

# WALMART SHADOW RETAIL: COMMERCIAL + OFFICE LAND

NEAR SE CORNER OF 85<sup>TH</sup> ST & S MINNESOTA AVE SIOUX FALLS SD 57108

# FOR SALE

**AVAILABLE LAND  
OFFICE/COMMERCIAL/MULTIFAMILY**

**FUTURE HWY 100**

**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 & 85<sup>th</sup> St. Direct full access on 85<sup>th</sup>. 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 85<sup>th</sup> 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.

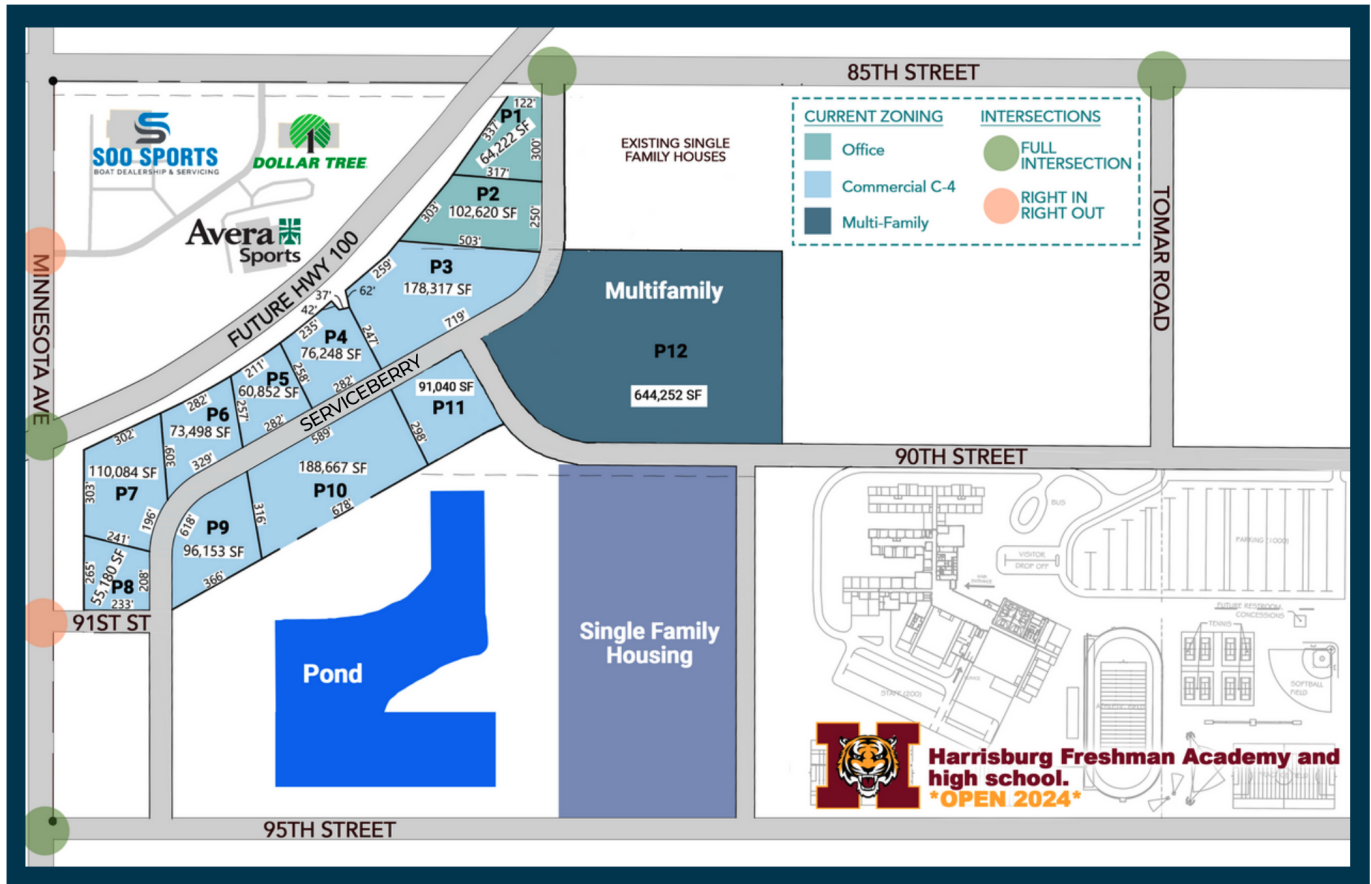


605.361.8211 | [VBCcommercial.com](http://VBCcommercial.com)

