



# YANKTON DEVELOPMENT LAND

## Broadway Ave/US Route 81

### 7.51 Acres For Sale



3800 Broadway Avenue  
Yankton, SD 57078



#### size

Land: 7.51 acres



#### price

Frontage: \$6.25 / sqft  
East Half: \$2.75 / sqft



#### zoning

B-2 Highway Business



#### location

Site is located between Menards and Northtown Automotive on Highway 81, the #1 north/south arterial street in Yankton.



#### traffic

Over 8,200 vehicles per day



#### co-tenancy

Northtown Automotive, Wilson Trailers, Menards, Walmart, Culvers, Verizon, Wells Fargo and many more.

Information deemed reliable but not guaranteed.



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



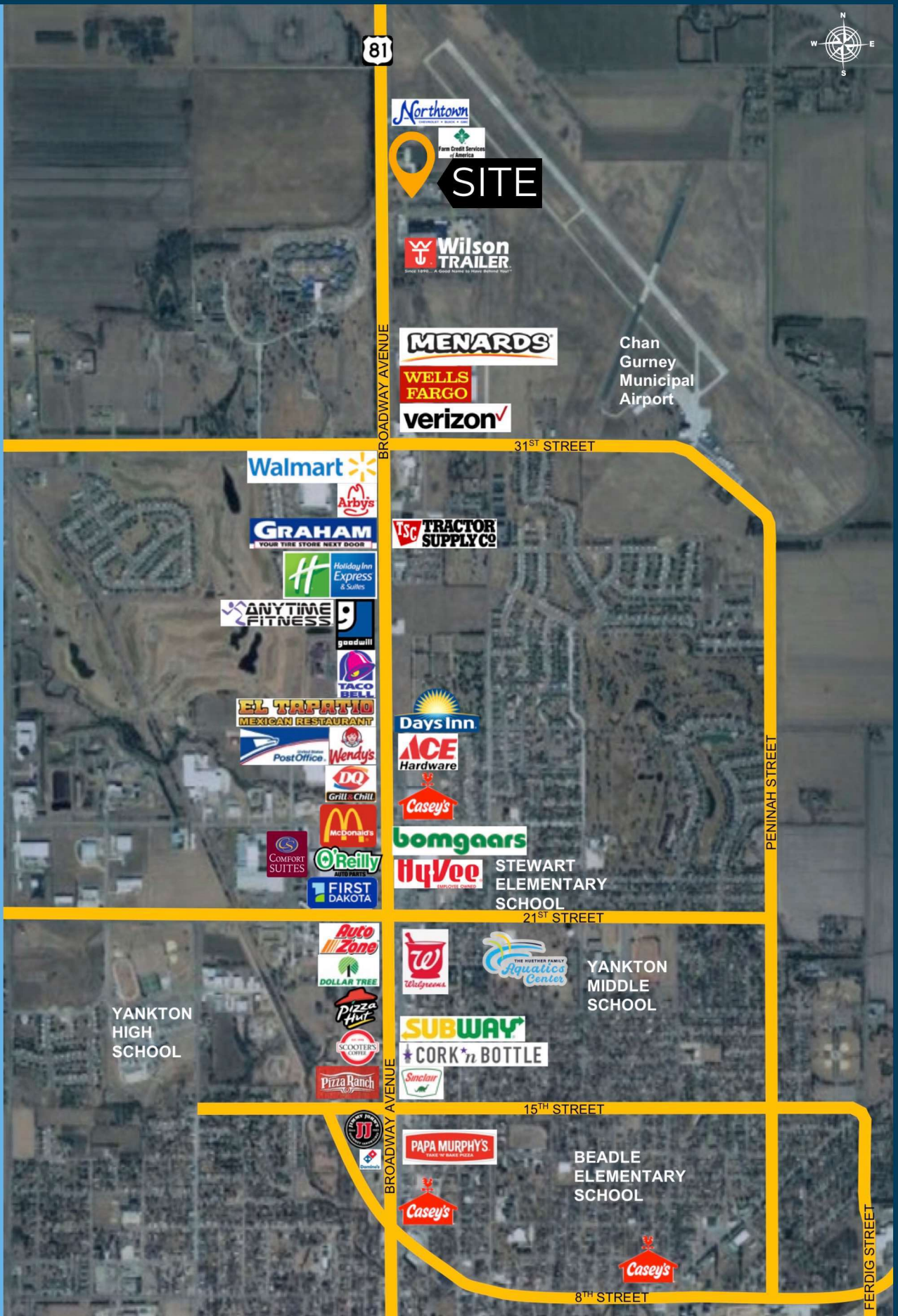
605.310.4509  
