



FOR SALE | DEVELOPMENT LAND | 12<sup>TH</sup> STREET & ELLIS ROAD | SIOUX FALLS, SD

# ORCUTT LAND

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- **28.9 acres total (approximate)**  
**Parcel A: 11.4 acres**  
**Parcel B: 17.5 acres**
- **For Sale: \$55,000/acre**
- 28.9 acres of development land in expanding northwest Sioux Falls.
- Per the City of Sioux Falls, property is located in Tier 1 growth area with services expected to be available by 2020.
- Located near the southwest corner of 12<sup>th</sup> Street and Ellis Road.
- Family Park, a family-friendly urban fishing park, is just minutes away.
- Less than 3 miles from I-29.
- Additional 3.65 acres available on the corner of 12<sup>th</sup> Street and Ellis Road.

## Bender Commercial Real Estate Services

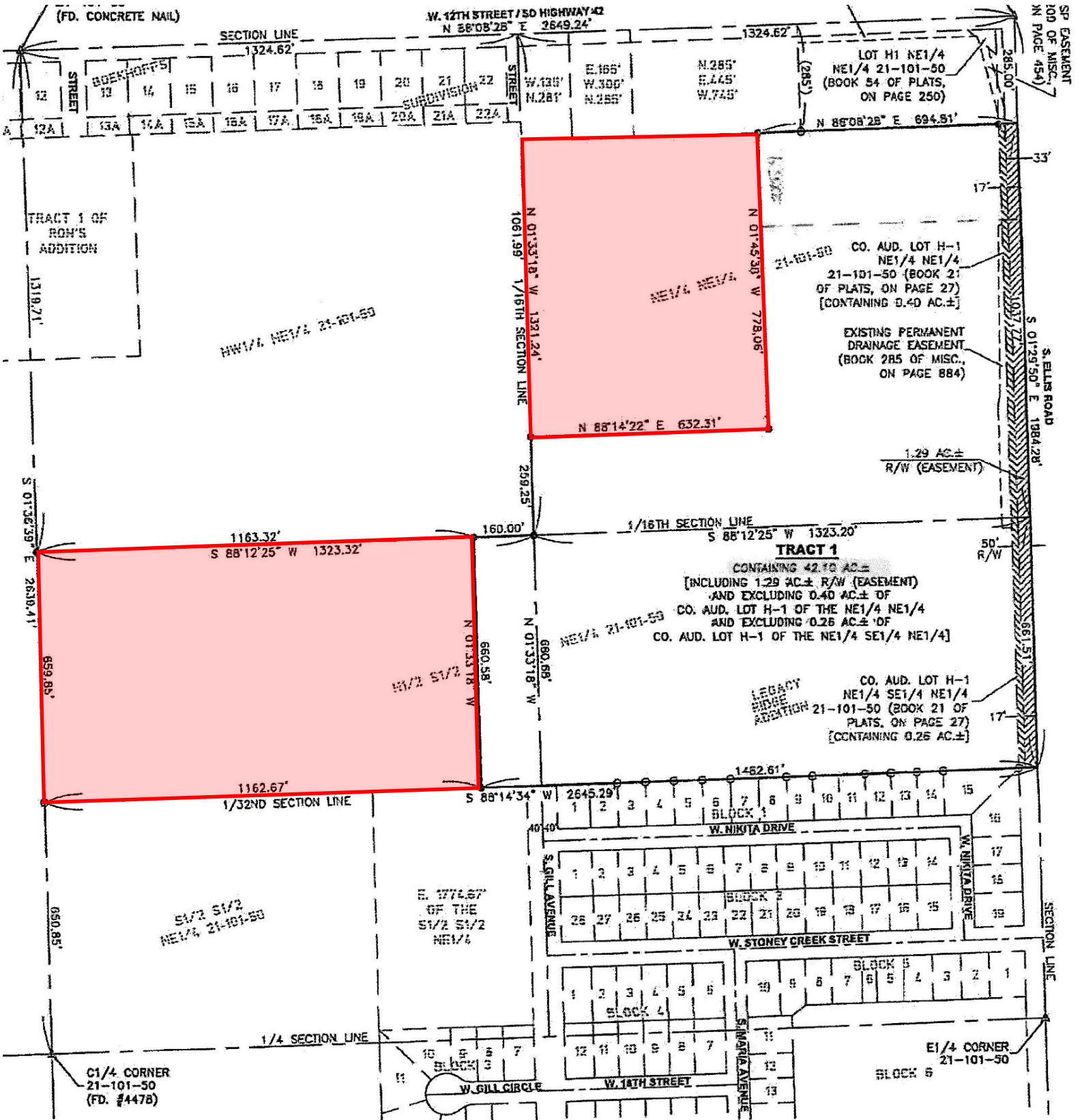
305 West 57<sup>th</sup> Street  
Sioux Falls, SD 57108  
(605) 336-7600  
www.benderco.com

