

**DELBRIDGE LAND – NORTH FARM
MADISON STREET & EBENEZER AVENUE
SIOUX FALLS, SD**

Real Estate Services

Bender
COMMERCIAL

FOR SALE

INDUSTRIAL - COMMERCIAL - OFFICE LAND

We open doors.



PROPERTY FEATURES:

- Up to 107.09 acres (Subdividable)
- Industrial Land: \$3.25 - \$4.00/sq. ft.
Commercial Land: \$7.00 - \$10.00/sq. ft.
Office Land: \$6.50/sq. ft.
- Industrial, commercial and office zoned lots.
- Located in an Opportunity Zone – contact Broker for details.
- Lots with frontage along Interstate 29, Madison Street, Marion Road and Ebenezer Avenue.
- Traffic count along I-29 is 50,950 vehicles per day.
- Lots delivered with rough grade and utilities stubbed in at lot line.
- Lots can be adjusted to Buyer's needs.
- Contact broker for commission splits.
- **Seller reserves the right to reject any and all offers.**

For More Information, Please Contact:

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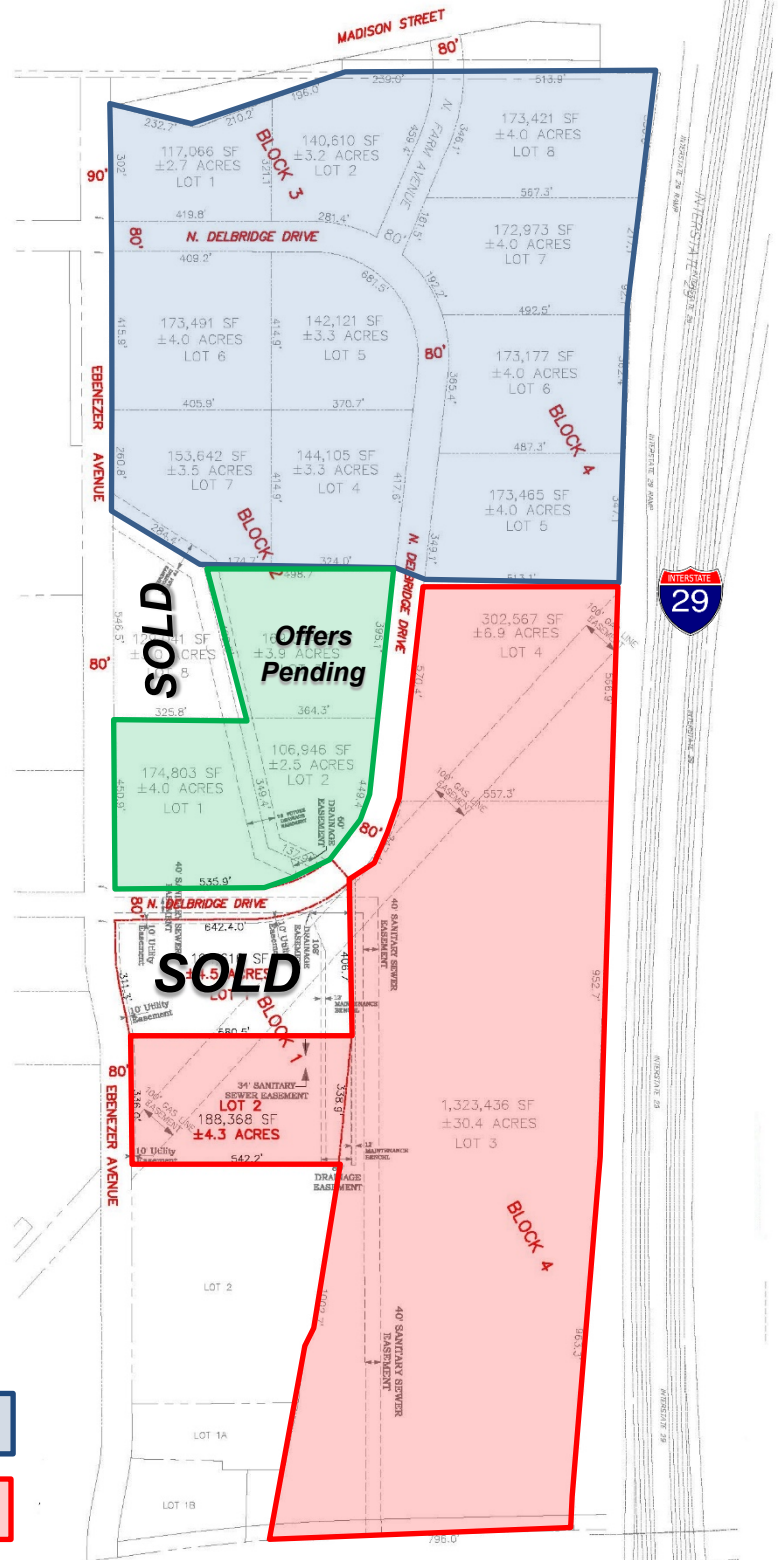
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PRELIMINARY PARCEL PLAN – EAST OF EBENEZER AVENUE

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Block	Lot	Size (Acres)	Price/SF	Zoning
1	2	4.3	\$3.25	I-1
2	1	4.0	\$3.25	I-1
2	2	2.5	\$3.25	I-1
2	3	3.9	\$3.25	I-1
2	4	3.3	\$7.00	C-4
2	5	2.5	\$7.00	C-4
2	6	4.0	\$7.00	C-4
2	7	3.5	\$7.00	C-4
3	1	2.7	\$10.00	C-4
3	2	3.2	\$10.00	C-4
4	3	TBD	TBD	TBD
4	4	6.9	\$4.00	I-1
4	5	4.0	\$7.00	C-4
4	6	4.0	\$7.00	C-4
4	7	4.0	\$7.00	C-4
4	8	4.0	\$10.00	C-4



Block 4, lot 3 will contain Sub-Regional Pond

**Contact Broker for Information on Easements and Buildable Area

Zoned Commercial

Zoned I-1 Light Industrial

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PROPOSED PARCEL PLAN – WEST OF EBENEZER AVENUE

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Lot	Size	Price	Zoning
A	5.71 acres	\$10.00/SF	C-4 Commercial
B	3.92 acres	\$7.00/SF	C-4 Commercial
C	2.95 acres	\$7.00/SF	C-4 Commercial
K	8.82 acres	\$6.50/SF	Office

Zoned Commercial

Zoned Office

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