

**FOR
SALE**

WEST SIOUX FALLS OFFICE LAND

NW CORNER OF MARION ROAD & BENSON ROAD SIOUX FALLS SD 57107



LOCATED BY OUR BUSTLING HAZELTINE NEIGHBORHOOD



SIZE

**11.51 ACRES
SUBDIVIDABLE**



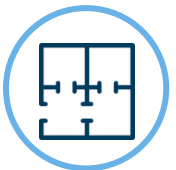
PRICE

**\$8.00-\$12.00 PSF
See Page 3 For Pricing.**



LOCATION

Northwest corner of Marion and Benson Road in growing area of Sioux Falls.



ZONING

Office/Commercial
PO-PUD



TRAFFIC

2019 combined
traffic count at
Marion and Benson
Intersection was
12,380 VPD



NEIGHBORS

Southeast Tech Inst, Avera, USD
Comm College for SF, Sanford
Pentagon, Great Shots, Fleet Farm,
Walmart and more

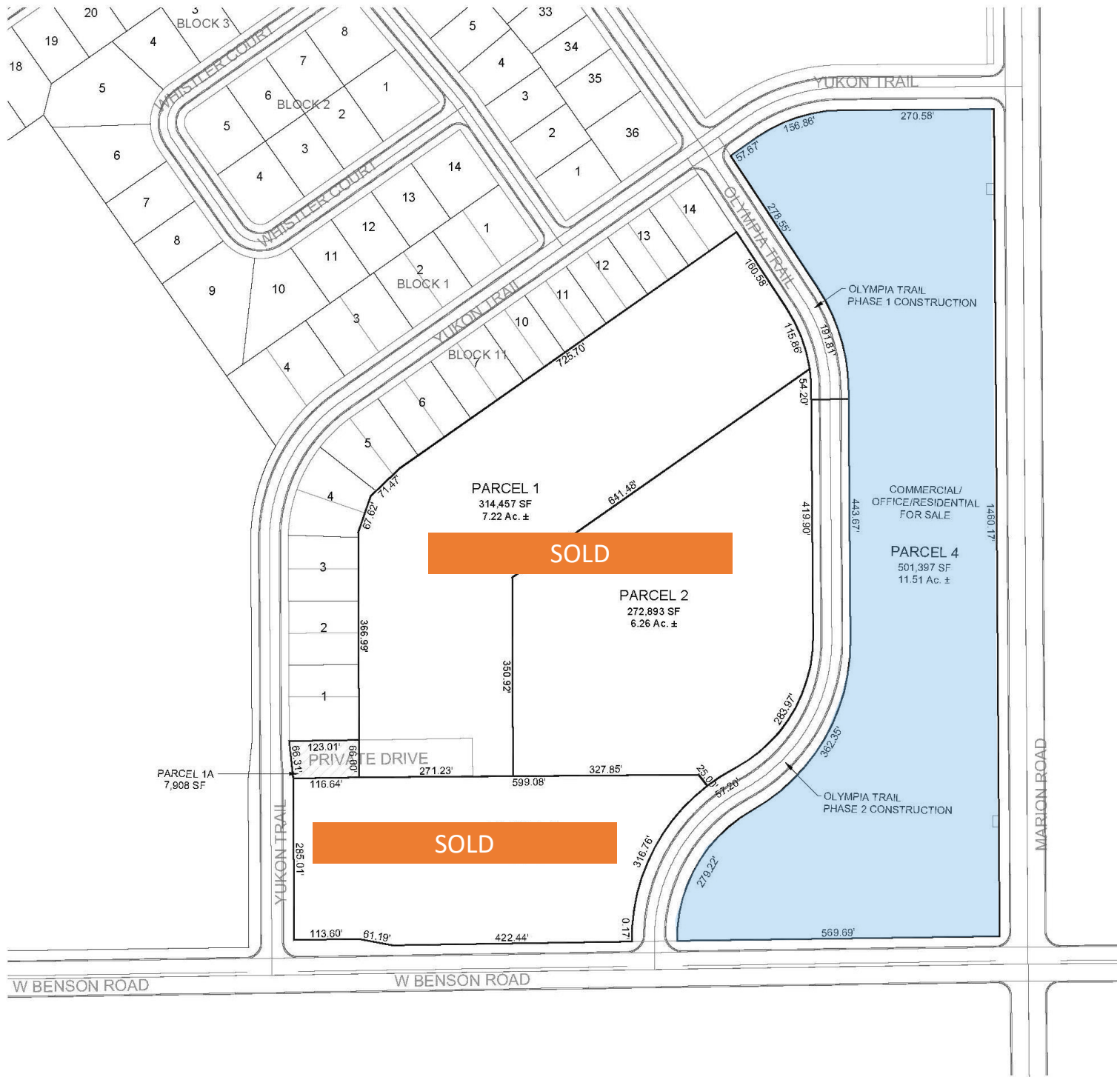
Information deemed reliable but not guaranteed.