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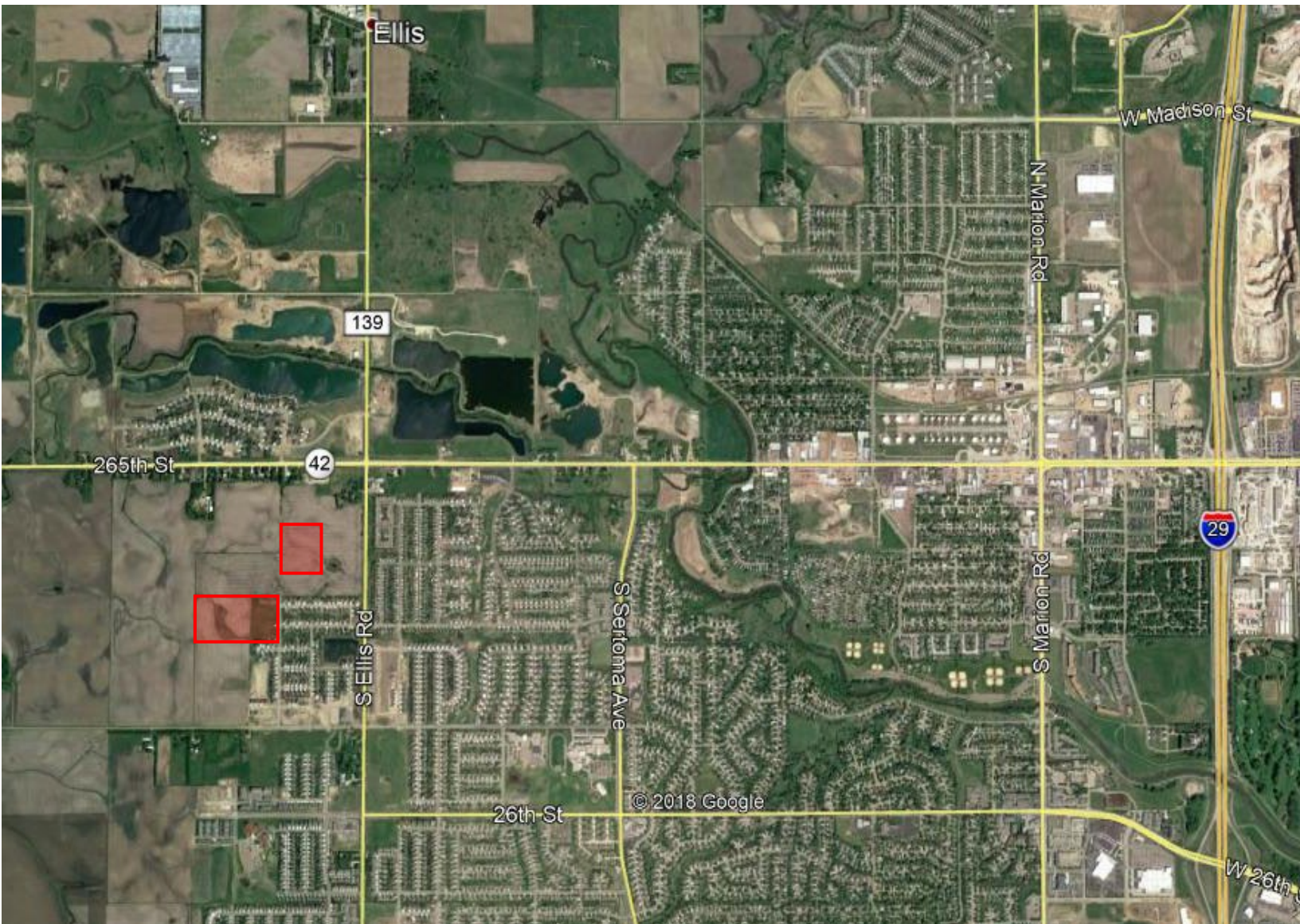
