



FOR SALE | COMMERCIAL LAND | 11TH STREET SE & 10TH AVENUE SE | WATERTOWN, SD

MORIARTY WATERTOWN LAND

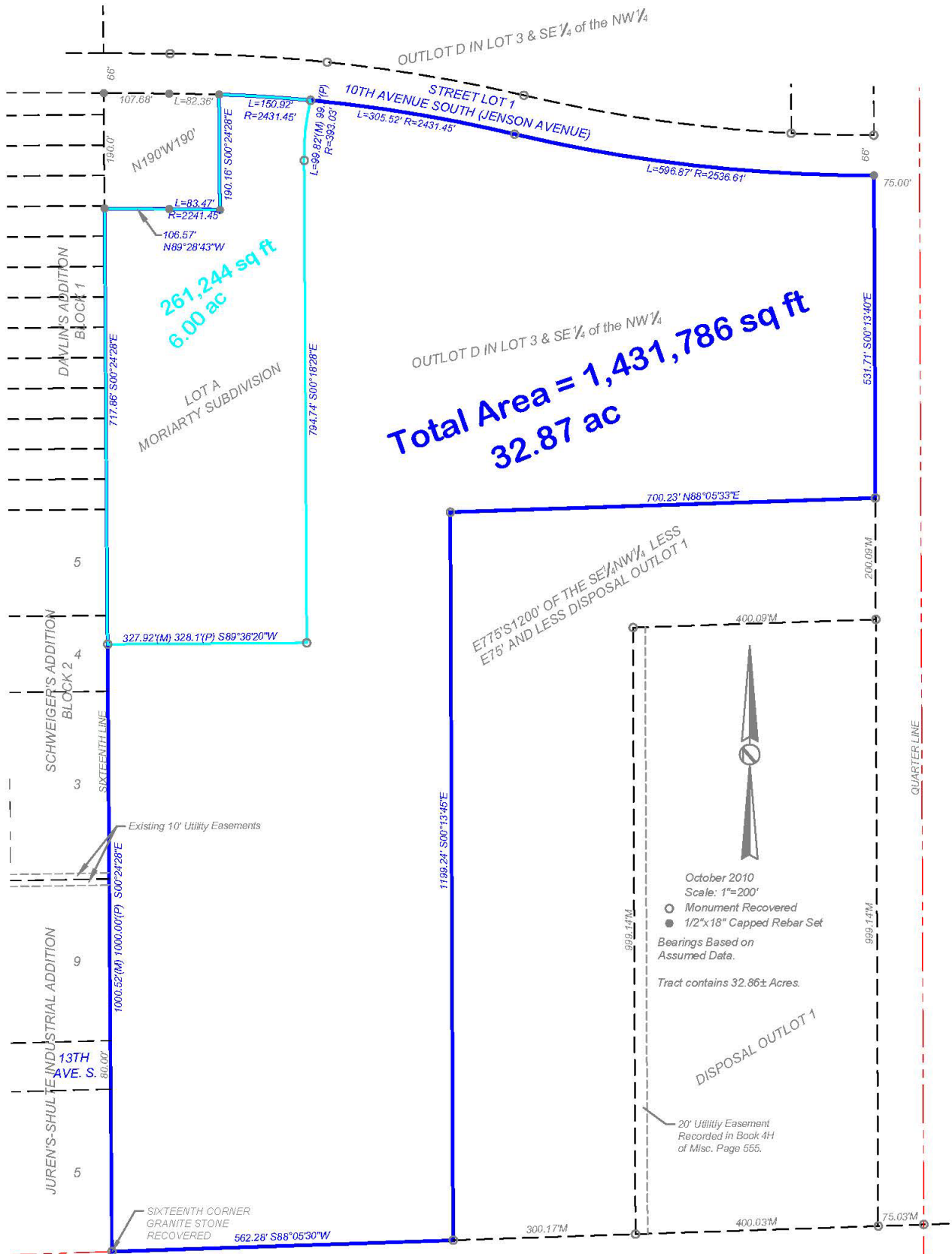
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- **32.87 acres**
- **For Sale: \$1.50/SF**
- Development land in central Watertown located one block from Highway 212 – Watertown's main thoroughfare.
