



41ST STREET + HIGHWAY 100 COMMERCIAL LAND



5801 East 41st Street
Sioux Falls, SD 57110



size

Parcel 1: +/- 1.44 Acres
Parcel 2: +/- 1.81 Acres
Parcel 3 UNDER CONTRACT
Parcel 4: +/- 0.46 Acres



price

Parcel 1: \$14 / sqft
Parcel 2: \$14 / sqft
Parcel 3 UNDER CONTRACT
Parcel 4: \$ 8 / sqft



traffic

Highway 100 is projected to carry 55,000+ cars per day!



zoning

Property is zoned C-2 Commercial,



location

Site is located on the southwest corner of Highway 100 and East 41st Street, adjacent to Harmodon Park ball fields.



co-tenancy

Kum & Go, Harr-Lemme Real Estate, SportGames, Truks-N-Trykes daycare, Dawley Farm Village, Fareway Foods, Casey's General Store, Circle K, The Attic

Property is Co-Listed with Harr-Lemme Real Estate.
Information deemed reliable but not guaranteed.



Lake Lorraine | 2571 Westlake Drive #100
Sioux Falls, South Dakota 57106
VBCLink.com | 605.361.8211

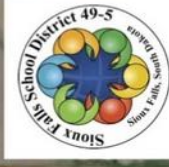


605.376.0127
Ryan@VBCLink.com

100



HARMOODON PARK
BASEBALL/SOFTBALL
FIELDS



INSPIRATION
ELEMENTARY
SCHOOL



PLAT

EXHIBIT OF PRAIRIE CROSSROADS ADDITION

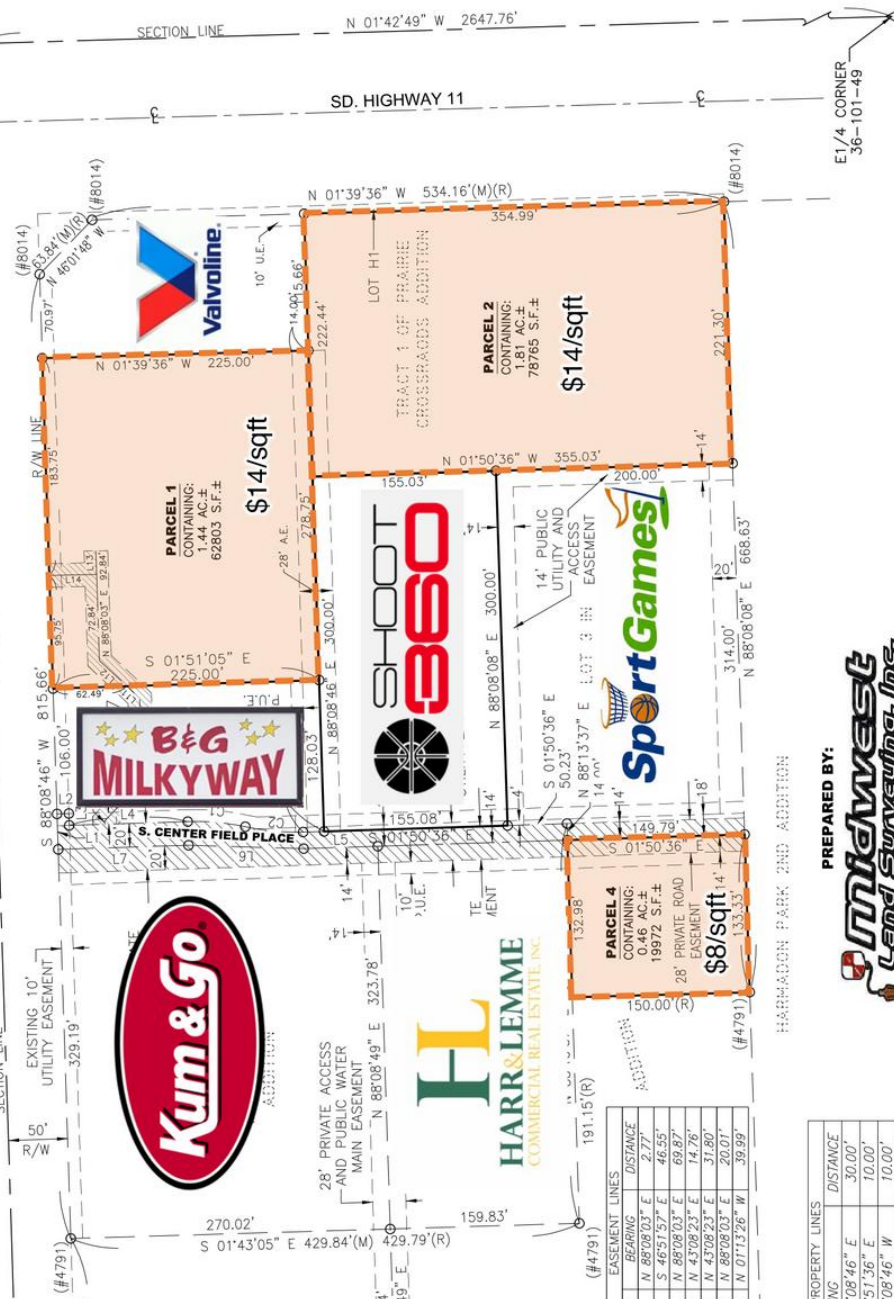
AN ADDITION TO THE CITY OF SIOUX FALLS, MINNEHAHA COUNTY, SOUTH DAKOTA.



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	200.00'	49.11'	48.99'	N 05°11'30" E	14°04'12"
C2	200.00'	49.11'	48.99'	S 05°11'30" W	14°04'12"

E. 41ST STREET

SECTION LINE



LEGEND

- SET 5/8" REBAR W/CAP #6700
- F.D. MONUMENT (#6700 UNLESS NOTED OTHERWISE)
- (R) RECORD INFORMATION
- (M) MEASURED DISTANCE
- AE. ACCESS EASEMENT
- U.E. UTILITY EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- S.F. SQUARE FEET
- R/W RIGHT-OF-WAY
- N.T.S. NOT TO SCALE
- EASEMENT LINE
- PREVIOUSLY PLATTED LINE

NOTES:

BASIS OF BEARINGS IS UTM-ZONE 14
THIS PLAT WAS PREPARED WITHOUT THE
BENEFIT OF A TITLE COMMITMENT.
EASEMENTS OF RECORD WERE NOT
RESEARCHED AND ARE NOT SHOWN
ON THE PLAT.

LINE	BEARING	DISTANCE
L1	N 88°08'46" E	30.00'
L2	S 01°51'36" E	10.00'
L3	S 88°08'46" W	10.00'
L4	S 01°50'36" E	100.09'
L5	S 01°50'36" E	62.69'
L6	N 01°41'15" E	97.43'
L7	S 01°50'36" E	110.09'

PREPARED BY:



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