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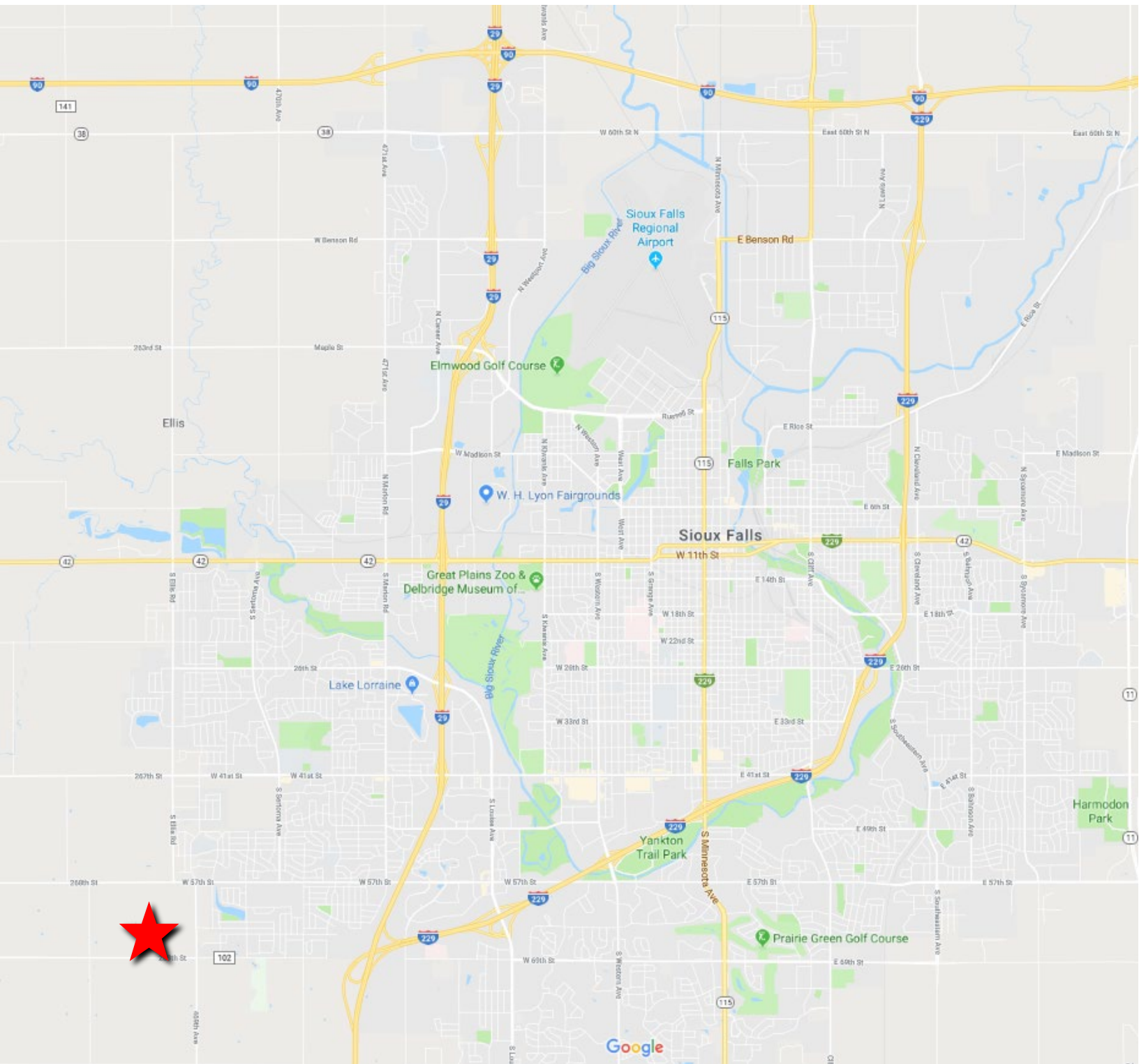
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