

**FOR
SALE**

RIVER PARK COMMERCIAL LAND

West Holly Boulevard, Brandon, SD 57005



Commercial & Multi-Family Land Between Brandon and Sioux Falls



SIZE

23.54 Acres

(1,025,371 SF)
Subdividable



PRICE

\$4.75 - \$12.00 PSF

See page 2 for pricing.



LOCATION

South and adjacent to West Holly Boulevard, the primary commuter route between Sioux Falls and Brandon, SD.



TRAFFIC

9,875 vehicles per day
on W Holly Boulevard.



AVAILABLE

Fall 2025



CO-TENANCY

Fareway, Casey's, Southeastern Electric Coop, Heritage Lutheran Church, and more!

Information deemed reliable but not guaranteed.



(605)-361-8211 | VBCcommercial.com

2571 S Westlake Dr #100 Sioux Falls SD 57106

**MIKE
VAN BUSKIRK**

605-366-0936

mike@vbclink.com

PRICING



Tract	Price (PSF)	Size (SF)
T1	\$4.75	187,245
T2	\$10.00	89,760
T3	\$8.00	108,460
T4	\$8.00	123,420
T5	\$8.00	56,100
T6	Pending	121,924
T7	\$12.00	87,305
T8A	\$8.00	39,323
T8	\$5.50	213,334

Platting is scheduled to be completed August 2025. Tracts are subdividable, and utilities will be stubbed to parcel.

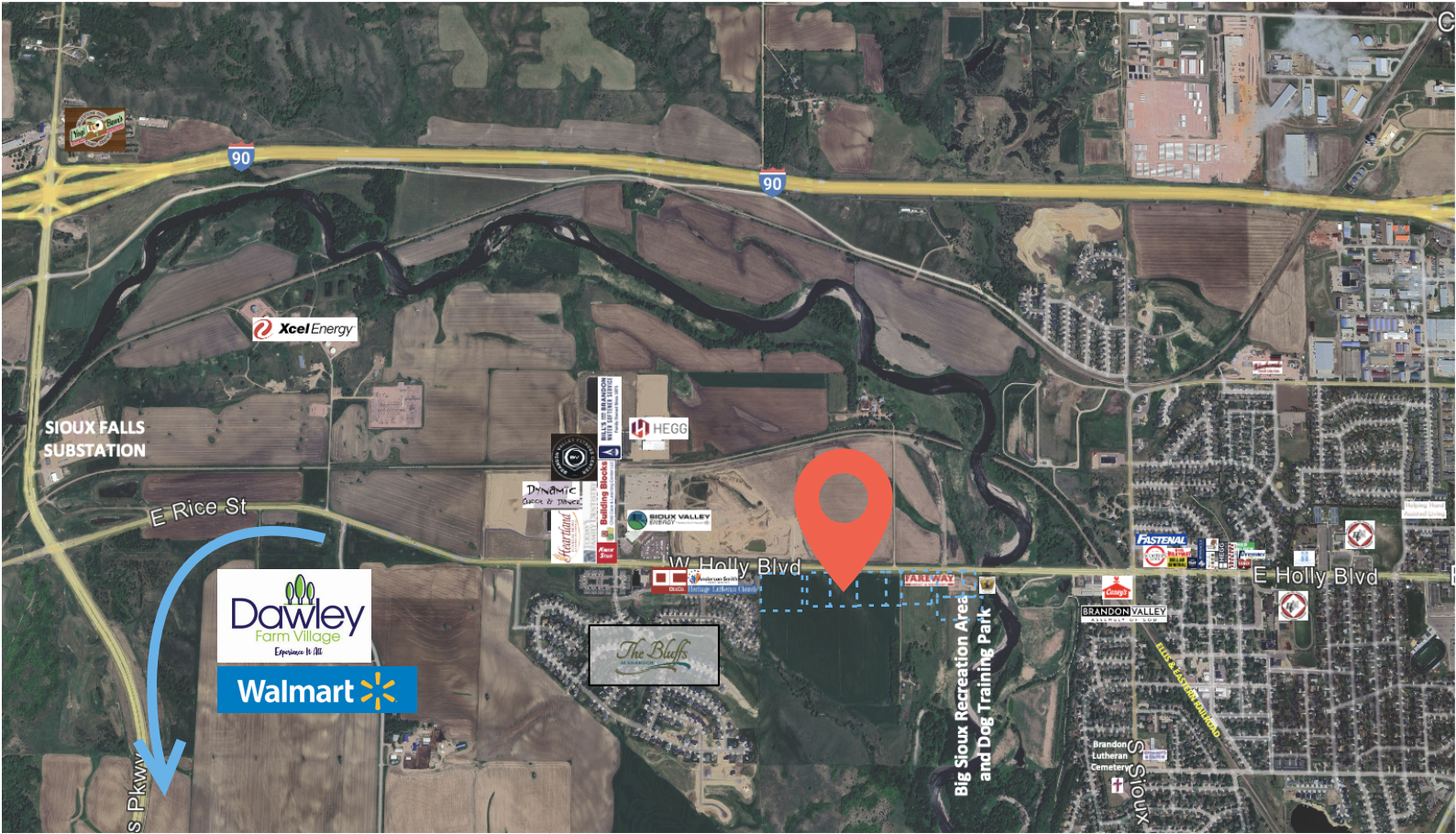
Traffic on W Holly Blvd: 9,875 cars per day



