

HENSCH LAND
272ND STREET & 472ND AVENUE
HARRISBURG, SD

Real Estate Services

Bender
COMMERCIAL

FOR SALE

DEVELOPMENT LAND – NORTH HARRISBURG

We open doors.



PROPERTY FEATURES:

- **215.99 AC**
- **For Sale: \$52,000/acre**
- Currently zoned A-1 Agriculture.
- Development land on the corner of Highway 117 (Louise Avenue) and 472nd Avenue near Bakker Crossing Golf Course.
- Rare, bulk land development south of Sioux Falls.
- Conveniently located approximately 1 ½ miles south of Sioux Falls and 3 miles from Tea and Harrisburg.
- Mixed use development.
- Access to Lincoln County Rural Water and new Harrisburg sewer line.
- Access off Louise Avenue and 272nd Street and Western Avenue.
- Annexed into the City of Harrisburg.
- Harrisburg Adventure Elementary School to open in Fall 2021.
- Seller open to phased purchase.

For More Information, Please Contact:

REGGIE KUIPERS, SIOR
reggie@benderco.com
(605) 782-1663

ROB KURTENBACH
rk@benderco.com
(605) 940-0559



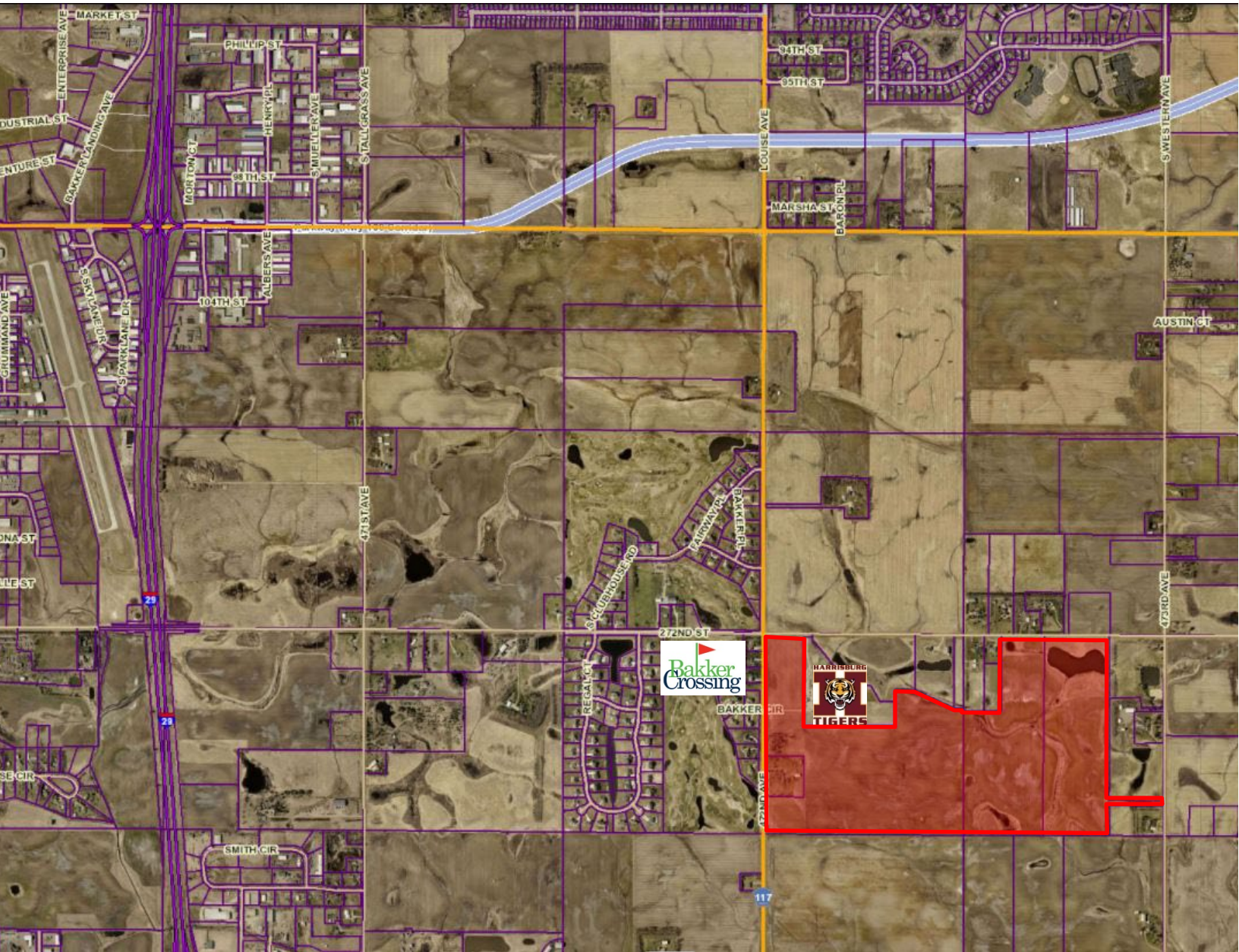
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Construction Plan – Veterans Parkway