Mike.Knudson@VBCLink.com

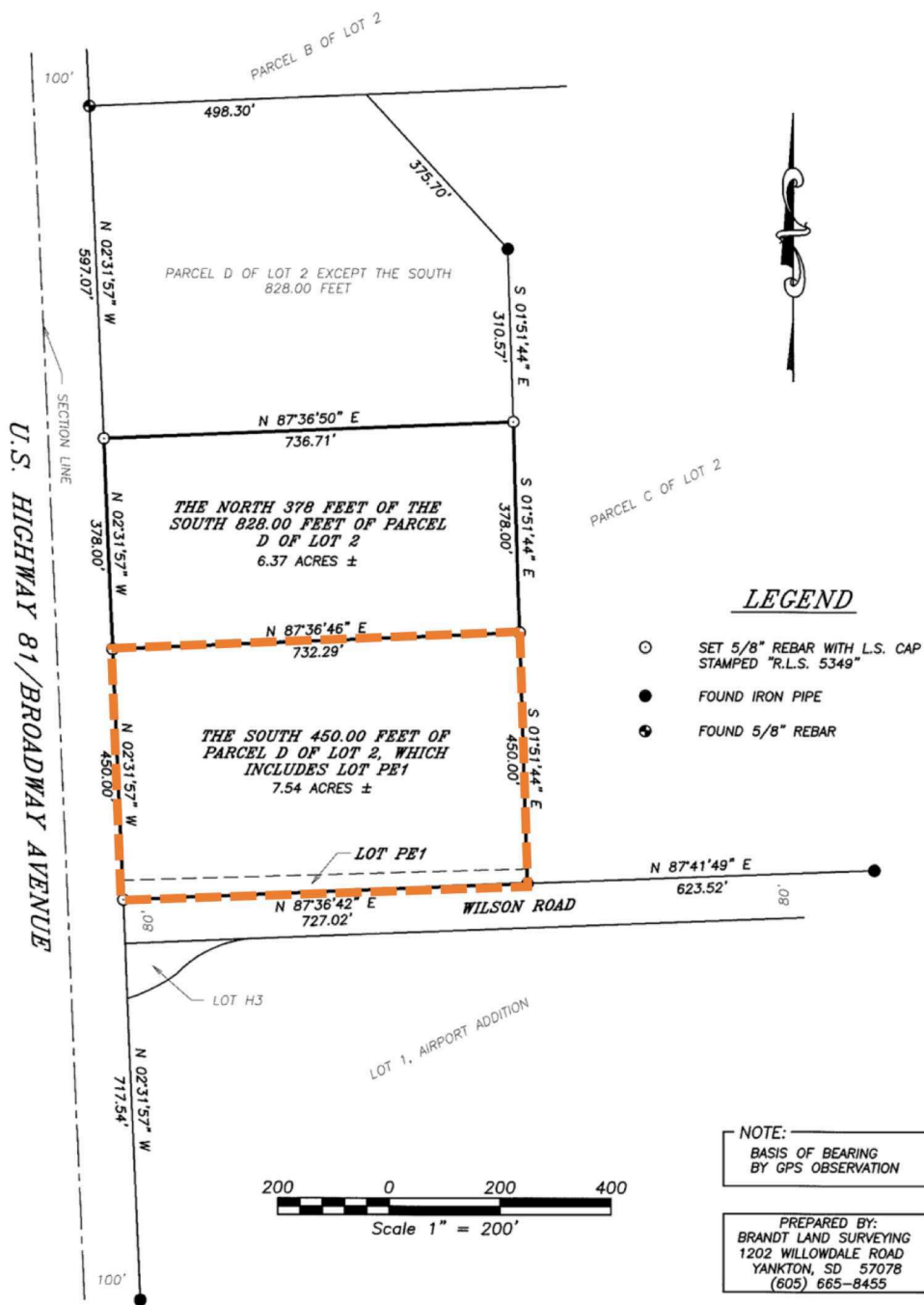


605.376.0127  
Ryan@VBCLink.com



# AREA MAP





## SURVEYOR'S CERTIFICATE

I, JOHN L. BRANDT, A REGISTERED LAND SURVEYOR, UNDER THE LAWS OF SOUTH DAKOTA, HAVE AT THE REQUEST OF TERRY G. KRANTZ, MADE A SURVEY OF THE SOUTH 450.00 FEET OF PARCEL D OF LOT 2, WHICH INCLUDES LOT PE1, AND A SURVEY OF THE NORTH 378.00 FEET OF THE SOUTH 828.00 FEET OF PARCEL D OF LOT 2, ALL LOCATED IN THE NW1/4 OF SECTION 31, T94N, R55W OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA.

I HAVE SET IRON REBAR AS SHOWN AND SAID SURVEY AND PLAT ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.  
DATED THIS 19TH DAY OF AUGUST, 2013.





# CONCEPTUAL DRAWING

