

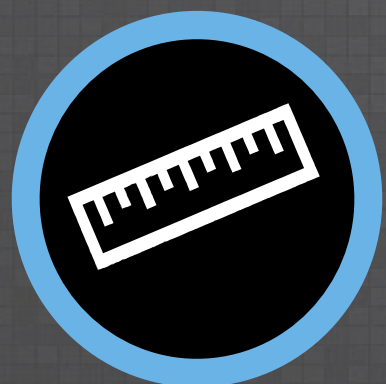
**FOR  
SALE**

# OVERPASS MEDICAL DEVELOPMENT LAND

Fantastic I-229 & I-29 Development Land



6001 South Medial Court  
Sioux Falls, SD 57108



size

Lot 1: 5.57 acres  
Lot 2 10.45 acres



price

\$15.00 per square foot



traffic

Interstate 229: 40,336 VPD  
69th Street: 9,900 VPD



zoning

S-1 Institutional



location

Incredible medical/hotel  
sites with premier  
interstate visibility.



co-tenancy

Avera Heart Hospital, North  
Central Heart Institute,  
Encompass Health, Avera  
Behavioral Health Center,  
Homewood Suites, Holiday  
Inn Express, Sioux Falls  
Lutheran School, Citi

Information deemed reliable but not guaranteed.



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# Parcel Map