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SOUTH VETERANS PARKWAY

COSTS & CONSTRUCTION SCHEDULE

Total Cost \$208.9 Million

(\$176M State; \$32.9M City;
includes PE, ROW, UT, CE, & Construction)



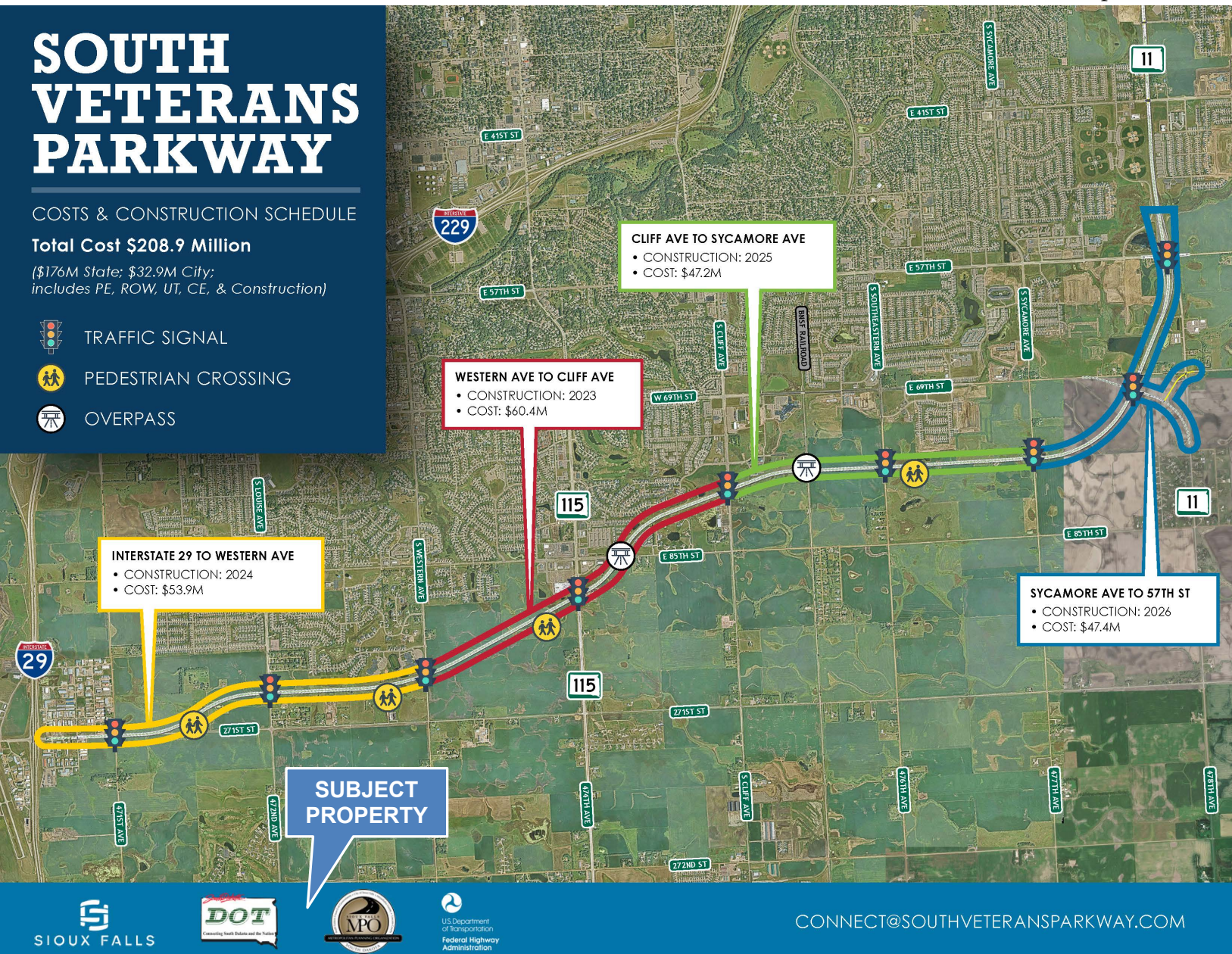
TRAFFIC SIGNAL



PEDESTRIAN CROSSING



OVERPASS



INTERSTATE 29 TO WESTERN AVE

- CONSTRUCTION: 2024
- COST: \$53.9M

WESTERN AVE TO CLIFF AVE

- CONSTRUCTION: 2023
- COST: \$60.4M

CLIFF AVE TO SYCAMORE AVE

- CONSTRUCTION: 2025
- COST: \$47.2M

