

FOR SALE

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Star**

Amesbury Truth

Soukup
CONSTRUCTION, INC.
SIOUX FALLS, SD

**CONTRACTORS
SUPPLY**
DOORING, SIDING & WINDOWS



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W.H. LYON
**FAIRGROUNDS
& EXPO CENTER**

Big Sioux River

DELBRIDGE NORTH FARM

COMMERCIAL/OFFICE LAND

Bender
COMMERCIAL



**MADISON ST & EBENEZER AVE
SIOUX FALLS, SD**



UP TO 39.29 AC +/-



\$ \$10.00/SF

- Commercial and office zoned lots.
- Lots with frontage along I-29, Madison Street, Marion Road and Ebenezer Avenue.
- Traffic count along I-29 over 55,000 vehicles per day.
- Lots delivered with rough grade and utilities stubbed in at lot line.
- Lots can be adjusted to Buyer's needs.
- A portion subject to a deed restriction - contact broker for details.
- Contact broker for commission splits. Seller reserves the right to reject any and all offers.

BRADYN NEISES, SIOR

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DOUG BROCKHOUSE

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605-728-5800

MICHAEL BENDER, CCIM, SIOR

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

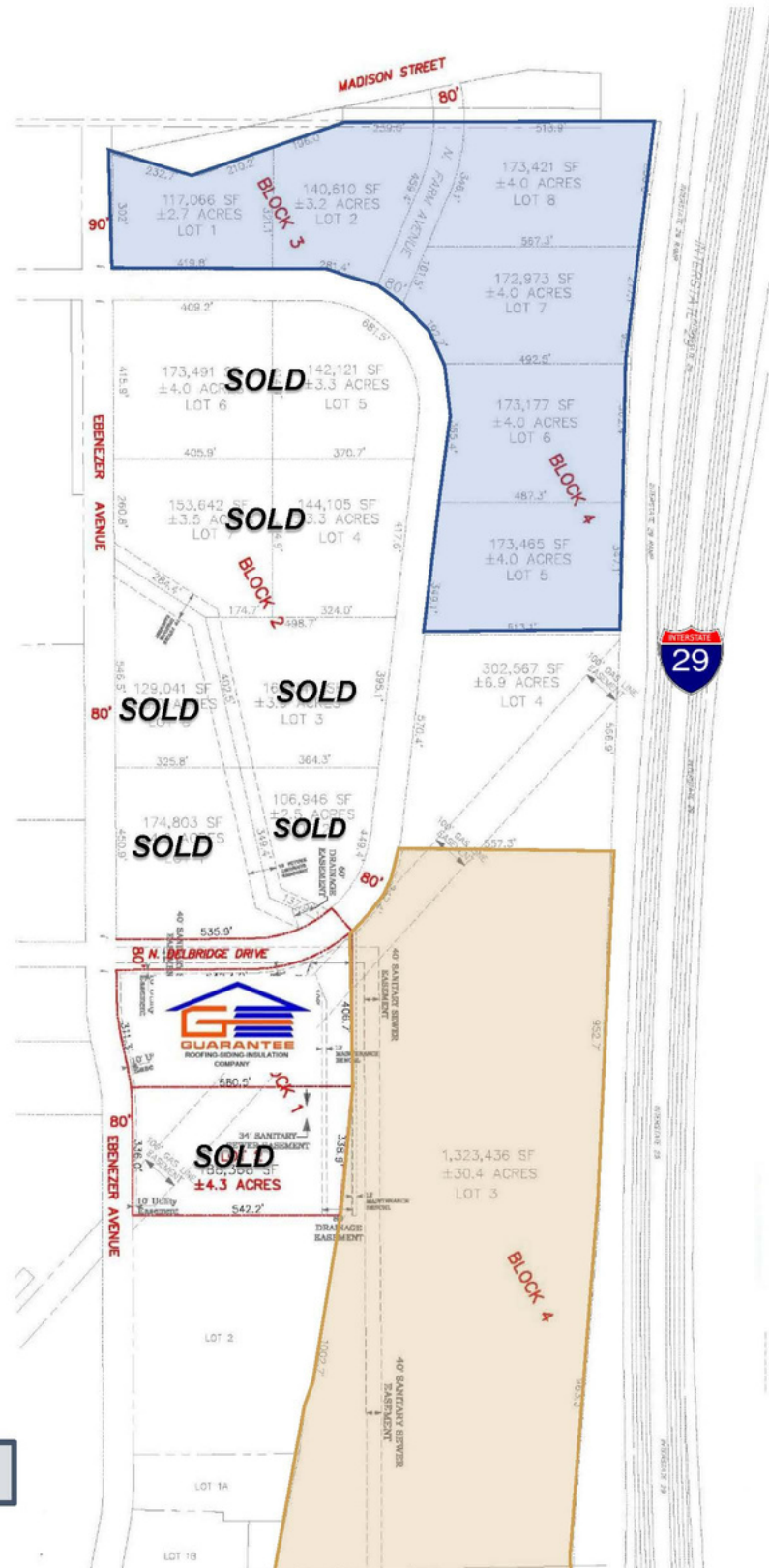
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DELBRIDGE NORTH FARM



PRELIMINARY PARCEL PLAN – EAST OF EBENEZER AVENUE

Block	Lot	Size (Acres)	Price/SF	Zoning
3	1	2.7	\$10.00	C-4
3	2	3.2	\$10.00	C-4
4	3	TBD	TBD	TBD
4	5	4.0	\$10.00	C-4
4	6	4.0	\$10.00	C-4
4	7	4.0	\$10.00	C-4
4	8	4.0	\$10.00	C-4



Block 4, lot 3 may contain Sub-Regional Pond

****Contact Broker for Information on Easements and Buildable Area**

Zoned Commercial

DELBRIDGE NORTH FARM

BC

PRELIMINARY PARCEL PLAN – WEST OF EBENEZER AVENUE



Lot	Size	Price	Zoning
A	5.71 acres	\$10.00/SF	C-4 Commercial
B	2.86 acres	\$10.00/SF	C-4 Commercial
K	8.82 acres	\$6.50/SF	Office

Zoned Commercial
(subject to deed restrictions)

Zoned Office
(Owners willing to participate
in rezoning to Live-Work-LW)

DELBRIDGE NORTH FARM



COMMERCIAL/OFFICE LAND



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