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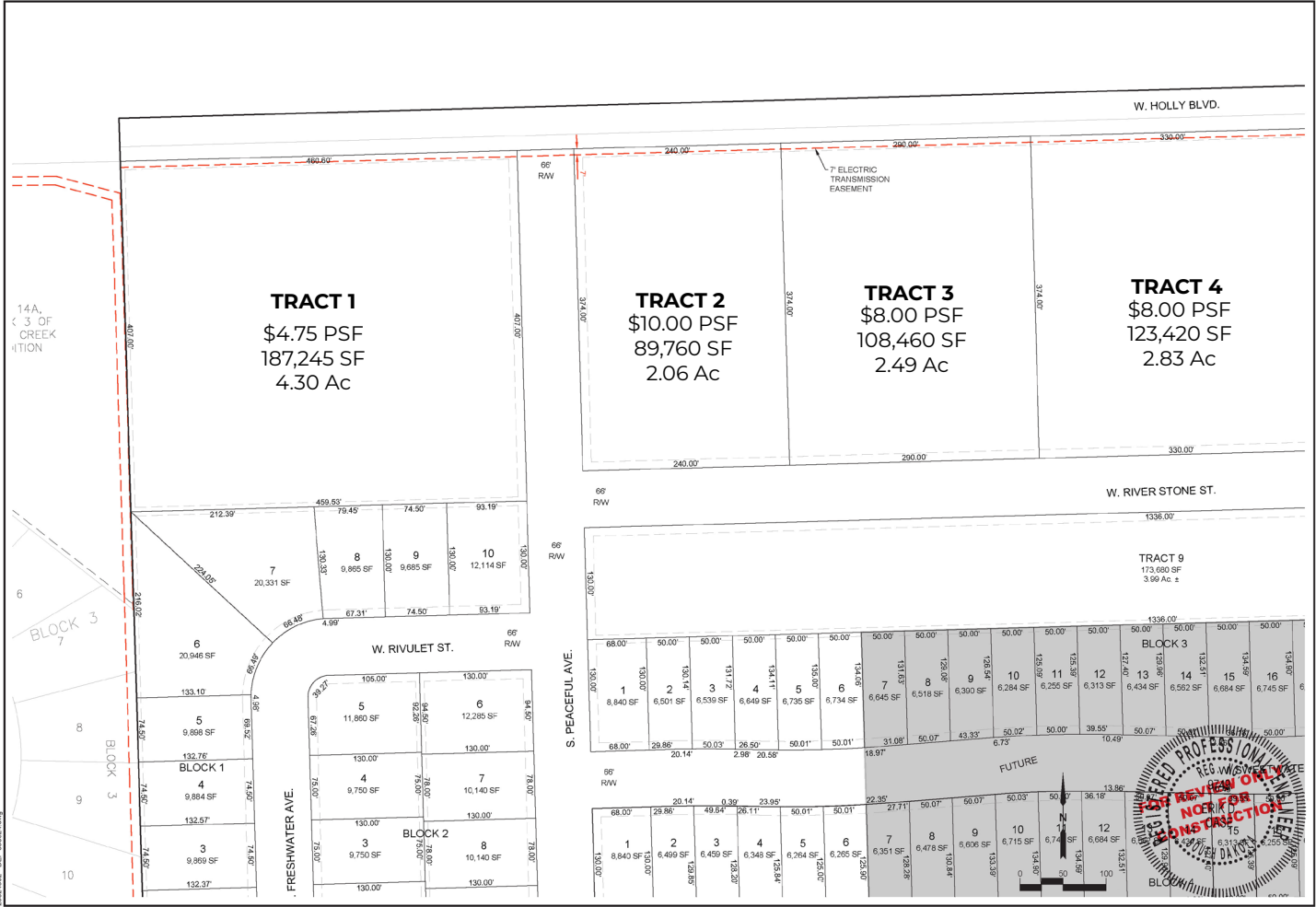
AREA RETAIL MAP



