

FOR SALE: AKERSON LAND - NEAR 85TH & MINNESOTA

Near SE Corner of 85th &
Minnesota
(Address TBD)
Sioux Falls, SD 57108



AVAILABLE: 3.38 - 21.97+/- Acres
(See attached site plan)

PRICE: Retail - \$16.50 PSF
Office - \$9.00 PSF
Commercial - \$12.00 PSF
Multi - Family \$3.85 PSF

ZONING: Phase 1: C-4, O- Office



For more information,
please contact:

Steve Van Buskirk

p: 605.361.8211

c: 605.366.0939

e: Steve@VBCLink.com

PROPERTY INFORMATION

- 21.97 +/- Acres of superior development land located directly across the street from Wal-Mart. The southwest corner of 85th Street and Minnesota Avenue/SD Hwy 115 is the fastest growing area in southern Sioux Falls.
- Minnesota Avenue reconstruction to four (4) lanes 2019/2020.
- Minnesota Avenue/SD Hwy 115 is a main thoroughfare between Harrisburg and Sioux Falls, SD.
- A signalized intersection is located at 85th Street and Minnesota Avenue.
- Adjacent to future SD Highway 100.
- This site has been annexed to the City of Sioux Falls, with Phase 1 C-4, and O-Office zoning and Phase 2 RA-1 zoning.

REAL ESTATE DEVELOPMENT | BROKERAGE | INVESTMENT
MANAGEMENT | COMMERCIAL CONSTRUCTION | ENGINEERING | ARCHITECTURE

2571 S Westlake Dr, Ste 100, Sioux Falls, SD 57106 | **o:** 605.361.8211 | **f:** 605.361.8052 | **w:** VBCLink.com

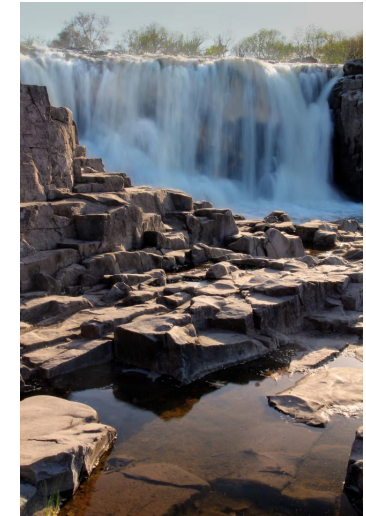
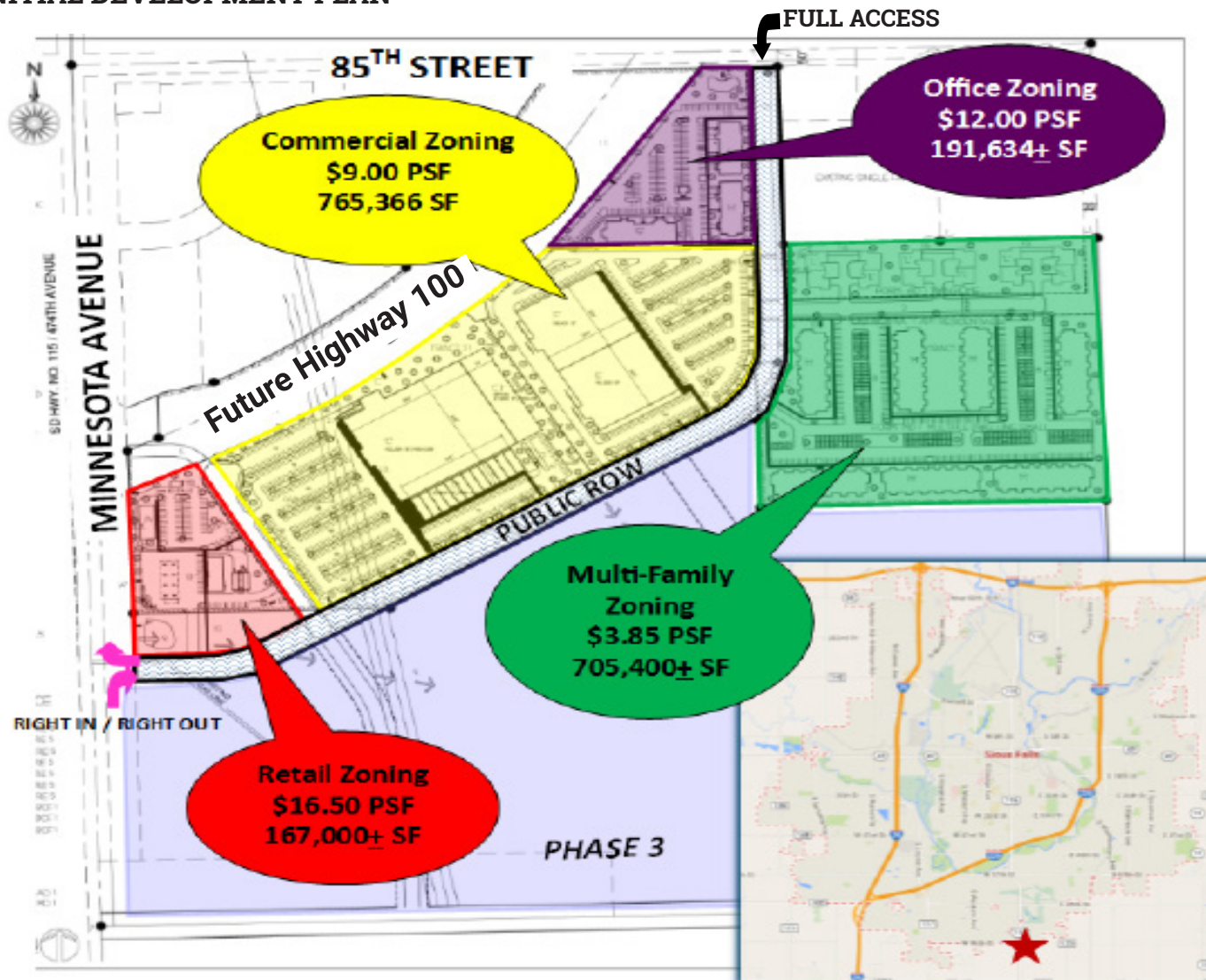


