

WALMART SHADOW RETAIL: COMMERCIAL + OFFICE LAND

Near SE Corner of 85th St & S Minnesota Ave, Sioux Falls, SD 57108

FOR SALE



Development Land in the Sioux Falls/Harrisburg Expansion Area



SIZE

Totally flexible lot sizes to fit your needs. One of the rare locations in Sioux Falls with C4 zoning, which has no building size limitation.



PRICE

\$6.50-17.50 PSF
See page 2 for details.



LOCATION

S Minnesota Ave & 85th St. Direct full access on 85th. Future full access on Minnesota Ave.



GROWTH

Projected population growth for 2040 in Sioux Falls is 251,000 & Harrisburg is 18,082. The two cities will meet 1 mile South of this property, which will drive traffic on 85th St & Minnesota Ave. to an estimated 22,000 vpd by 2045.



AVAILABLE

Entitlement work completed. Development plans in hand. Can deliver within 6 months.



CO-TENANCY

Walmart, Aldi, Schulte Subaru, Soo Sports, Sioux Falls Specialty Hospital, Avera, Dollar Tree, Verizon, Subway & Multi-Family Housing.

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

SITE PLAN + PRICING



TRAFFIC

- 85TH STREET:** 9,800 VPD
- MINNESOTA AVENUE:** 7,450 VPD
- VETERAN'S PKWY/HWY 100:** 10,710 VPD

LEGEND

CURRENT ZONING	INTERSECTIONS
 OFFICE	 FULL INTERSECTION
 COMMERCIAL C4	 RIGHT IN RIGHT OUT
 MULTI-FAMILY	

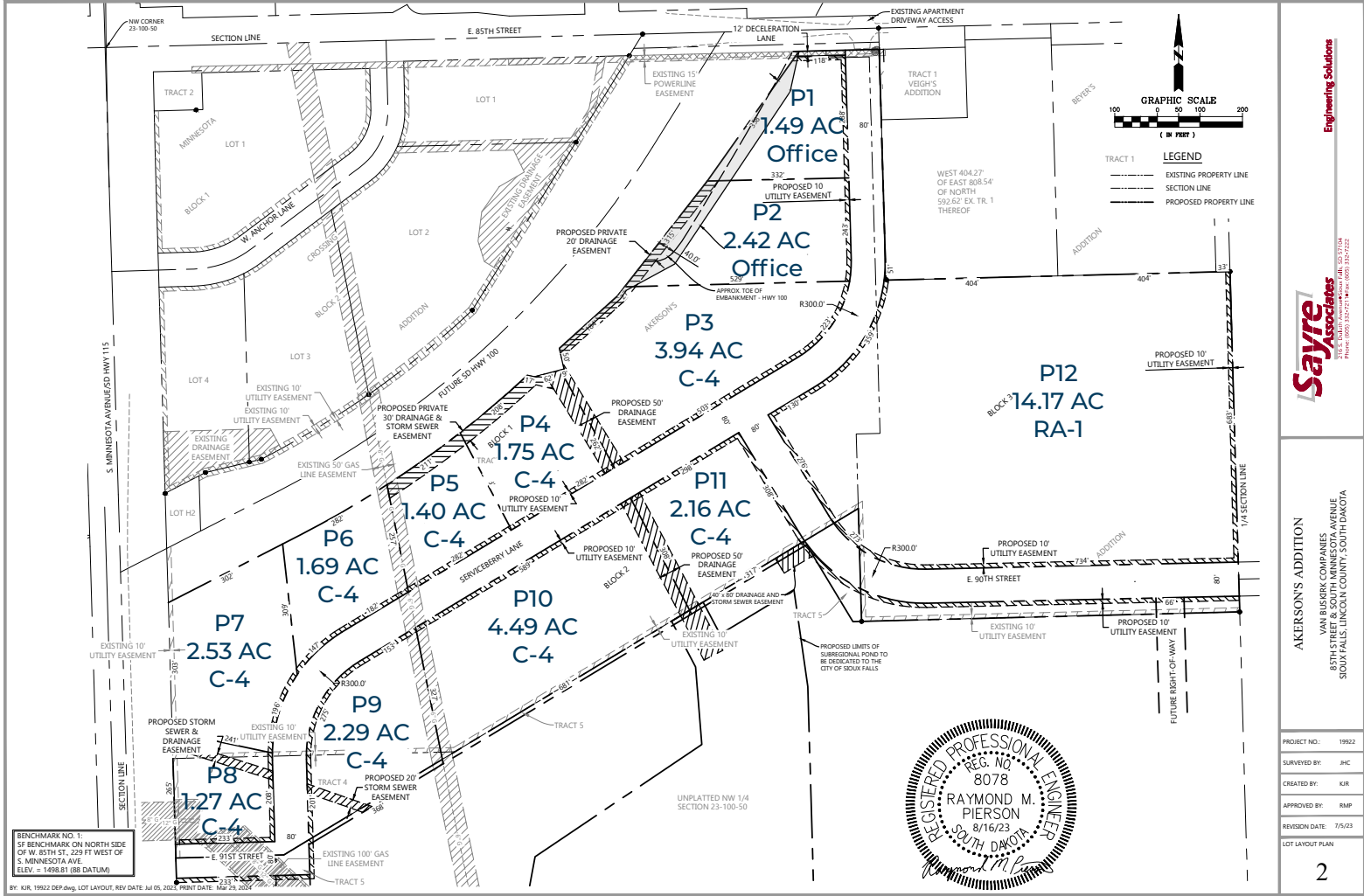
Parcel	Price (PSF)	Acres	Square Feet	Full Price	Zoning
P1	\$12.50	1.49	64,723	\$809,038	O-Office
P2	\$10.00	2.42	105,230	\$1,052,300	O-Office
P3	\$10.00	3.94	171,618	\$1,716,180	C-4 Commercial
P4	\$10.00	1.75	76,440	\$764,400	C-4 Commercial
P5	\$10.00	1.4	60,858	\$608,580	C-4 Commercial
P6	\$12.00	1.69	73,504	\$882,048	C-4 Commercial
P7	\$16.50	2.53	110,084	\$1,816,386	C-4 Commercial
P8	\$17.50	1.27	55,220	\$966,350	C-4 Commercial
P9	\$11.00	2.29	99,824	\$1,098,064	C-4 Commercial
P10	\$10.00	4.49	195,459	\$1,954,590	C-4 Commercial
P11	\$10.00	2.16	94,257	\$942,570	C-4 Commercial
P12	\$6.50	14.17	617,029	\$4,010,689	RA-1 Multi-Family



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SITE PLAN



Engineering Solutions

Sayre Associates
 1105 S. DAKOTA STREET, SIOUX FALLS, SD 57104
 PHONE: 605.336.1100 FAX: 605.336.1102

AKERSON'S ADDITION
 VAN BUSKIRK COMPANIES
 85TH STREET, 1000 S. MINNESOTA AVENUE
 SIOUX FALLS, LINCOLN COUNTY, SOUTH DAKOTA

PROJECT NO.:	19922
SURVEYED BY:	JHC
CREATED BY:	KJR
APPROVED BY:	RMP
REVISION DATE:	7/5/23
LOT LAYOUT PLAN	

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VETERAN'S PKWY/HWY 100



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SITE PHOTOS



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