



PRIME HIGHWAY 100 COMMERCIAL LAND

Commercial Land at Signalized Intersection



5801 East 41st Street
Sioux Falls, SD 57110



size

Lot 4: 0.46 acre
Lot 5: 5.51 acres
(can be subdivided)



price

\$12 per square foot



traffic

Highway 100 is projected to carry 55,000+ cars per day!



zoning

Property is zoned C-2 Commercial, allowing for a wide variety of retail, restaurant, office and medical uses.



location

Site is located on the southwest corner of Highway 100 and East 41st Street, adjacent to Harmodon Park ball fields (the largest ball fields in South Dakota with over 300,000 visitors annually)!



co-tenancy

Kum & Go, Harr-Lemme Real Estate, SportGames, Truks-N-Trykes daycare, Dawley Farm Village, Copper Creek, Fareway Foods, Copper Creek, Casey's General Store, Holiday, The Attic

Information deemed reliable but not guaranteed.



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



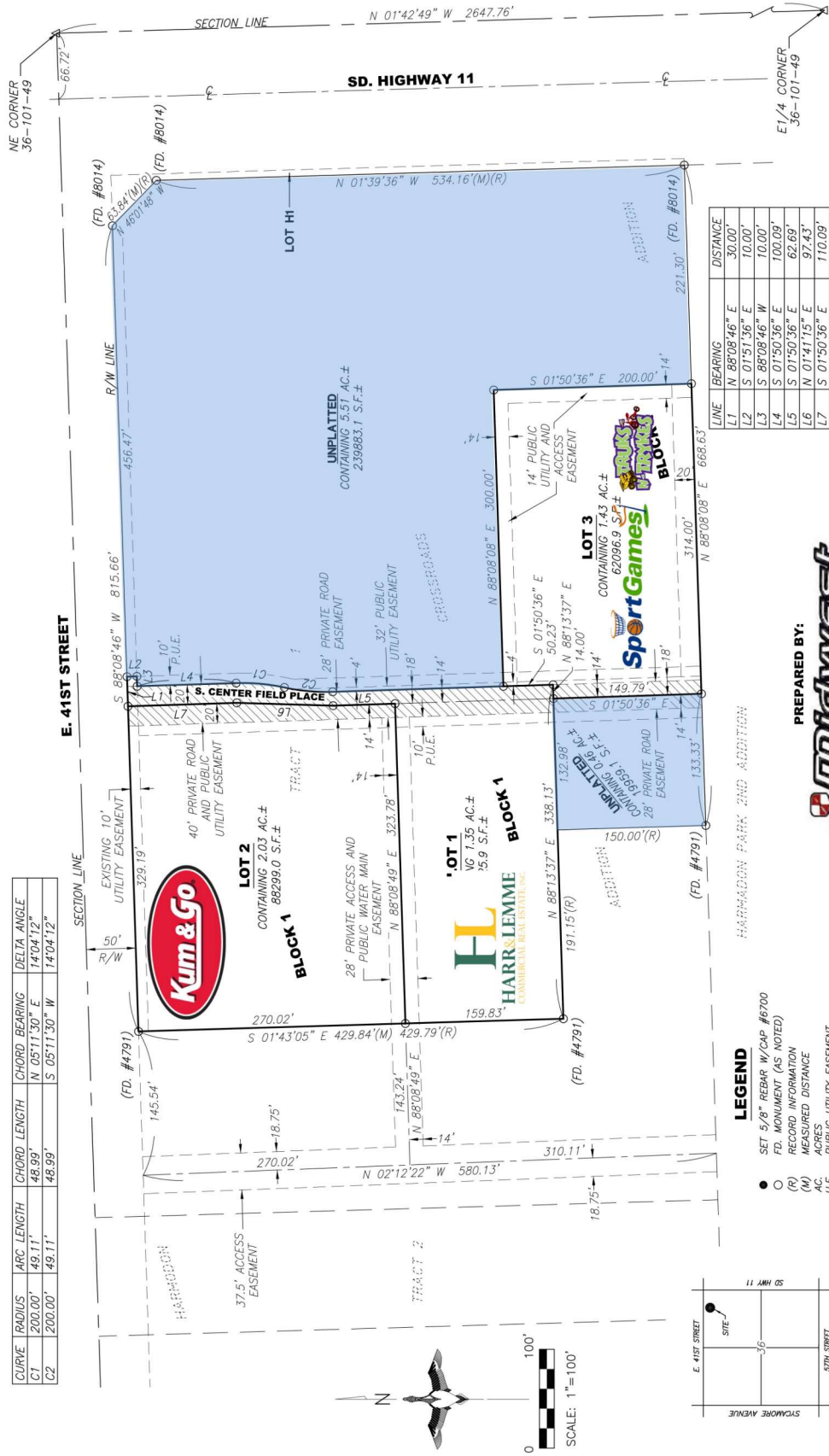
605.376.0127
Ryan.Tysdal@VBClick.com

PLAT

MASTER PLAT EXHIBIT - PRAIRIE CROSSROADS ADDITION

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

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	200.00'	49.11'	48.99'	N 05°11'30" E	14°04'12"
C2	200.00'	49.11'	48.99'	S 05°11'30" W	14°04'12"



LINE	BEARING	DISTANCE
L1	N 88°08'46" E	30.00'
L2	S 01°51'36" E	10.00'
L3	S 88°08'46" W	10.00'
L4	S 01°50'36" E	100.09'
L5	S 01°50'36" E	62.69'
L6	N 01°41'15" E	97.43'
L7	S 01°50'36" E	110.09'

PREPARED BY:
Midwest Land Surveying, Inc.
 Land Surveying and GPS Consulting
 211 E. 11th Street, Suite 57104
 Sioux Falls, SD 57104
 Phone: (605) 339-8901 FAX: (605) 274-8951

LEGEND

- SET 5/8" REBAR W/CAP #6700
- FD. MONUMENT (AS NOTED)
- (R) RECORD INFORMATION
- (M) MEASURED DISTANCE
- AC. ACRES
- UTILITY EASEMENT
- P.U.E. PRIVATE UTILITY EASEMENT
- S.F. SQUARE FEET
- R/W R/W RIGHT-OF-WAY
- N.T.S. NOT TO SCALE
- EASEMENT LINE
- PREVIOUSLY PLATTED LINE

AREA MAP N.T.S.
 SECTION 36, T10N, R49W
 5TH P.M.

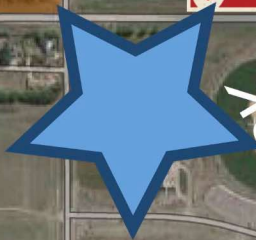
NOTES:
 BASIS OF BEARINGS IS UTM-ZONE 14
 #17-041 A/R

100

COPPER CREEK

41ST STREET

E41st St



SIGNATURE COMPANIES
189 Apartment Homes

eastside
baptist church

SANFORD
HEALTH

COMMUNITY REFORMED CHURCH

SIOUX FALLS FIRE RESCUE
1880

FUTURE FIRE STATION

RV
"Home of the Lynx"

FUTURE ELEMENTARY SCHOOL

HARMODON PARK
BASEBALL FIELDS

