



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



price

\$14 / 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

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

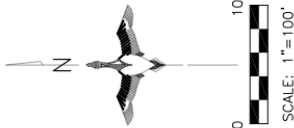


605.376.0127
Ryan@VBCLink.com

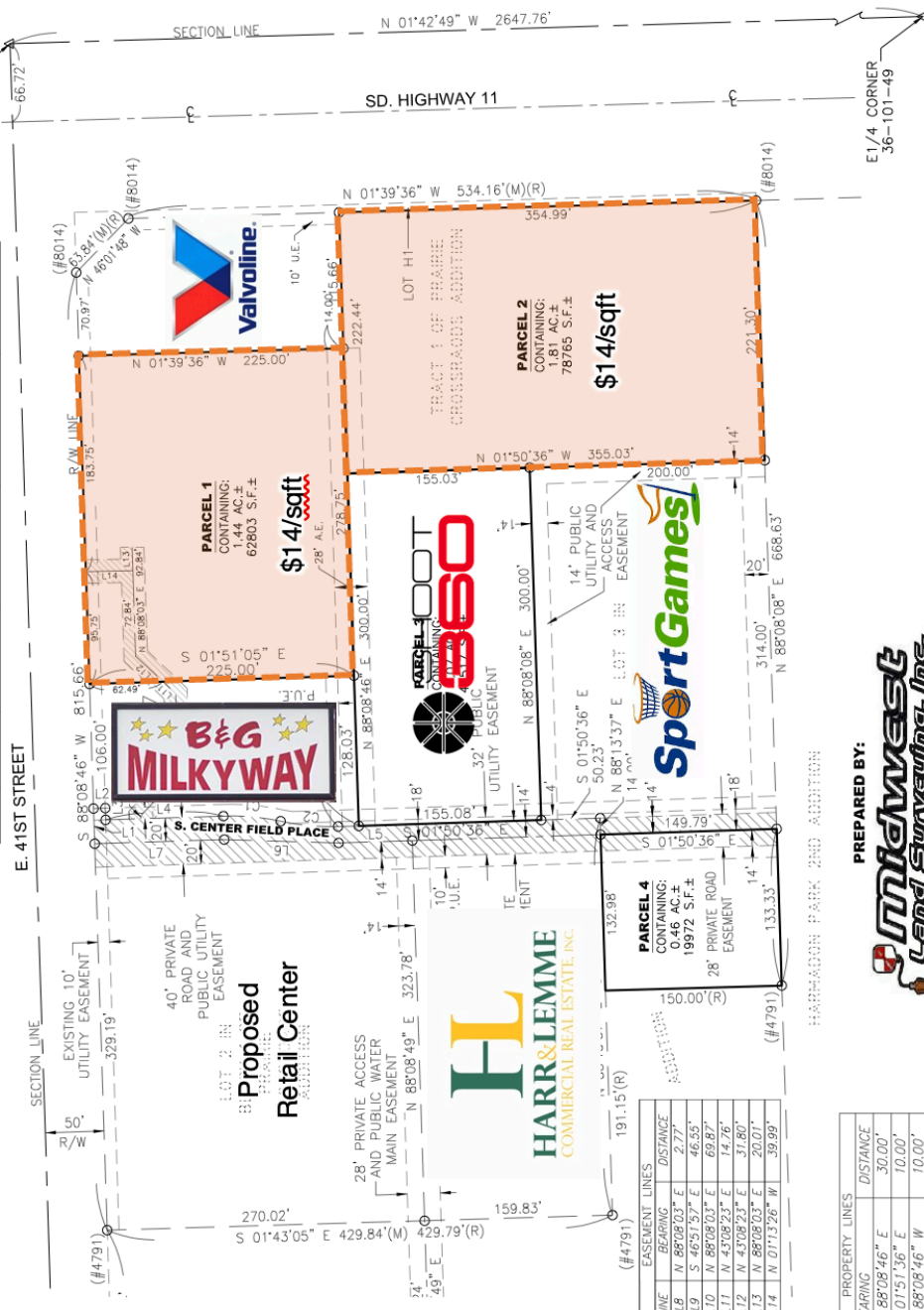
PLAT

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" |



| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L8 | N 88°08'46" E | 30.00' |
| L9 | S 46°51'57" E | 46.55' |
| L10 | N 88°08'03" E | 69.87' |
| L11 | N 43°08'23" E | 14.76' |
| L12 | N 43°08'23" E | 31.80' |
| L13 | N 88°08'03" E | 20.01' |
| L14 | N 01°13'26" W | 39.99' |

| 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' |

- LEGEND**
- SET 5/8" REBAR W/CAP #6700
 - FD. MONUMENT (#6700 UNLESS NOTED OTHERWISE)
 - (R) RECORD INFORMATION
 - (M) MEASURED DISTANCE
 - A.E. ACCESS EASEMENT
 - A.C. ACRES
 - P.U.E. PUBLIC UTILITY EASEMENT
 - S.F. SQUARE FEET
 - R/W RIGHT-OF-WAY
 - NOT TO SCALE
 - 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.

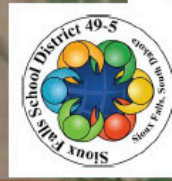
PREPARED BY:
Midwest Land Surveying, Inc.
 Land Surveying and GPS Consulting
 211 E. 14th Street Suite 100
 Sioux Falls, South Dakota 57104
 Phone: (605) 339-8901 FAX:(605) 274-8951

AREA MAP



100

COPPER CREEK



COMMUNITY REFORMED CHURCH
Benjamin Reifel Middle School

41st STREET

SPARTA ELEMENTARY



SIGNATURE COMPANIES
189 Apartment Homes

eastside baptist church

SANFORD HEALTH

sundance VILLAGE



HARRIMON PARK BASEBALL/SOFTBALL FIELDS



ANYTIME FITNESS



FAREWAY MEAT & GROCERY

THE ATTIC BAR & GRILL



H HAIR LEAVE

BIG MILKYWAY

TRUKS N' TRUCKS

Sport Games!

