

FOR SALE

W Madison St

W Madison St

N La Mesa Dr

MADISON & LA MESA LAND

OPPORTUNITY ZONE MULTI-FAMILY LAND

Bender
COMMERCIAL



MADISON STREET & LA MESA DRIVE
SIoux FALLS, SD



8.99 AC +/-



\$ 2.75/SF

- Development land located on the southeast corner of Madison Street and La Mesa Drive in growing northwest area of Sioux Falls.
- I-29 Madison interchange is less than 1.5 miles away - quick access to Interstate.
- A portion of the property is located in the floodplain - contact broker for details.
- Currently zoned RR rural residential with potential to be rezoned to multi-family.
- Utilities stubbed to site.

NICK GUSTAFSON, CCIM

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REGGIE KUIPERS, SIOR

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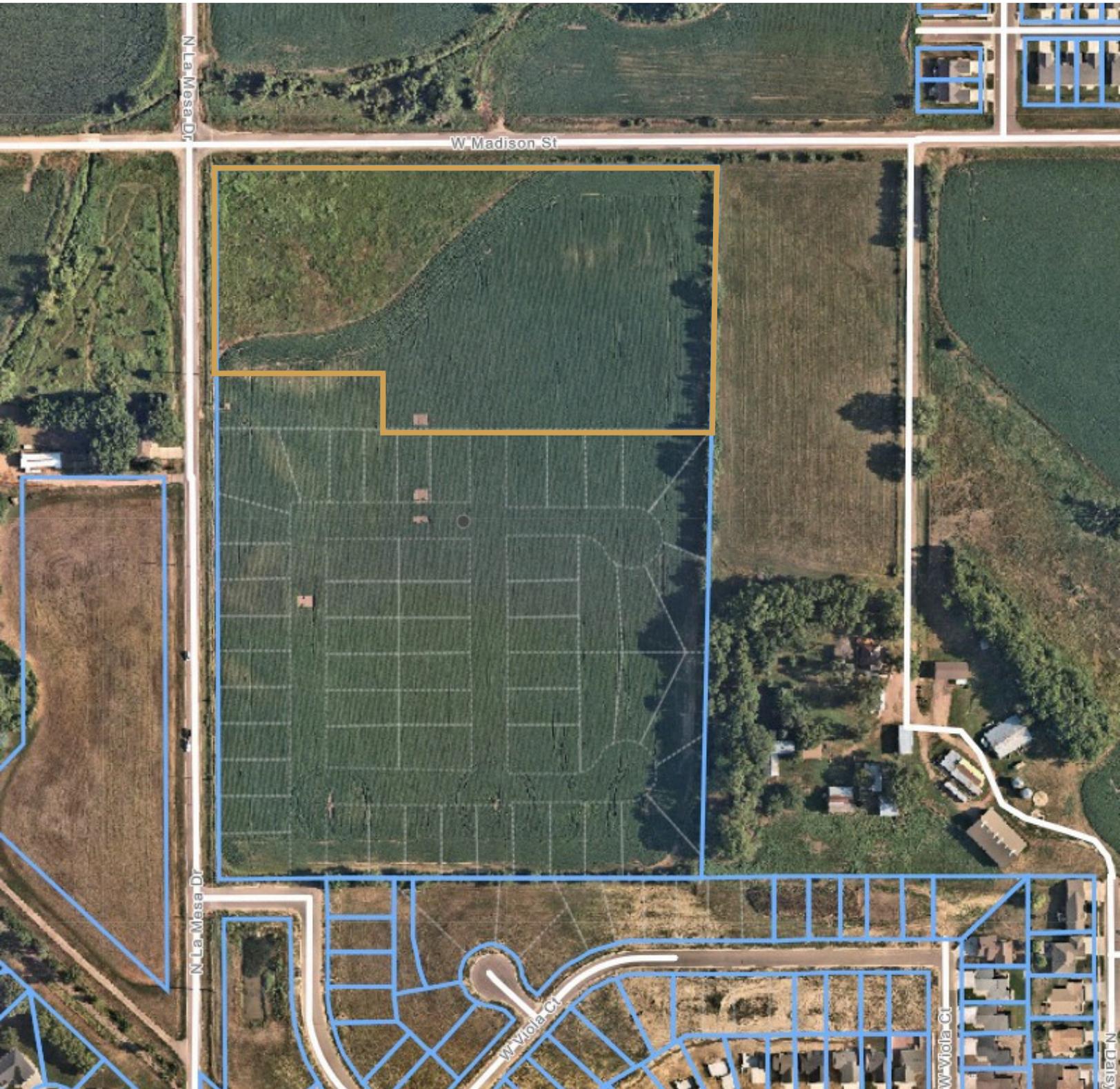
Bender Commercial Real Estate Services | 305 West 57th Street | Sioux Falls, SD 57108 | 605-336-7600 | benderco.com

