

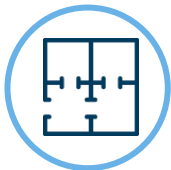
# WILLOW RIDGE OFFICE LAND

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: 44,344.08 SF (1.018 Acres)  
Tract 4: 63,032.32 SF (1.447 Acres)



## 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.



605.361.8211 | [VBCcommercial.com](http://VBCcommercial.com)

2571 S Westlake Dr #100 Sioux Falls SD 57106

**STEVE**  
**VAN BUSKIRK**  
**605.366.0939**  
[steve@vbclink.com](mailto:steve@vbclink.com)





Area of Tracts 2 and 4



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