- Approximately 19 acres zoned C-3 Commercial. Approximately 13 acres zoned I-1 Light Industrial.
- Current zoning would accommodate various uses including, industrial, shop, warehouse, multi-family and commercial uses.
- All utilities to site.
- Quick access to Highway 212, Highway 81 and I-29.
- In-fill development opportunity – potential to rezone to multi-family.
- Neighboring businesses include the Watertown Mall (Dunham's Sports, Maurices, Bath & Body Works, Famous Footwear and more), Montgomery's Furniture, First Bank & Trust, Hy-Vee.

Bender Commercial Real Estate Services
305 West 57th Street
Sioux Falls, SD 57108
(605) 336-7600
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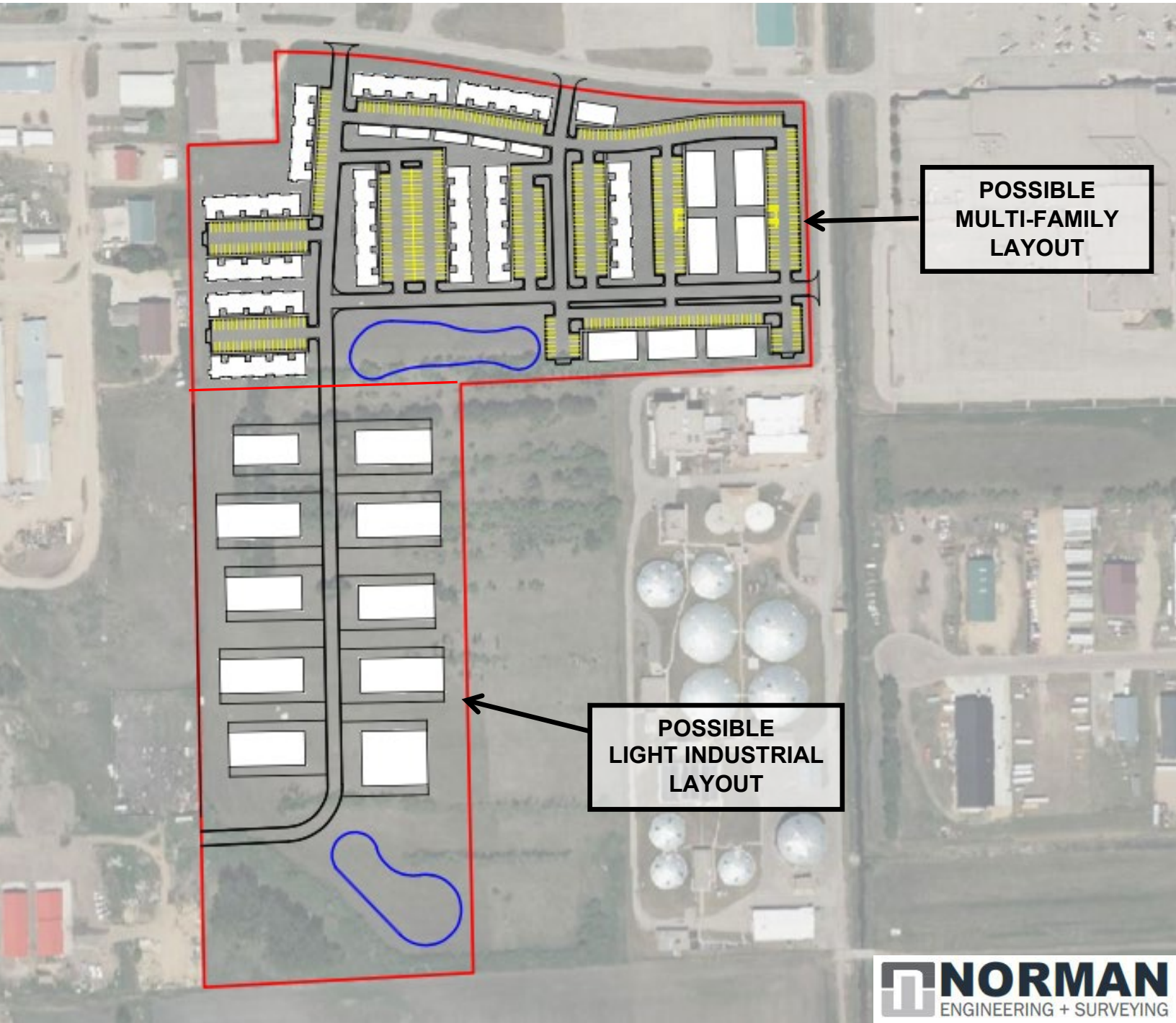


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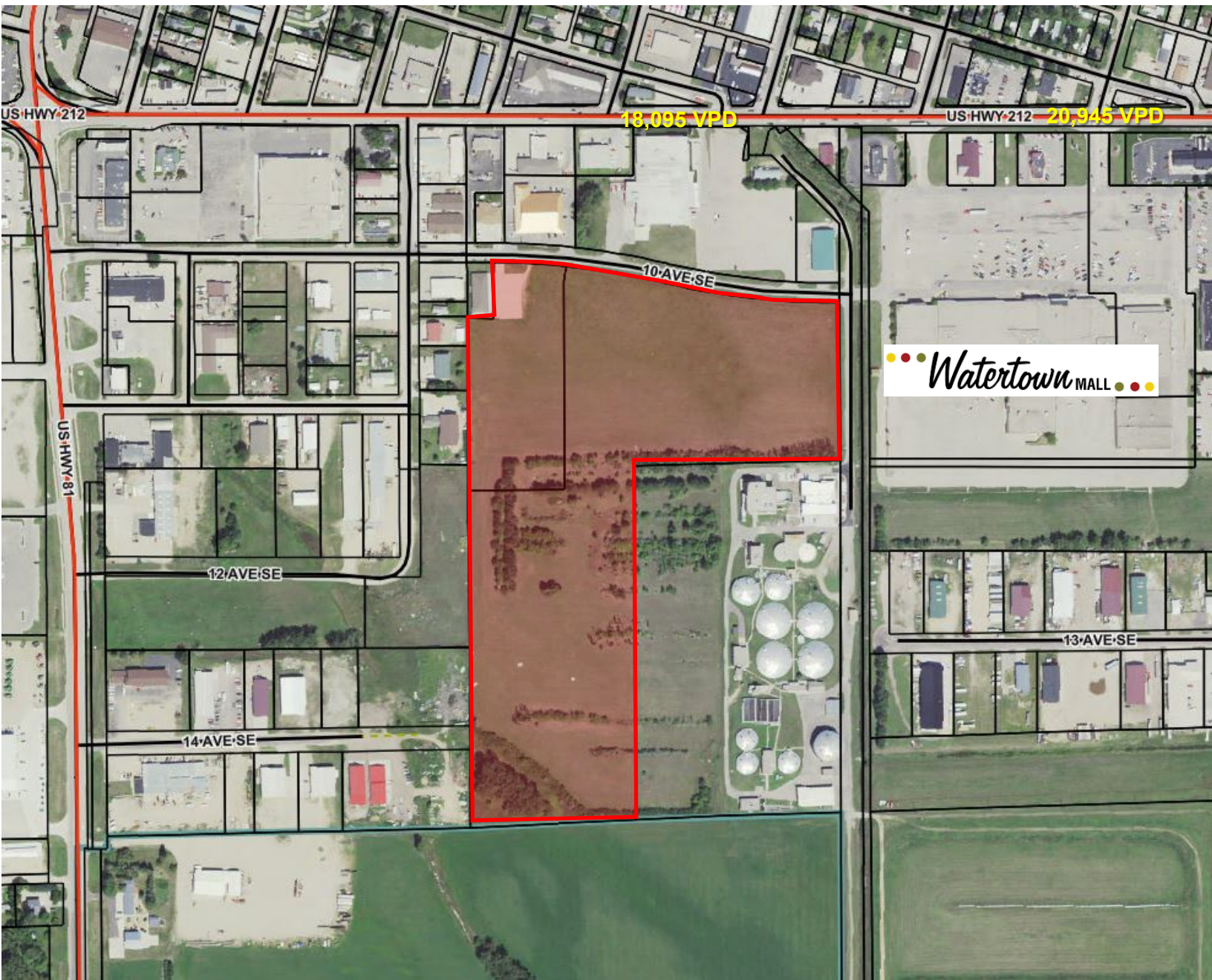
CONCEPT SITE PLAN



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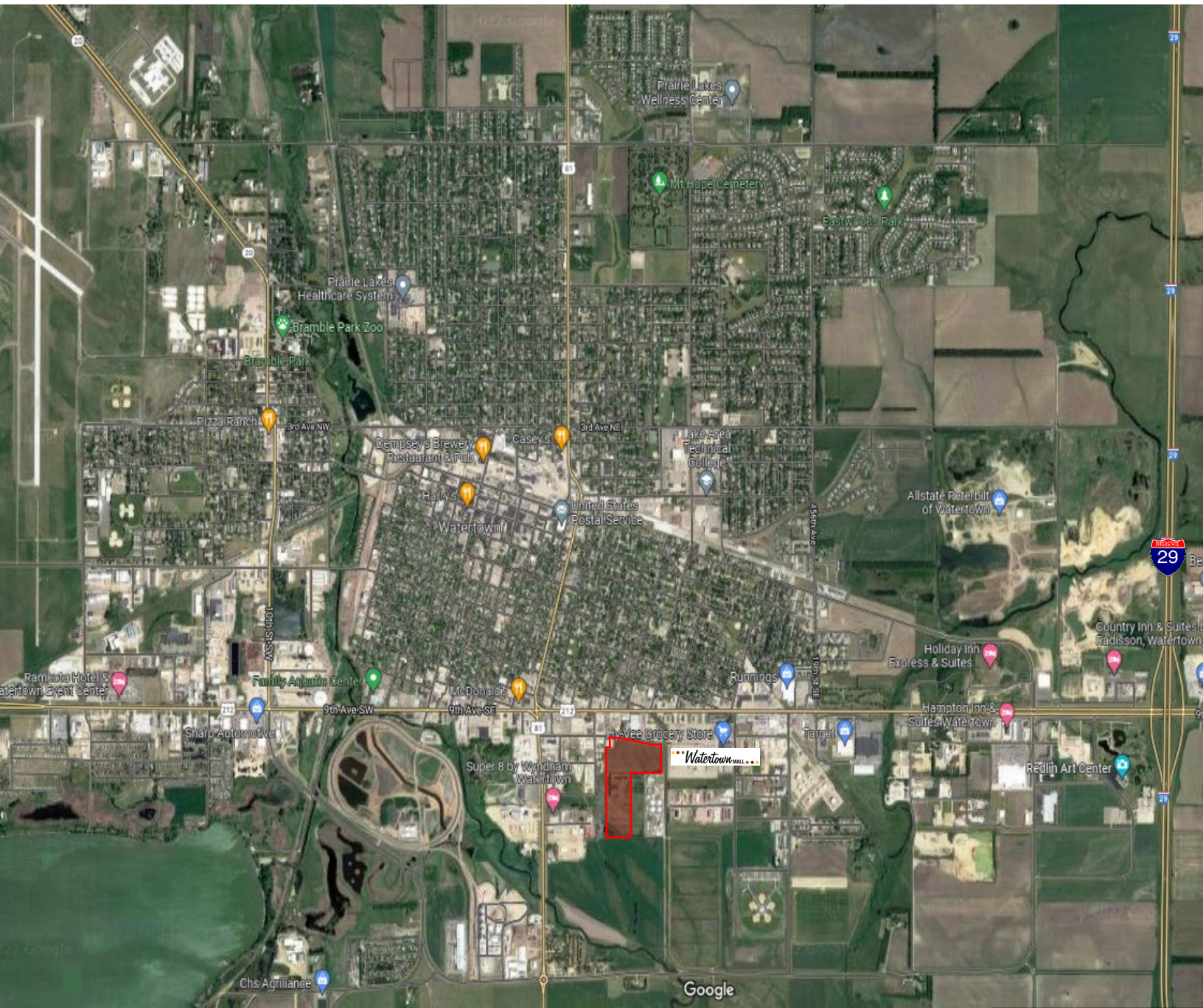
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