

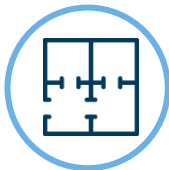
# WILLOW RIDGE OFFICE LAND

SIX Mile Road & East 10<sup>th</sup> 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:  
\$10.00 PSF  
  
Tract 4:  
\$10.00 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.

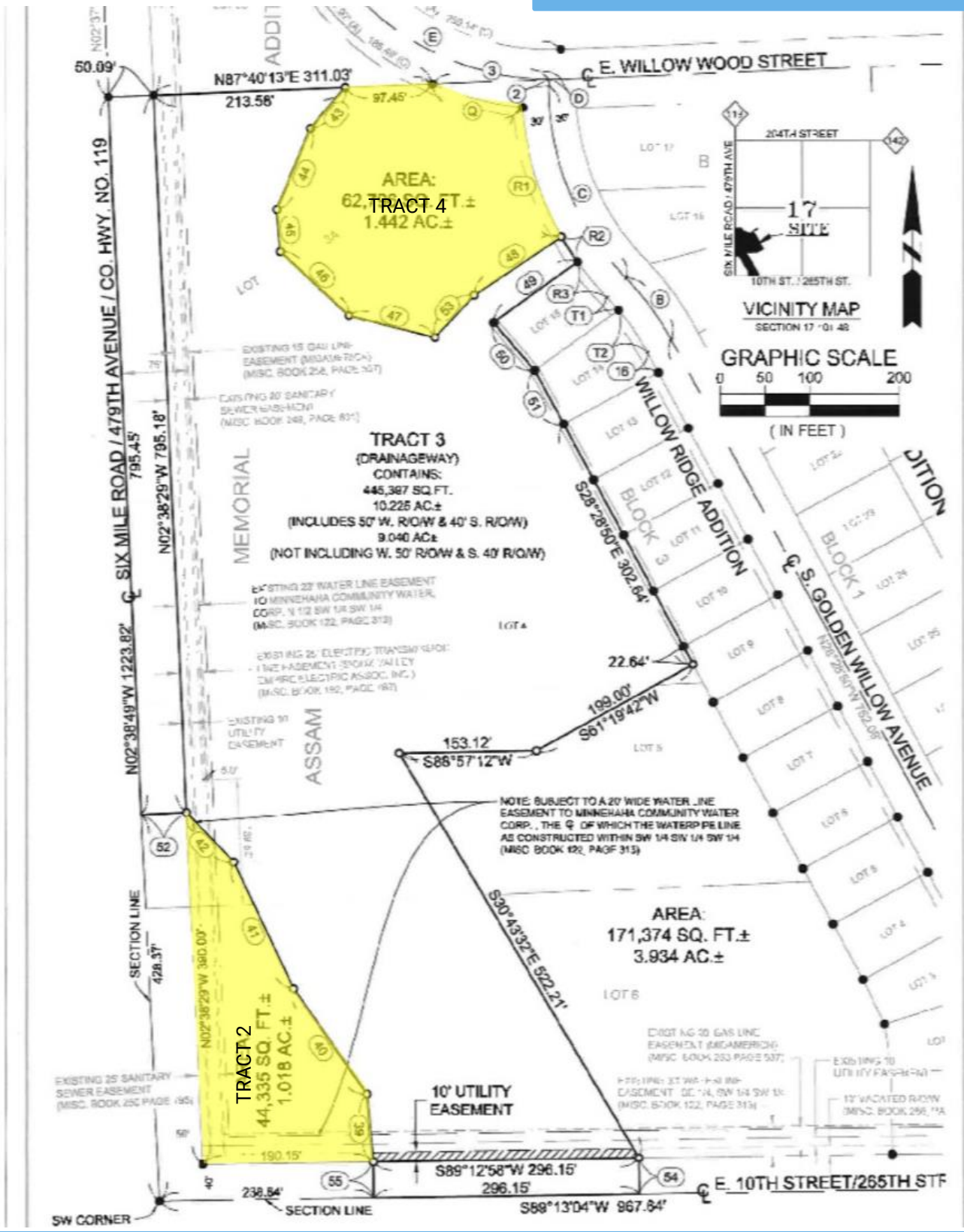


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# Site Plan



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Area of Tracts 2 and 4



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