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

**STEVE  
VAN BUSKIRK**  
**605-366-0939**  
[steve@vbclink.com](mailto:steve@vbclink.com)

## Site Plan & Pricing



### PRICING:

Parcel	Price PSF	Acres	Zoning
P1	\$12.50	1.48	Office
P2	\$10.00	2.36	Office
P3	\$10.00	4.10	C-4 Commercial
P4	\$10.00	1.75	C-4 Commercial
P5	\$10.00	1.40	C-4 Commercial
P6	\$12.00	1.69	C-4 Commercial
P7	\$16.50	2.53	C-4 Commercial
P8	\$17.50	1.26	C-4 Commercial
P9	\$11.00	2.21	C-4 Commercial
P10	\$10.00	4.34	C-4 Commercial
P11	\$10.00	2.09	C-4 Commercial
P12	\$6.50	14.79	RA-1



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# Future Highway 100



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Image: [southveteransparkway.com](http://southveteransparkway.com)



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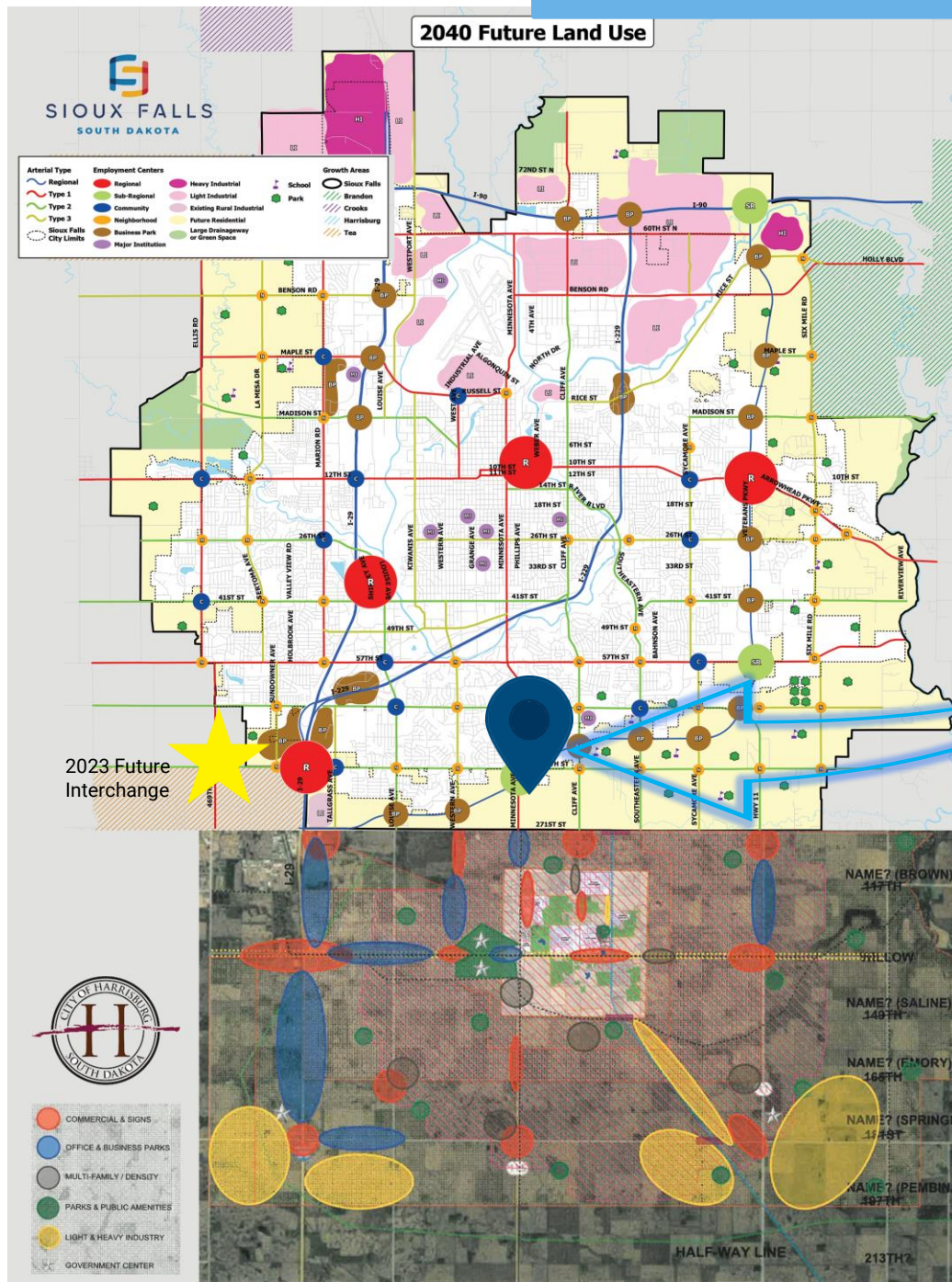
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# FUTURE LAND USE



## 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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