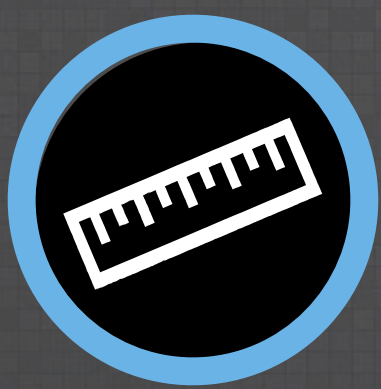


WM WESTOWN MARKETPLACE

41ST STREET & ELLIS ROAD

New Retail Development | Lots for Sale



size

Parcel 1: +/- 0.92 acre
Parcel 2: +/- 0.99 acre
Parcel 3: +/- 0.99 acre



price

Parcel 1: \$17.50 per sqft
Parcel 2: \$16.00 per sqft
Parcel 3: UNDER CONTRACT



zoning

Entire site is zoned
C-3 Commercial



population

50,000 people live in
Sioux Falls WEST of
Interstate 29!



location

New retail development
located on the NE
corner of 41st Street
and Ellis Road in West
Sioux Falls.



co-tenancy

Fareway Meat + Grocery,
Starbucks, Dollar Tree,
Sanford Clinic, Family
Wellness, ACE Hardware,
Walgreens, Frontier
Elementary School, Memorial
Middle School, Roosevelt
High School

Property is co-listed with Harr-Lemme Real Estate.
Information deemed reliable but not guaranteed.

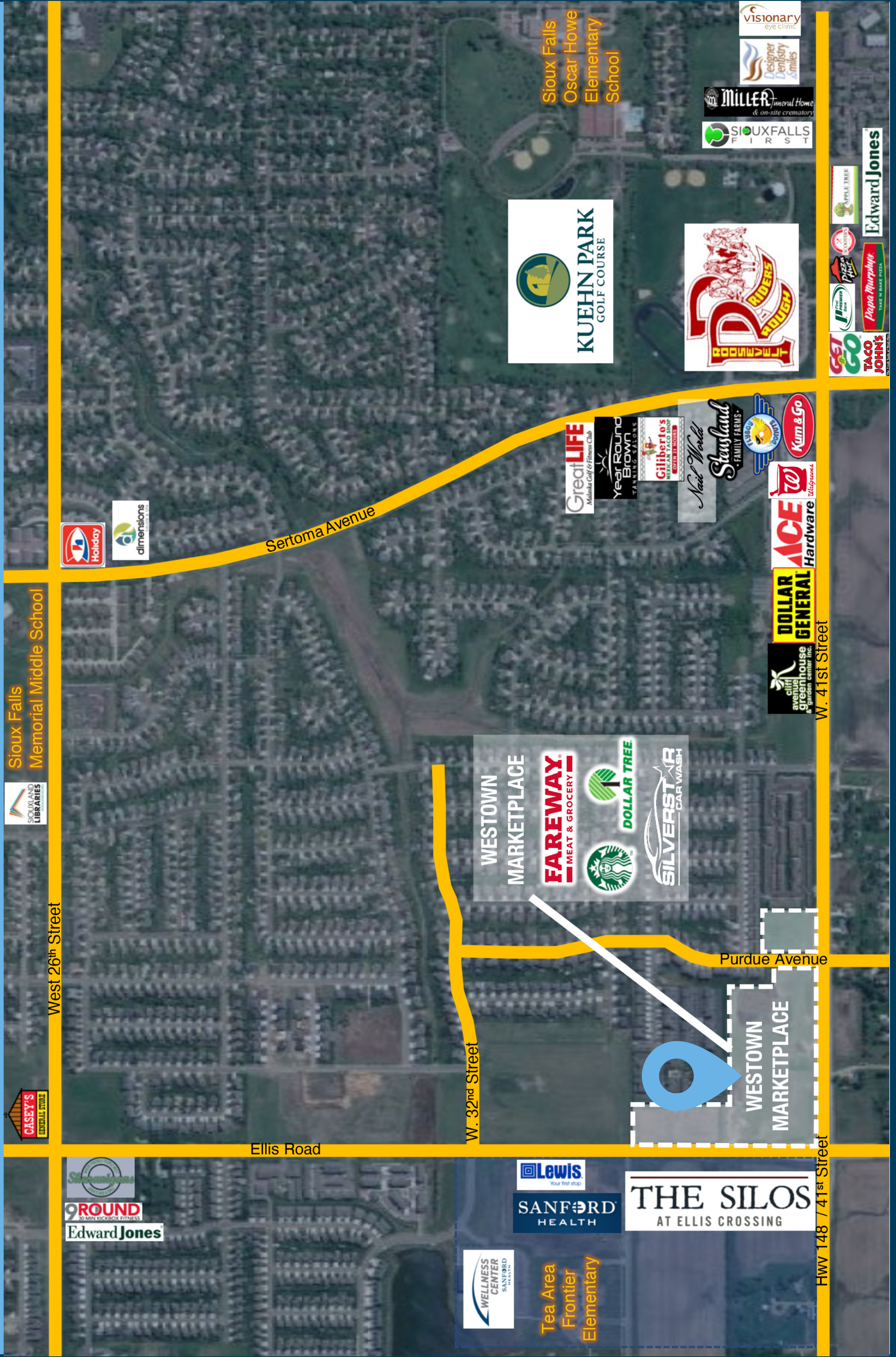


Lake Lorraine | 2571 Westlake Drive #100
Sioux Falls, South Dakota 57106
VBCLink.com | 605.361.8211