SYCAMORE AVE TO 57TH ST

- CONSTRUCTION: 2026
- COST: \$47.4M

SUBJECT
PROPERTY



CONNECT@SOUTHVETERANSPARKWAY.COM

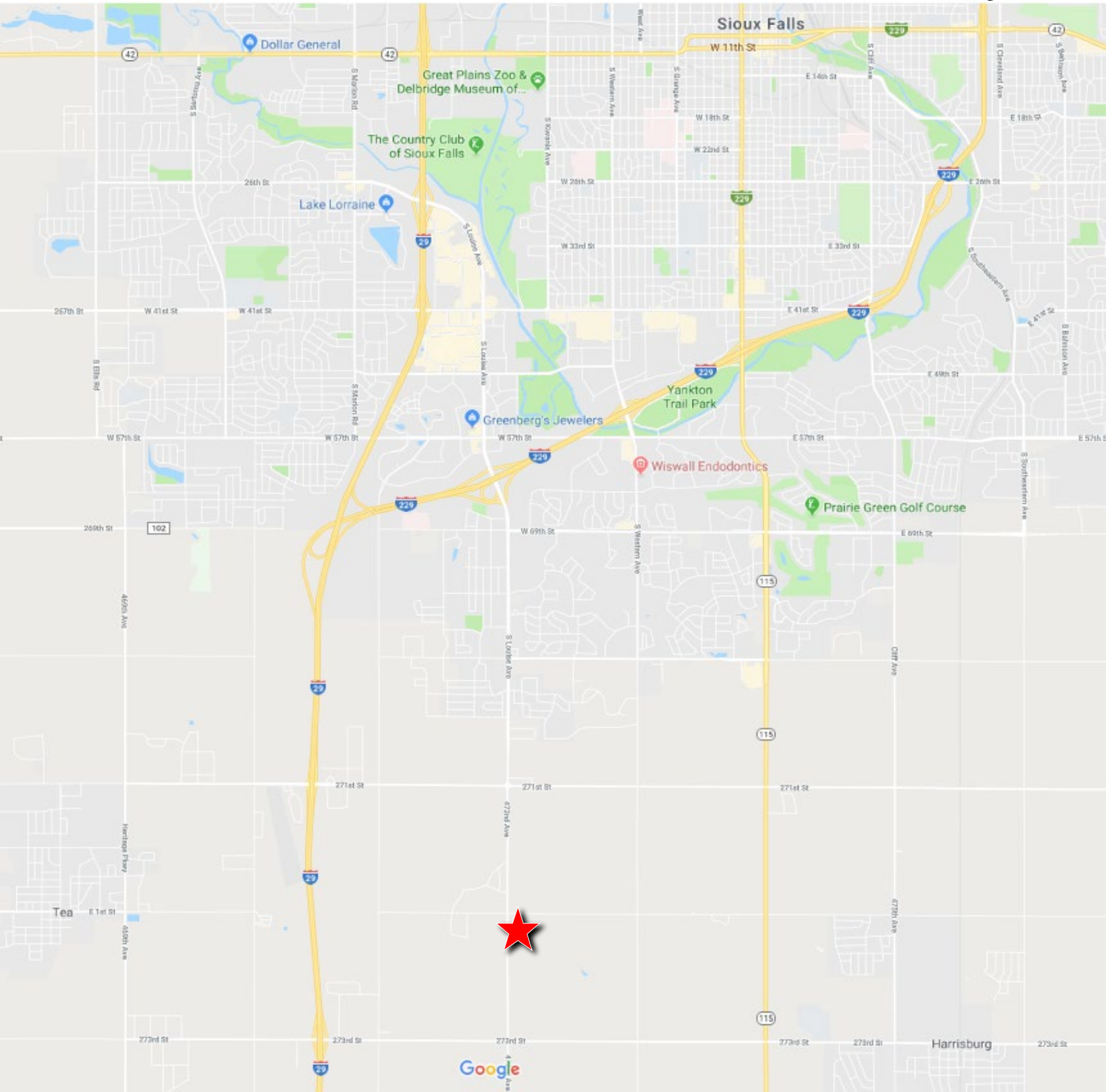
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L-2049

305 West 57th Street • Sioux Falls, SD 57108 • (605) 336-7600 • www.benderco.com

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*Per Owner and/or County Assessor's Office. Buyer should verify independently. Information herein deemed reliable, but not guaranteed.