

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

\$7.50 PSF to \$16.50 PSF
See attached Site Plan.



LOCATION

S Minnesota Ave & 85th St. Direct full access on 85th. Right-in/Right-out on Minnesota Ave. 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 by 2045.



AVAILABLE

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



NEIGHBORS

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



605.361.8211 | VBCcommercial.com

2571 S Westlake Dr #100 Sioux Falls SD 57106
Information deemed reliable but not guaranteed.

**STEVE
VAN BUSKIRK**
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SITE OVERVIEW

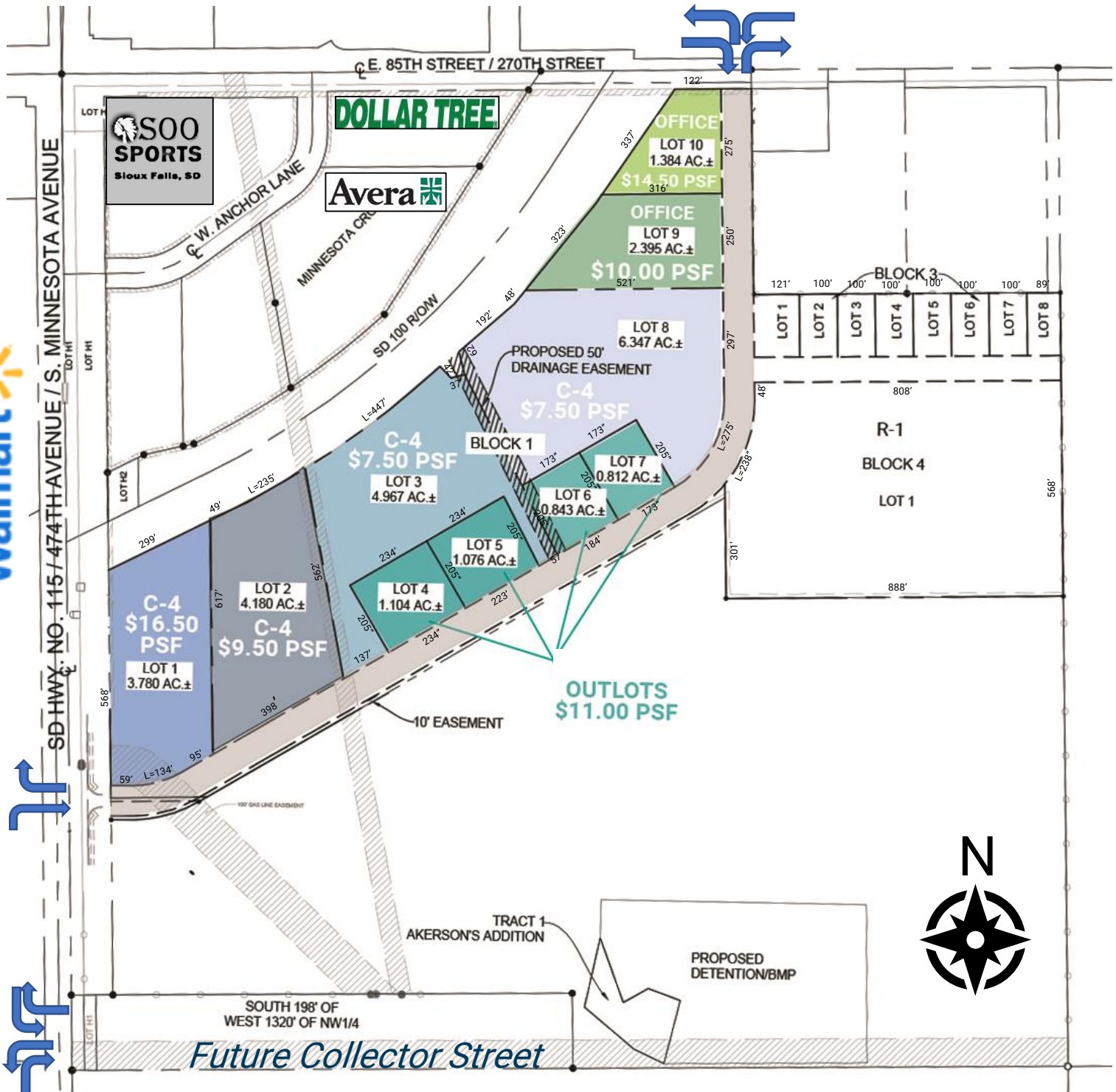


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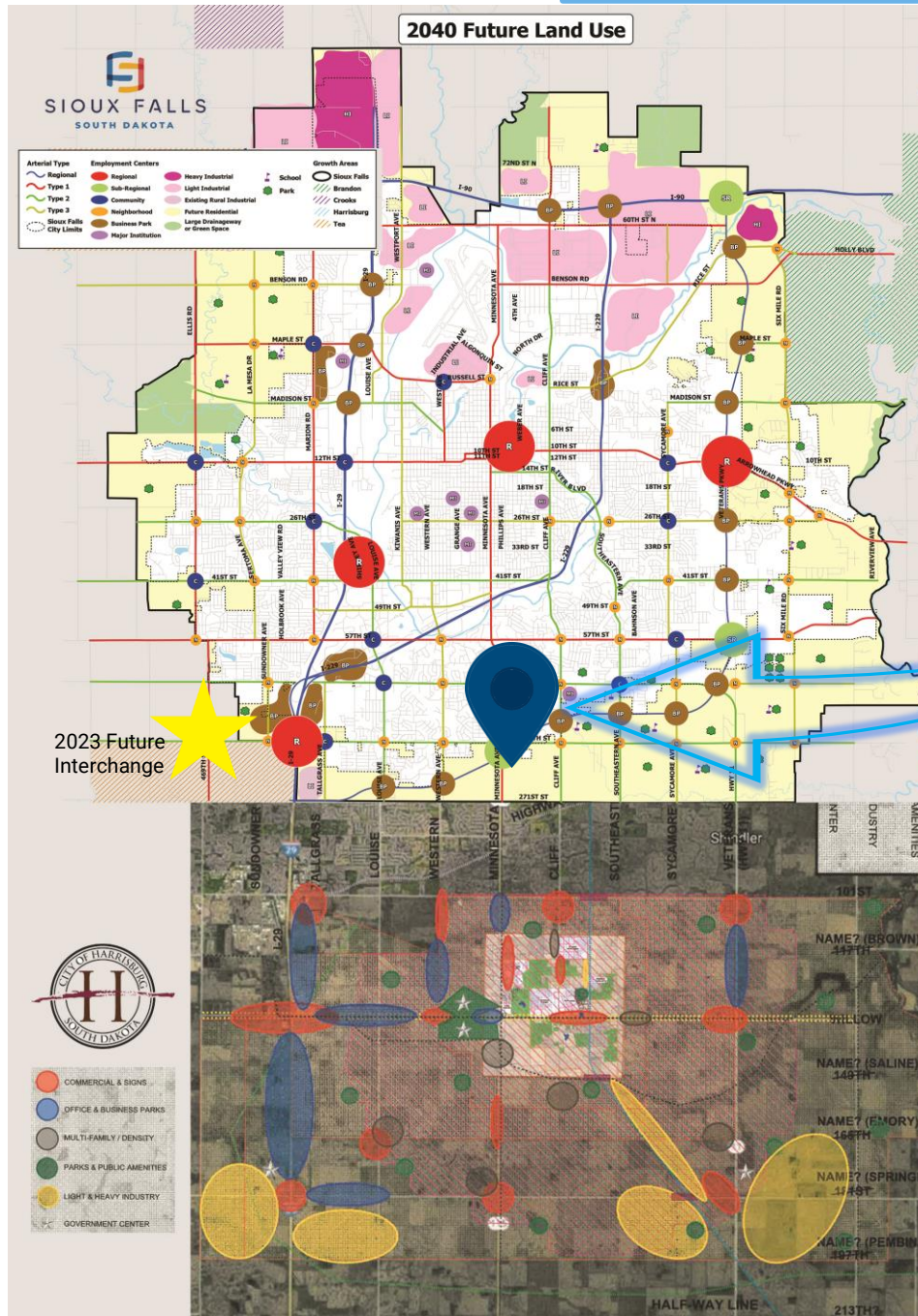
CONCEPTUAL SITE PLAN