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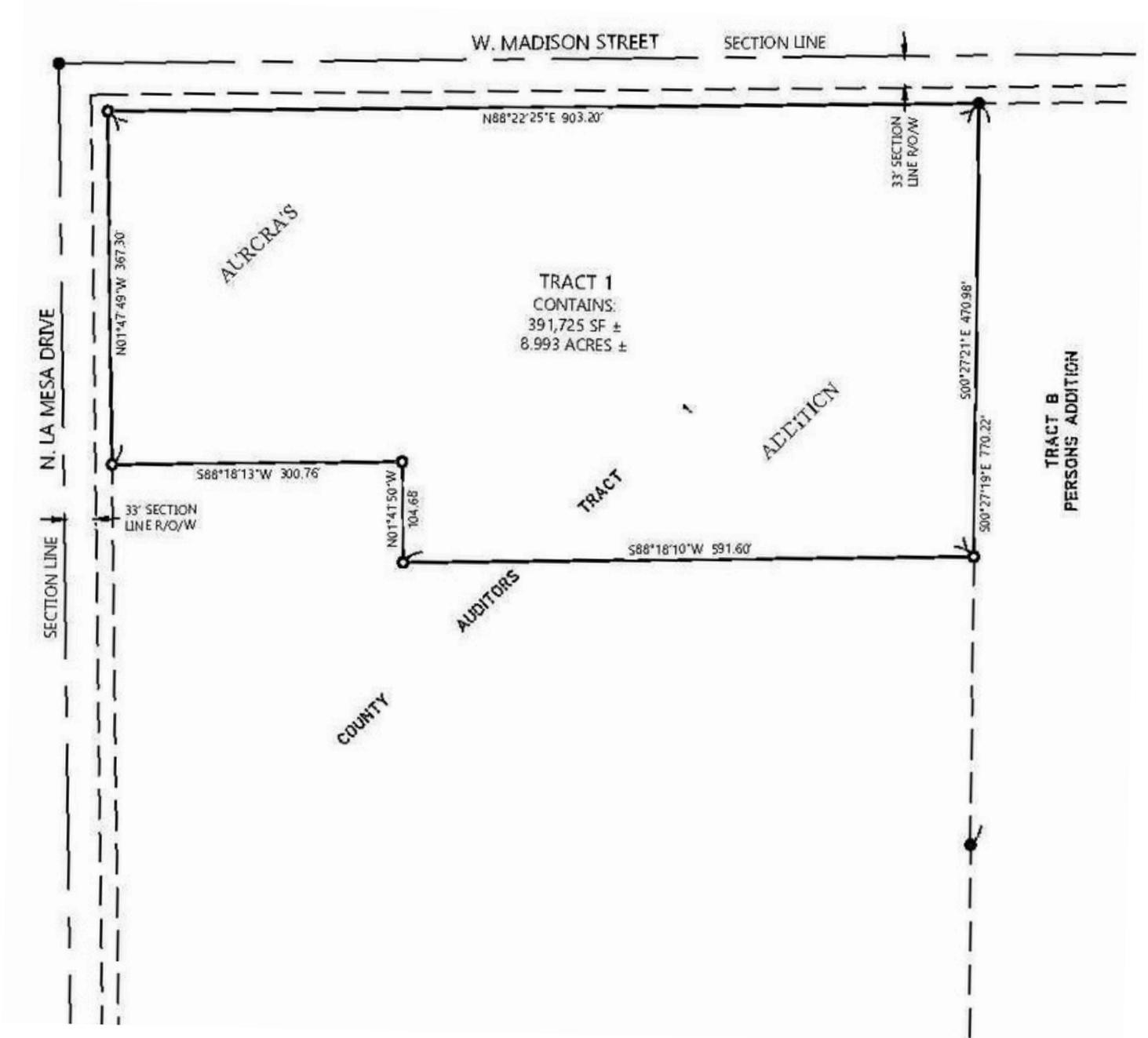
