

FOR SALE



Bender
COMMERCIAL

BOYCE PARK

PRIME LAND OPPORTUNITY
SIOUX FALLS, SD

1-11 ACRES | **Price:** Contact Broker

Bender Commercial Real Estate Services | 305 West 57th Street | Sioux Falls, SD 57108 | 605-336-7600 | benderco.com
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BOYCE PARK

LOCATION Strategically located adjacent to Jefferson High School & Southeast Technical College in Sioux Falls, SD

LAND SIZE 1-11 Acres

AVAILABLE ZONING C-2 Commercial
C-3 Commercial
Office
Live/Work

- Custom lot configurations available
- Utilities stubbed to the property line.
- Strong demographics with a student population of **4,700 students** nearby.
- Quick access to I-29 at Maple Street interchange.
- Combined daily traffic of **16,600 VPD** on Maple Street & Marion Road.
- Ideal for retail, office, daycare, multi-family, restaurant, or service uses.



BOYCE PARK



S **SOUTHEAST**
Technical College
2,815 STUDENTS

**Career & Technical
Education Academy**
1,200 STUDENTS

**JEFFERSON
CAVALIERS**
1,888 STUDENTS



TERRY AVENUE

PENDING

MARION ROAD | 8,600 VPD

FAREWAY
MEAT & GROCERY

Avera

MAPLE STREET | 8,000 VPD

BOYCE PARK



SOLD



BOYCE PARK

CONCEPT PLAN
(Subject to Change)

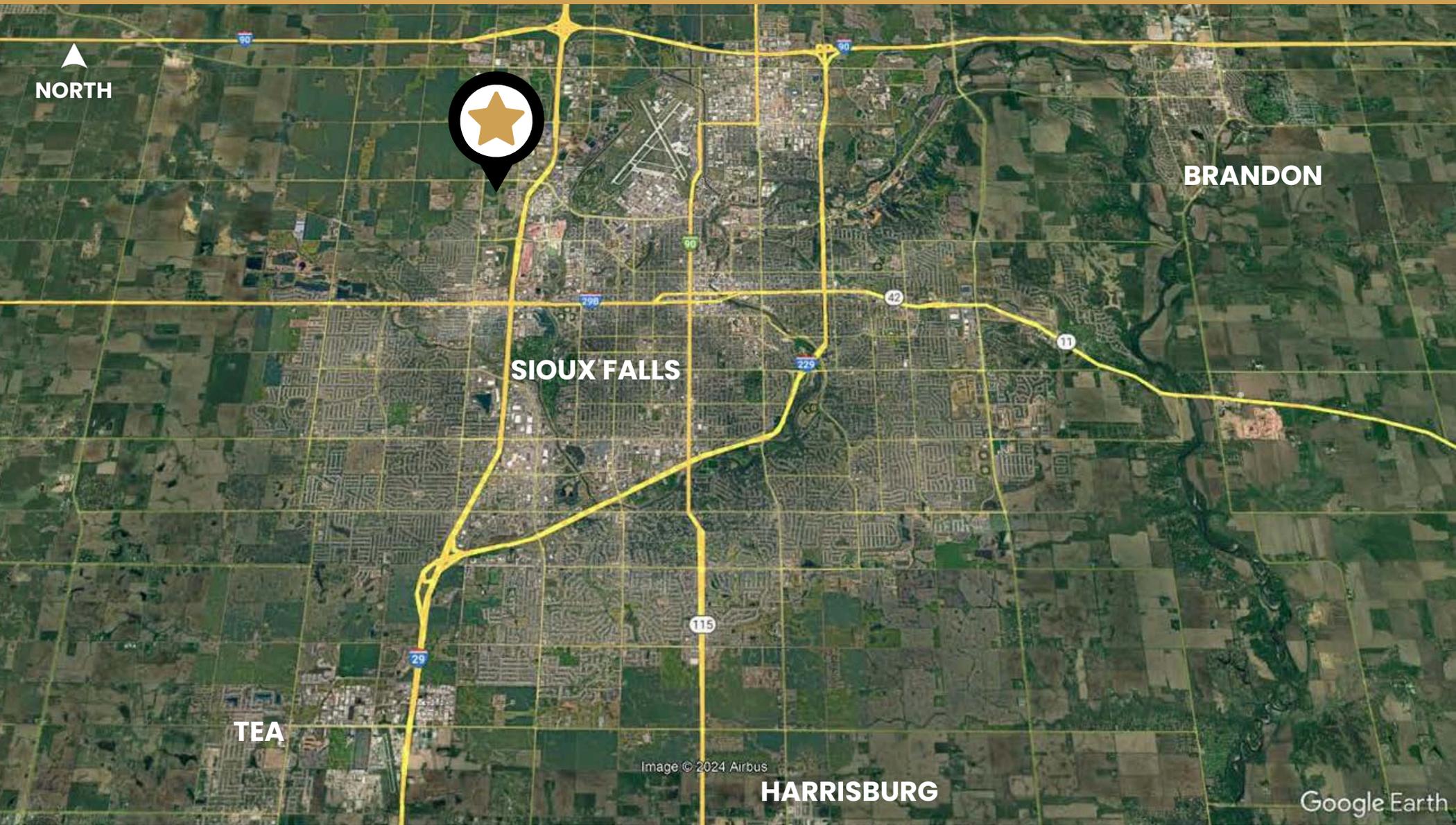


BOYCE PARK

ZONING MAP



BOYCE PARK



FOR MORE INFORMATION, CONTACT:



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