This site is well suited for a variety of commercial and industrial ventures with great access!



**A1 DEVELOPMENT SOLUTIONS**

## DREW O'BRIEN

605.890.1813 | Drew@A1DevelopmentSolutions.com  
101 S Phillips Ave, Suite 207, Sioux Falls, SD 57104  
A1DevelopmentSolutions.com



## 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. Incentives available for projects that provide broad community economic benefit.
- **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



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