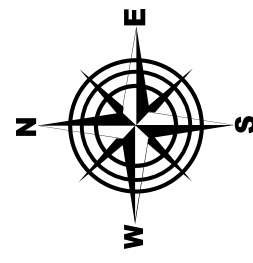


605.376.0127
Ryan@VBCLink.com

AREA MAP



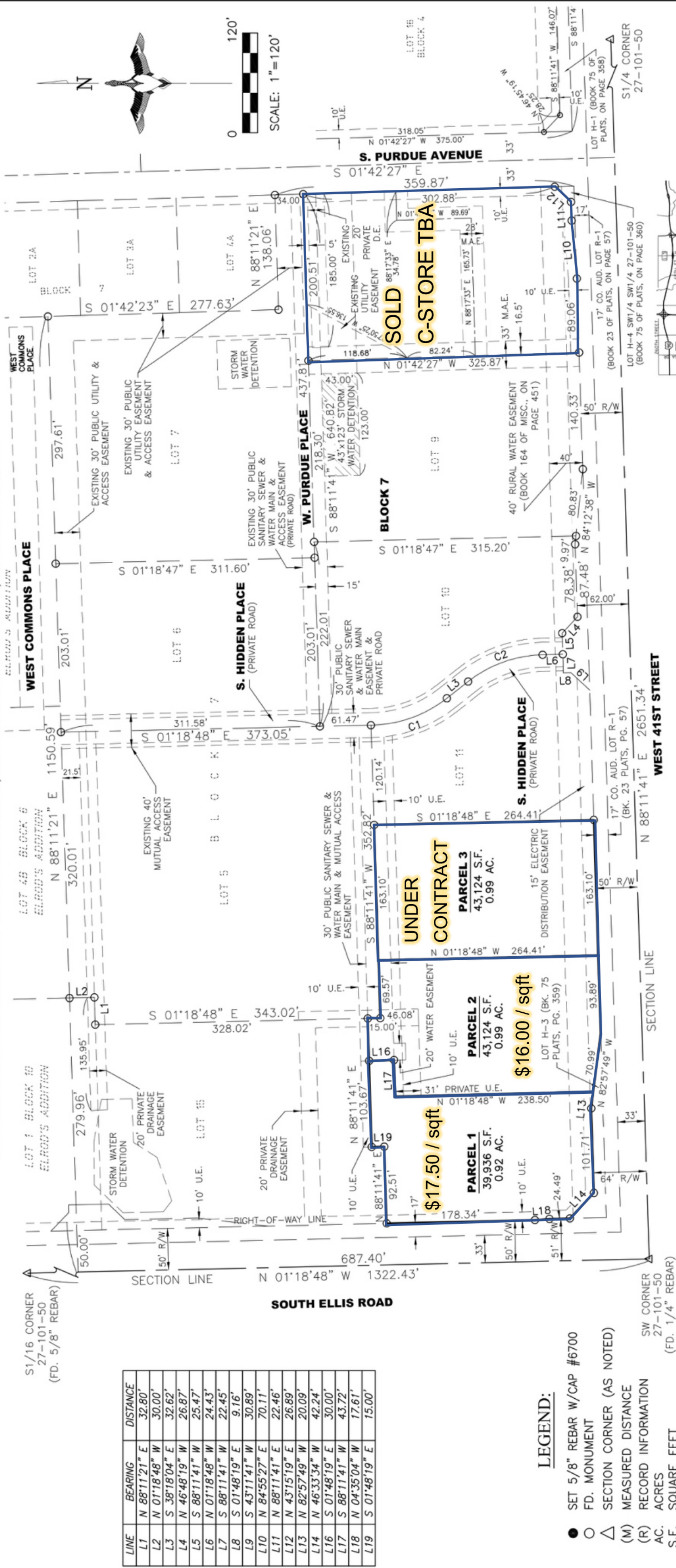
SITE PLAN



PARCEL MAP

EXHIBIT - PARCELS 1, 2 AND 3 IN BLOCK 7 OF ELROD'S ADDITION

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



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	150.09'	98.57'	96.81'	S 19°28'54" E	37°37'39"
C2	150.00'	96.83'	95.16'	S 19°48'26" E	36°59'17"



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

- LEGEND:
- SET 5/8" REBAR W/CAP #6700
 - F.D. MONUMENT
 - △ SECTION CORNER (AS NOTED)
 - (M) MEASURED DISTANCE
 - (R) RECORD INFORMATION
 - AC. ACRES
 - S.F. SQUARE FEET
 - U.E. UTILITY EASEMENT
 - M.A.E. MUTUAL ACCESS EASEMENT
 - R/W RIGHT-OF-WAY
 - N.T.S. NOT TO SCALE
 - PREVIOUSLY PLATTED LINE
 - RIGHT OF WAY 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.