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TRACT MAP



THE DESIGN GROUP
 CIVIL SITE + LAND DEVELOPMENT
 P.O. BOX 652
 SIOUX FALLS, SD 57101
 605-600-1912

DEVELOPMENT ENGINEERING PLAN - PH1 & 2
 RIVER PARK ADDITION - BRANDON, SD
 LOT LAYOUT PLAN

REVISIONS

1	DATE
2	DESC
3	DATE
4	DESC

PROJECT NUMBER
23024502

DATE: 4/3/24
 DRAWN BY: TRP
 CHECKED: EDC

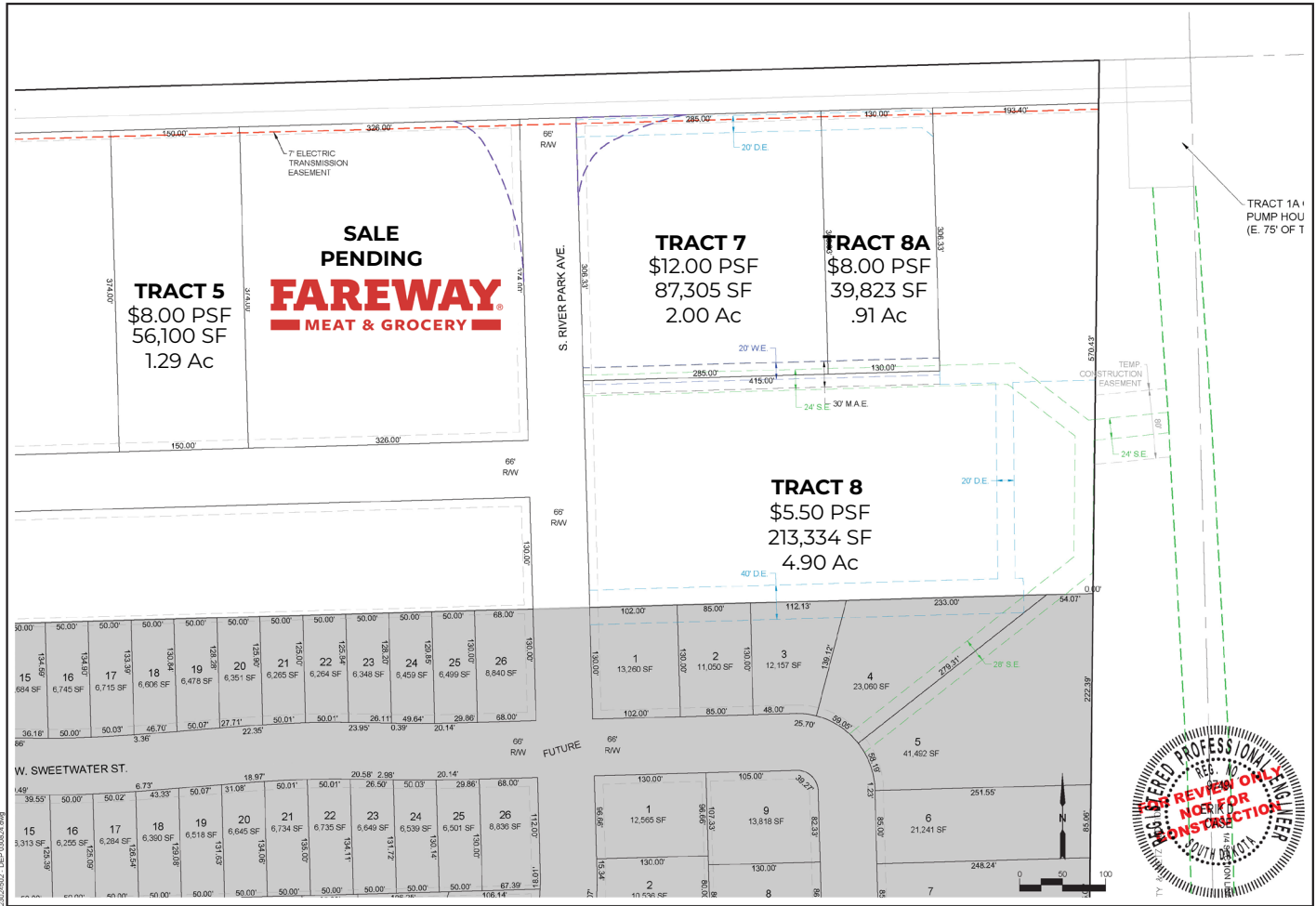
SHEET:
C1.1



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TRACT MAP



CIVIL SITE + LAND DEVELOPMENT
P.O. BOX 652
SIOUX FALLS, SD
57101
605-800-1912

DEVELOPMENT ENGINEERING PLAN - PH1 & 2
RIVER PARK ADDITION - BRANDON, SD
