

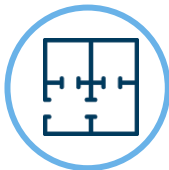
WILLOW RIDGE OFFICE LAND

SIX Mile Road & East 10th Street Sioux Falls SD 57110

**FOR
SALE**



Ideal Location For Daycare Or Similar Use



LAYOUT

Office land located in this growing development just east of Sioux Falls by Willow Run Golf Course & Fred Assam Elementary School, part of the Brandon Valley School District.



ZONED

This land is zoned Office, which can include daycare, medical, bank, business support & many others.



LOCATION

Willow Ridge is situated on the rapidly expanding east side on Six Mile Road by Fred Assam Elementary School, Willow Run Golf Course & a new residential neighborhood that is continuing to develop & grow.



SIZE

Tract 2: 62,796 SF
Tract 4: 44,335 SF



PRICE

Tract 2:
\$5.00 PSF

Tract 4:
\$7.50 PSF



NEIGHBORS

Neighbors include Uncle Ed's Specialty Meats, HuHot Mongolian Grill, Buffalo Wild Wings, WalMart, Aspen Dental, Dawley Farms with all it's restaurants & retail & more.

Information deemed reliable but not guaranteed.



605.361.8211 | VBCcommercial.com

2571 S Westlake Dr #100 Sioux Falls SD 57106

**STEVE
VAN BUSKIRK**
605.366.0939
steve@vbclink.com

Area of Tracts 2 and 4



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