



NYBERG LAND

85th + Louise

1.25 acres of prime land for sale



7801 South Louise Avenue
Sioux Falls, SD 57108



size

1.25 acres
(located on a Louise
Avenue curb cut)



price

\$15.00 per square foot



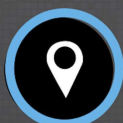
traffic

Louise Avenue:
9,500 cars per day



zoning

Land is zoned
C-3 Commercial, allowing
for a wide variety of retail,
office and medical uses.



location

Site is located just south
of 85th + Louise in south
of Southwest Sioux Falls, a
rapidly growing part of
the City. In addition to
convenient access to
I-229, this site is located
east of the newly
proposed 85th & I-29
Interchange!



co-tenancy

ACE Hardware, Subway,
Quick Health Urgent Care,
KOSAMA, Balleraena, Krav'n,
Culvers, Silver Star Car Wash,
Sanford, Keller Williams,
Avera, Lewis

Information deemed reliable but not guaranteed.



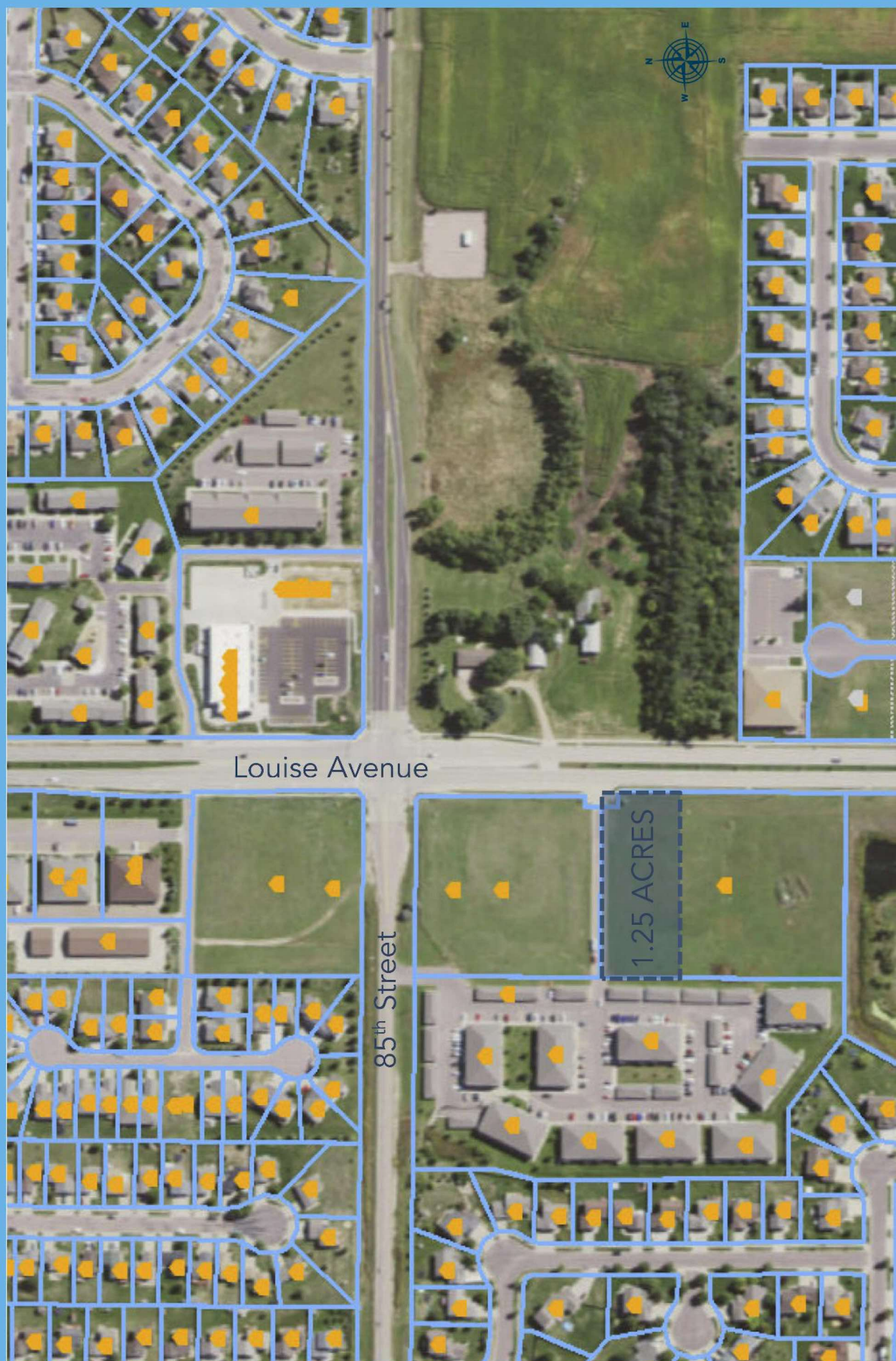
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Louise Avenue Map



Aerial View