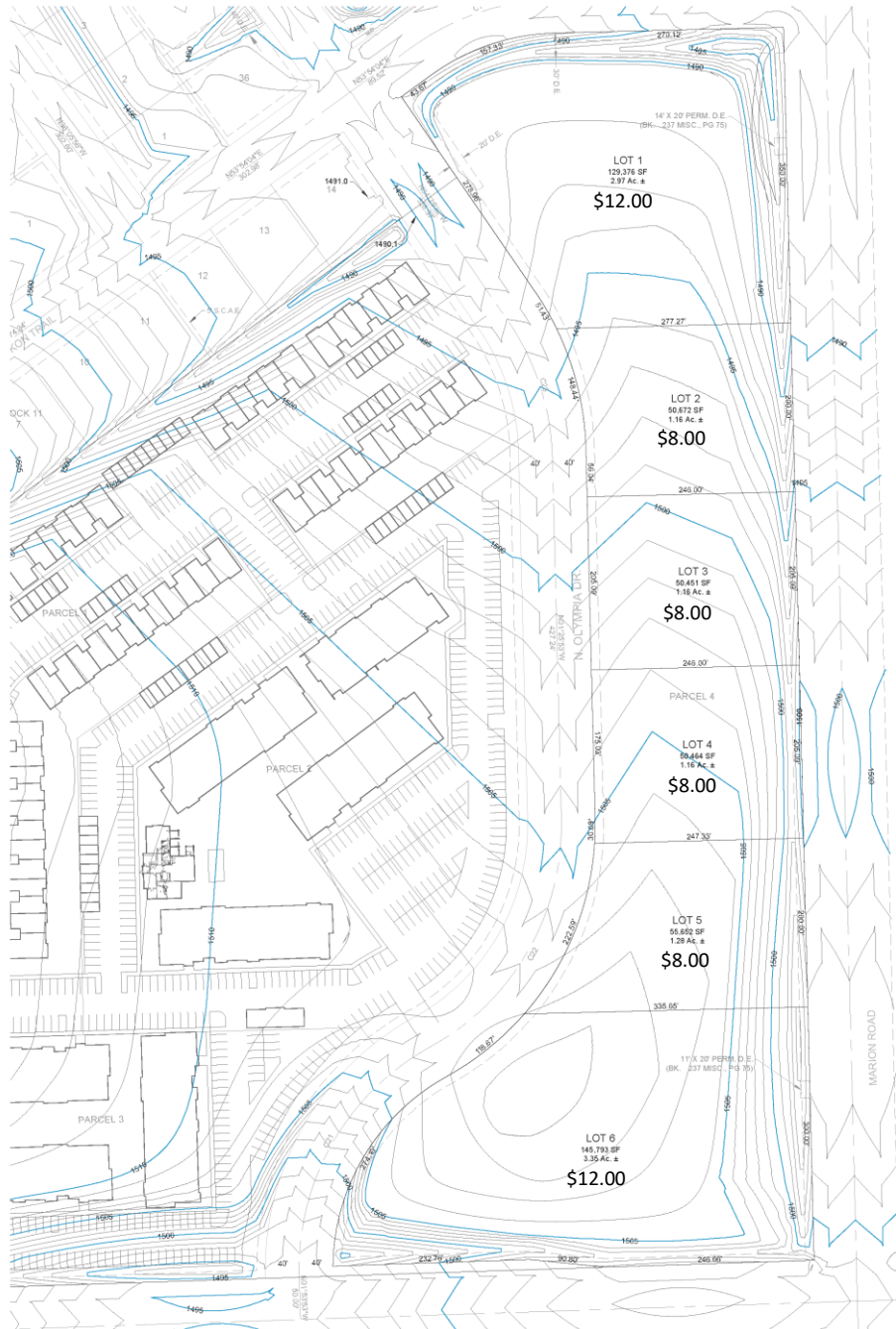
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AERIAL IMAGES



Above Benson and Marion Intersection
Facing North West



Above Parcel 4 facing South towards
Marion and Benson Intersection



Above Yukon and Olympia Trail
Facing South East



Above 54th Street facing South East
towards Marion and Benson Intersection



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AREA MAP



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