

WALMART SHADOW RETAIL: COMMERCIAL + OFFICE LAND

NEAR SE CORNER OF 85TH ST & S MINNESOTA AVE SIOUX FALLS SD 57108

FOR SALE



DEVELOPMENT LAND IN THE SIOUX FALLS/HARRISBURG EXPANSION AREA



SIZE

Totally flexible lot sizes to fit your needs. One of the rare locations in Sioux Falls with C4 zoning, which has no building size limitation.



PRICE

\$10.00 PSF to \$17.50 PSF
See attached Site Plan.



LOCATION

S Minnesota Ave & 85th St. Direct full access on 85th. Right-in/Right-out on Minnesota Ave. Future full access on Minnesota Ave.



GROWTH

Projected population growth for 2040 in Sioux Falls is 251,000 & Harrisburg is 18,082. The two cities will meet 1 mile South of this property, which will drive traffic on 85th St & Minnesota Ave. to an estimated 22,000 by 2045.



AVAILABLE

Entitlement work completed. Development plans in hand. Can deliver within 6 months.



NEIGHBORS

Walmart, Aldi, Schulte Subaru, Soo Sports, Sioux Falls Specialty Hospital, Avera, Dollar Tree, Verizon, Subway & Multi-Family Housing.

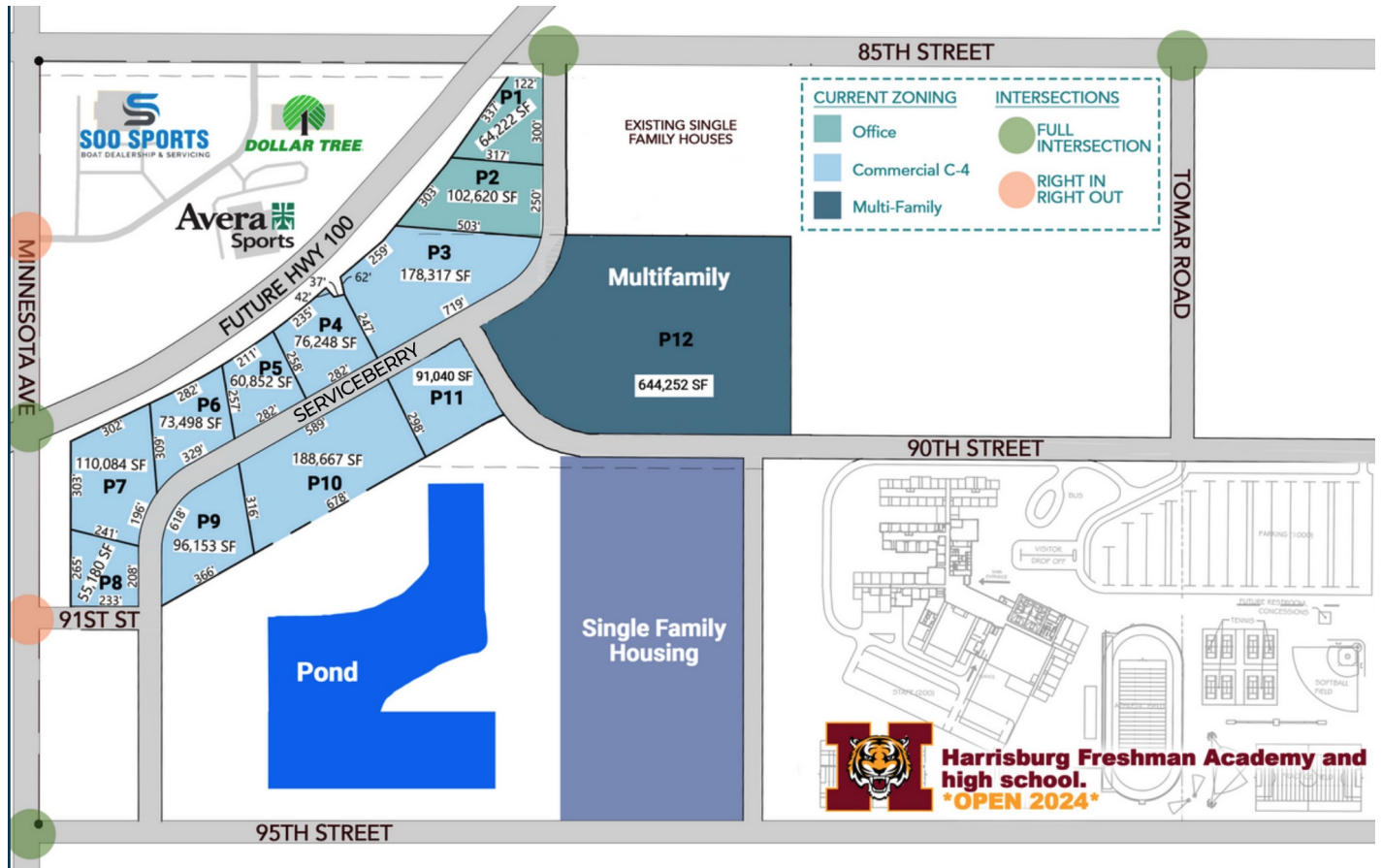


605.361.8211 | VBCcommercial.com

2571 S Westlake Dr #100 Sioux Falls SD 57106
Information deemed reliable but not guaranteed.

**STEVE
VAN BUSKIRK**
605-366-0939
steve@vbclink.com

Site Plan & Pricing



PRICING:

