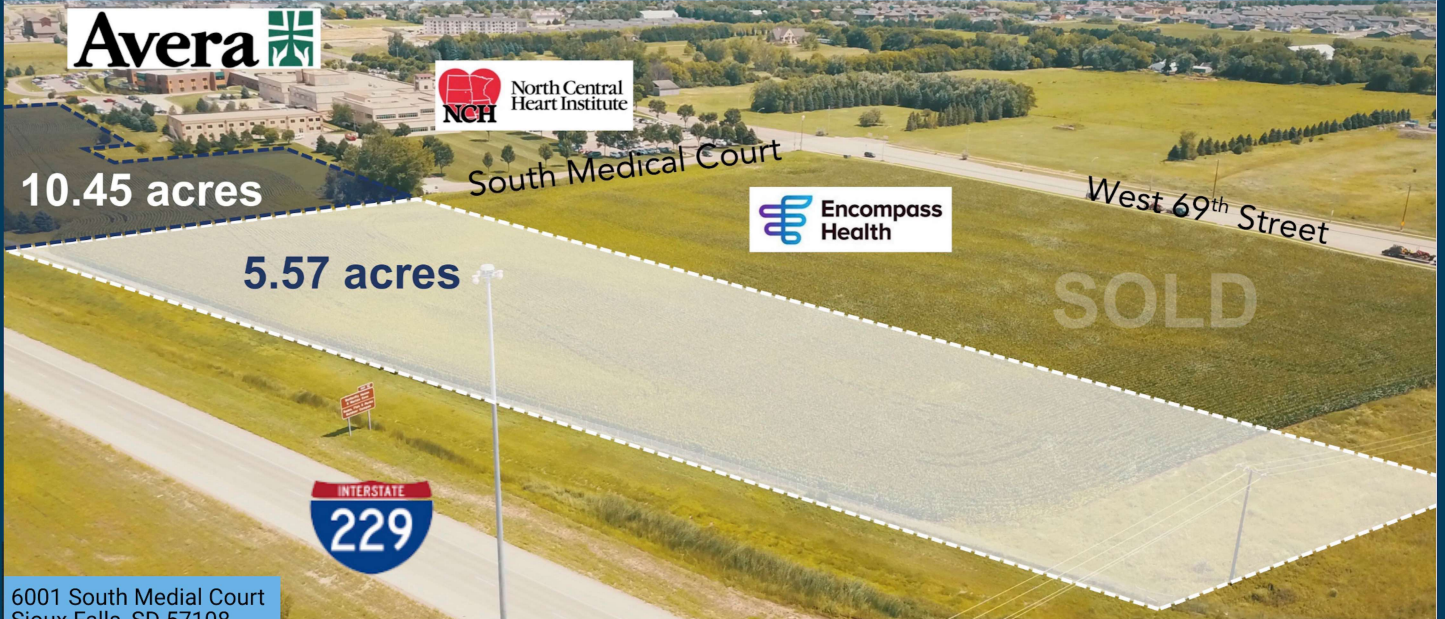




OVERPASS MEDICAL DEVELOPMENT LAND

Fantastic I-229 & I-29 Development Land



6001 South Medial Court
Sioux Falls, SD 57108



size

Lot 1: 5.57 acres
Lot 2: 10.45 acres
(can be sub-divided)



price

\$15.00 per square foot



traffic

Interstate 229: 40,336 VPD
69th Street: 5,300 VPD



zoning

S-1 Institutional



location

Incredible medical/hotel sites with premier interstate visibility.



co-tenancy

Avera Heart Hospital, North Central Heart Institute, Encompass Health, Avera Behavioral Health Center, Homewood Suites, Holiday Inn Express, Sioux Falls Lutheran School, Citi

Information deemed reliable but not guaranteed.



2571 South Westlake Drive #100
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Ryan@VBClink.com

Aerial Map



Parcel Map





**SOUTHEAST
VIEW**



**WEST
VIEW**



**EAST
VIEW**