This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. All references to age, square footage, income, and expenses are approximate. Buyers or Lessors should conduct their own independent investigations and rely only on those results.

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INITIAL DEVELOPMENT PLAN



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Why Sioux Falls?

Sioux Falls is truly the Heart of America! From parks to arts and culture, entertainment and attractions, shopping, sports, over 650 restaurants, exceptional healthcare, and excellent hotels and facilities, are eager to have you experience the wonderful quality of life in the city we call home. Over 183,200 friendly citizens, fresh air, a safe city, and beautiful blue skies are here to welcome you.

Major employers anchored in Sioux Falls with 1,000+ employees include: Sanford Health, Avera Health, Smithfield Foods, Sioux Falls School District, Hy-Vee Food Stores, Wells Fargo, Citi, Evangelical Lutheran Good Samaritan Society, Walmart/Sam's Club, Dept of Veterans Affairs Medical & Regional Office, First PREMIER Bank/PREMIER Bankcard, City of Sioux Falls, LifeScape.

The Sioux Falls Metro Area statistics include:

2018 Metro Population: 266,700 - 1/3 of the State's entire population

92.1% High school graduate or GED; 45.5% Associates Degree or higher; 34.2% Bachelor's Degree or higher

61.2% housing units are owner-occupied

Median family income is \$81,130

Median age is 35.1 years

98,000 households within the Metro Area

South Dakota ranks as one of America's top states for business: NO corporate income tax; NO personal income tax; NO personal property tax; NO inheritance tax; NO inventory tax, and South Dakota is a RIGHT TO WORK state.

Source: *Sioux Falls Development Foundation*

Market Highlights

Sioux Falls is truly in the "Heart of America" and is conveniently located at the junction of Interstates 29 and 90. A regional center of urban and rural interaction, Sioux Falls' population has expanded by nearly 30,000 residents during the last decade and is projected to increase to over 250,000 by the year 2035. Sioux Falls is the major epicenter of corporate and retail business in a 250 mile radius, drawing visitors throughout the region.

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ACCOLADES

- Time Magazine lists Sioux Falls one of the Midwest's fastest-growing regions, with numerous tech startups and thousands of jobs at CitiBank, Wells Fargo, and Sanford Health.
- Businesses and young residents (median age: 35) are drawn by the 3.2% unemployment rate and the absence of corporate and personal income taxes.
- Sioux Falls announced top of list in Forbe's "Best Small Cities for Business and Careers" for 10th time in 11 years.
- Minor sports leagues of Sioux Falls boost the city to #10 in top Minor League Markets study.
- Sioux Falls ranks among the best performing cities in the US.
- Sioux Falls made the list of the top 100 best places to live in America, according to RelocateAmerica.
- Sioux Falls has the 10th strongest local economy in the US, according to POLICOM Corporation's annual economic strength rankings, and one of only two metro areas in the Midwest to make the top 50 according to a US Census Bureau report.
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- Sioux Falls is the fastest growing city in South Dakota according to Businessweek.com.
- CNN Money Magazine thinks Sioux Falls is one of America's Best Places to live.
- Sioux Falls is one of the best cities for families according to Parenting Magazine.
- Sioux Falls' residents are affluent and educated. Within a 5-mile radius, 38.1% of residents hold a Bachelor's degree or higher, and 55.6% have a household income over \$75,000 per year.



City of Sioux Falls

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