LOT LAYOUT PLAN

REVISIONS
1 DATE DESC
2 DATE DESC
3 DATE DESC

PROJECT NUMBER
23024502
DATE: 4/9/24
DRAWN BY: TRP
CHECKED: EDC

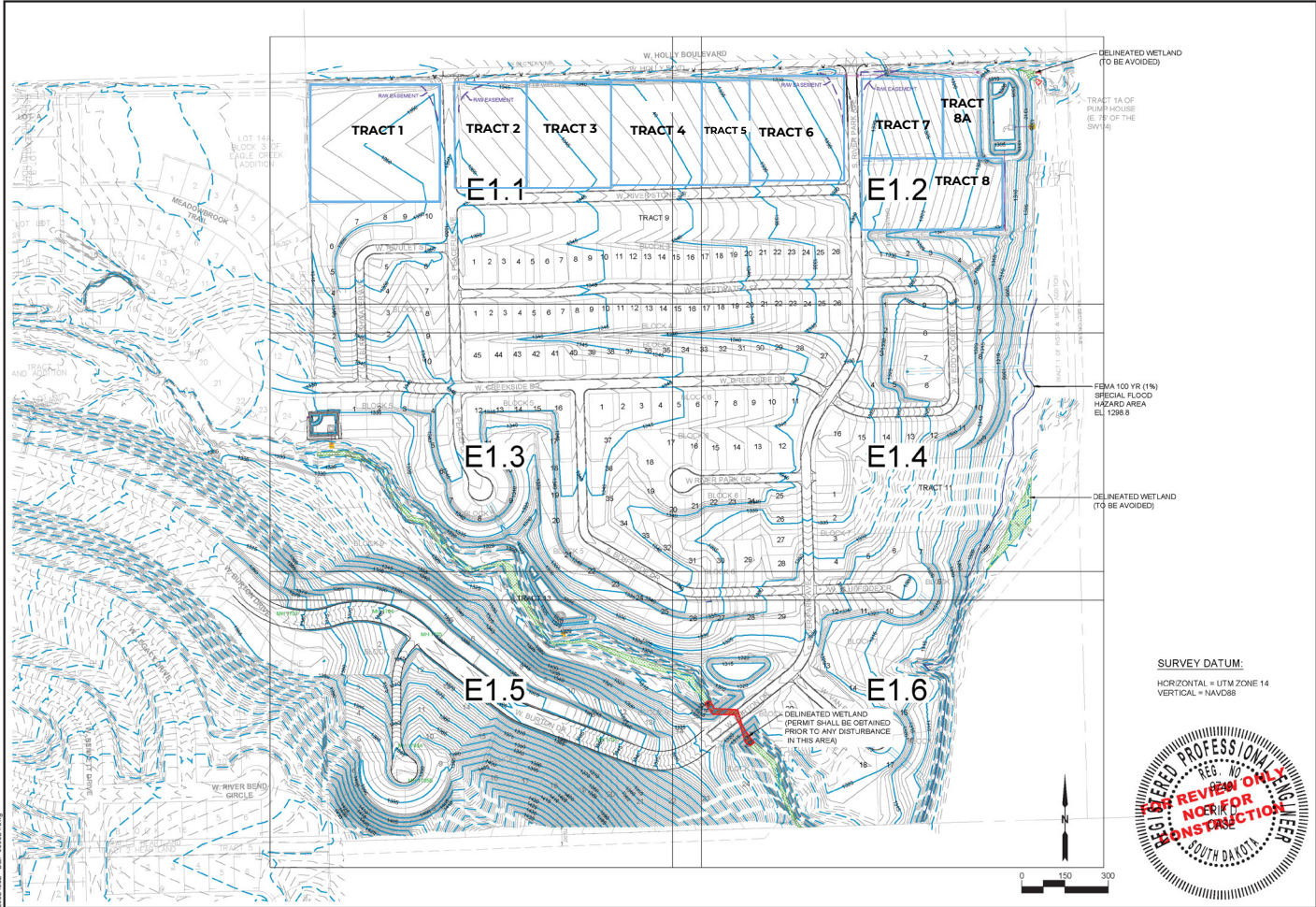
SHEET
C1.2



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TOPOGRAPHY MAP



CIVIL SITE +
LAND DEVELOPMENT
P.O. BOX 652
SIOUX FALLS, SD
57101
605-800-1612

DEVELOPMENT ENGINEERING PLAN - PH1 & 2
RIVER PARK ADDITION - BRANDON, SD
GRADING PLAN - OVERVIEW

REVISIONS:	
1	DATE / DESC
2	DATE / DESC
3	DATE / DESC

PROJECT NUMBER
23024502
DATE: 4/5/24
DRAWN BY: TRP
CHECKED: EDC

SHEET:
E1



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