Parcel	Price PSF	Acres	SF +/-	Total Price	Zoning
P1	\$12.50	1.48	64,222.00	\$802,775.00	Office
P2	\$10.00	2.36	102,620.00	\$1,026,200.00	Office
P3	\$10.00	4.10	178,317.00	\$1,783,170.00	C-4 Commercial
P4	\$10.00	1.75	76,248.00	\$762,480.00	C-4 Commercial
P5	\$10.00	1.40	60,852.00	\$608,520.00	C-4 Commercial
P6	\$12.00	1.69	73,498.00	\$881,976.00	C-4 Commercial
P7	\$16.50	2.53	110,084.00	\$1,816,386.00	C-4 Commercial
P8	\$17.50	1.26	55,180.00	\$965,650.00	C-4 Commercial
P9	\$11.00	2.21	96,153.00	\$1,057,683.00	C-4 Commercial
P10	\$10.00	4.34	188,667.00	\$1,886,670.00	C-4 Commercial
P11	\$10.00	2.09	91,040.00	\$910,400.00	C-4 Commercial
P12	\$6.50	14.79	644,252.00	\$4,187,638.00	RA-1



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Future Highway 100



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Planned Highway 100



Image: southveteransparkway.com



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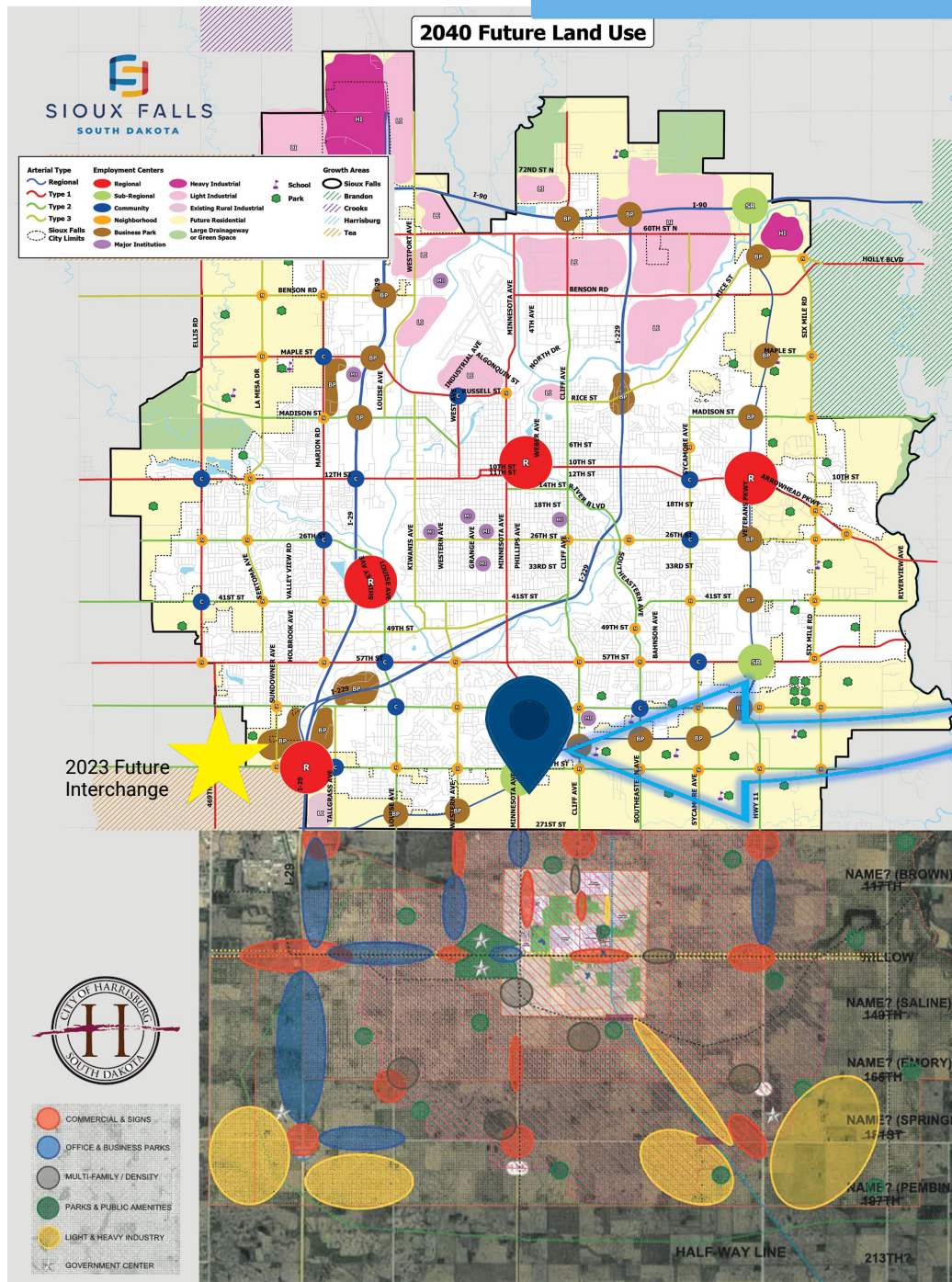


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FUTURE LAND USE



Growth Projections

With quick growing populations, Harrisburg and Sioux Falls will intersect one mile south of this property by 2040. Minnesota Avenue (Highway 115) is a primary arterial street between Harrisburg and Sioux Falls with a current traffic count of 10,500 vehicles per day and an estimated 22,000 vehicles by 2045.



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