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Subject Site

Growth Projections

With quick growing populations, Harrisburg and Sioux Falls will intersect one mile south of this property by 2040. Minnesota Avenue (Highway 115) is a primary arterial street between Harrisburg and Sioux Falls with a current traffic count of 10,500 vehicles per day and an estimated 22,000 vehicles by 2045.

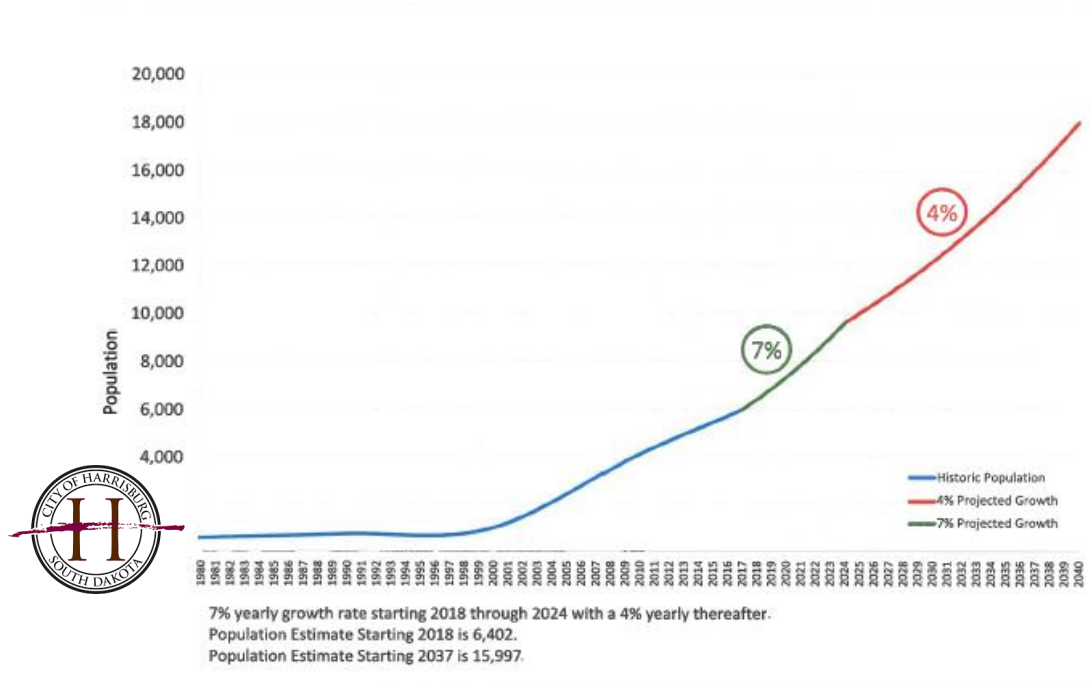


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AREA POPULATION GROWTH



Located on the hottest retail intersections in the South end of Sioux Falls, adjacent to the reconstructed and expanded Minnesota Avenue, this property is a can't miss opportunity for retailers seeking a location in the Shadow of Wal-Mart.

Key considerations:

- The site plan offers complete flexibility on parcel size.
- Frontage lot on Prime Minnesota Avenue.
- Minnesota Avenue is now the primary arterial street to the fast growing Harrisburg to the South.
- Interior pad sites available for junior box retail.
- Concept plan allows for outlots along interior ring road.
- New interchange planned for I-29 and 85th Street in 2023.
- One-mile Household income: \$185,285.
- Large employment base in the area provides a good daytime population.
- Location leverages the current population and demographics with a solid growth assured for the future.



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