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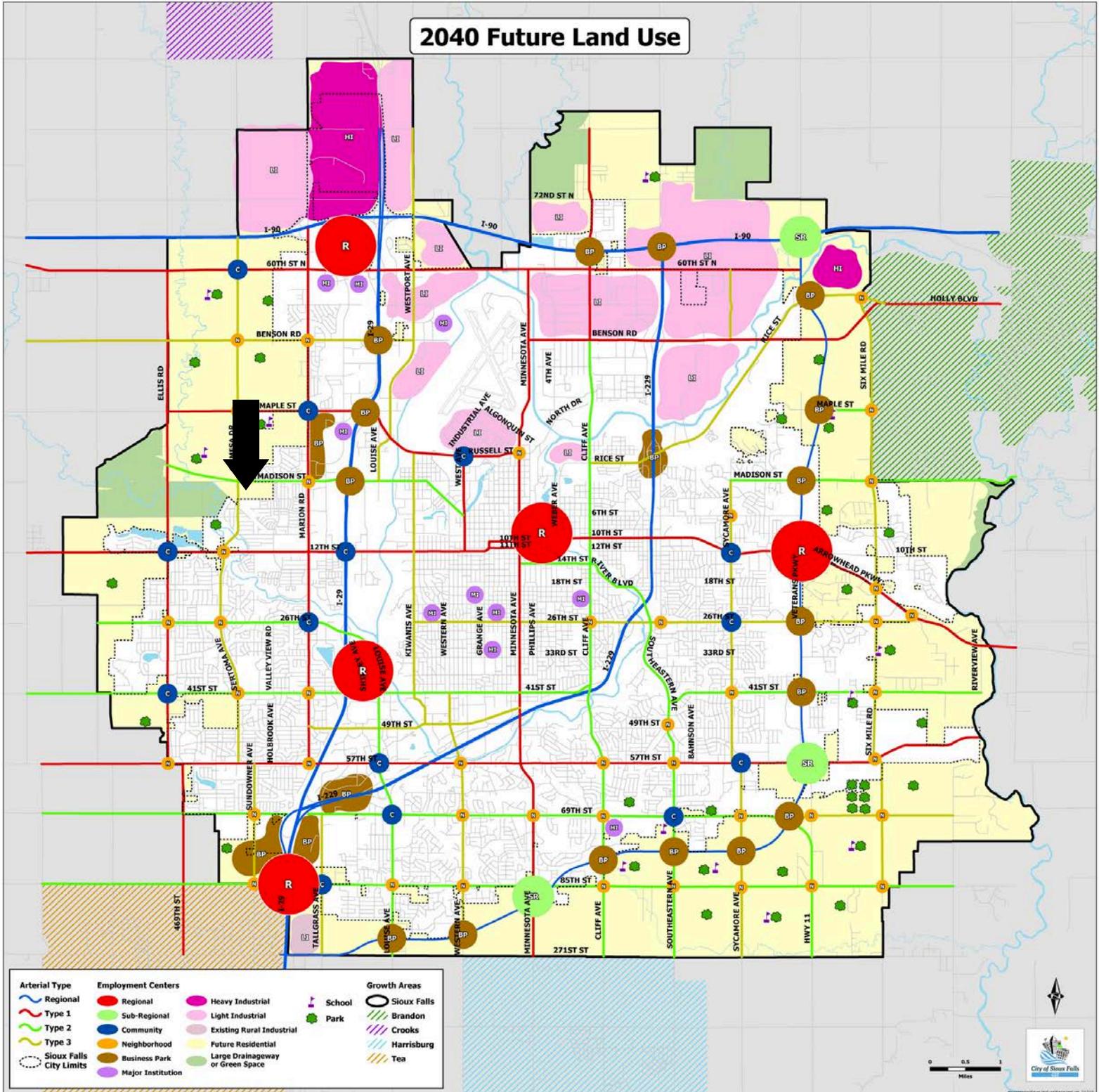
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