

FOR SALE

WILLOW SPRINGS LAND

10TH STREET & SIX MILE ROAD DEVELOPMENT LAND

Bender
COMMERCIAL



8001 EAST 10TH STREET – SIOUX FALLS, SD



14.2 ACRES



\$ \$5.00/SF

BOBBIE TIBBETTS

bobbie@benderco.com

605-670-9455

ROB KURTENBACH

rk@benderco.com

605-940-0559



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

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PROPERTY SIZE

14.2 ACRES

PRICE

\$5.00/SF

ZONING

RS Residential

ADDITIONAL COMMENTS

- Residential development land available in east Sioux Falls.
- Located along East 10th Street near Six Mile Road.
- Cell tower income of roughly \$20,000/yr.
- Site to be delivered via minor plat, grade-ready and with utilities stubbed to site.
- Located north of Willow Run Golf Course.

10th STREET INFRASTRUCTURE

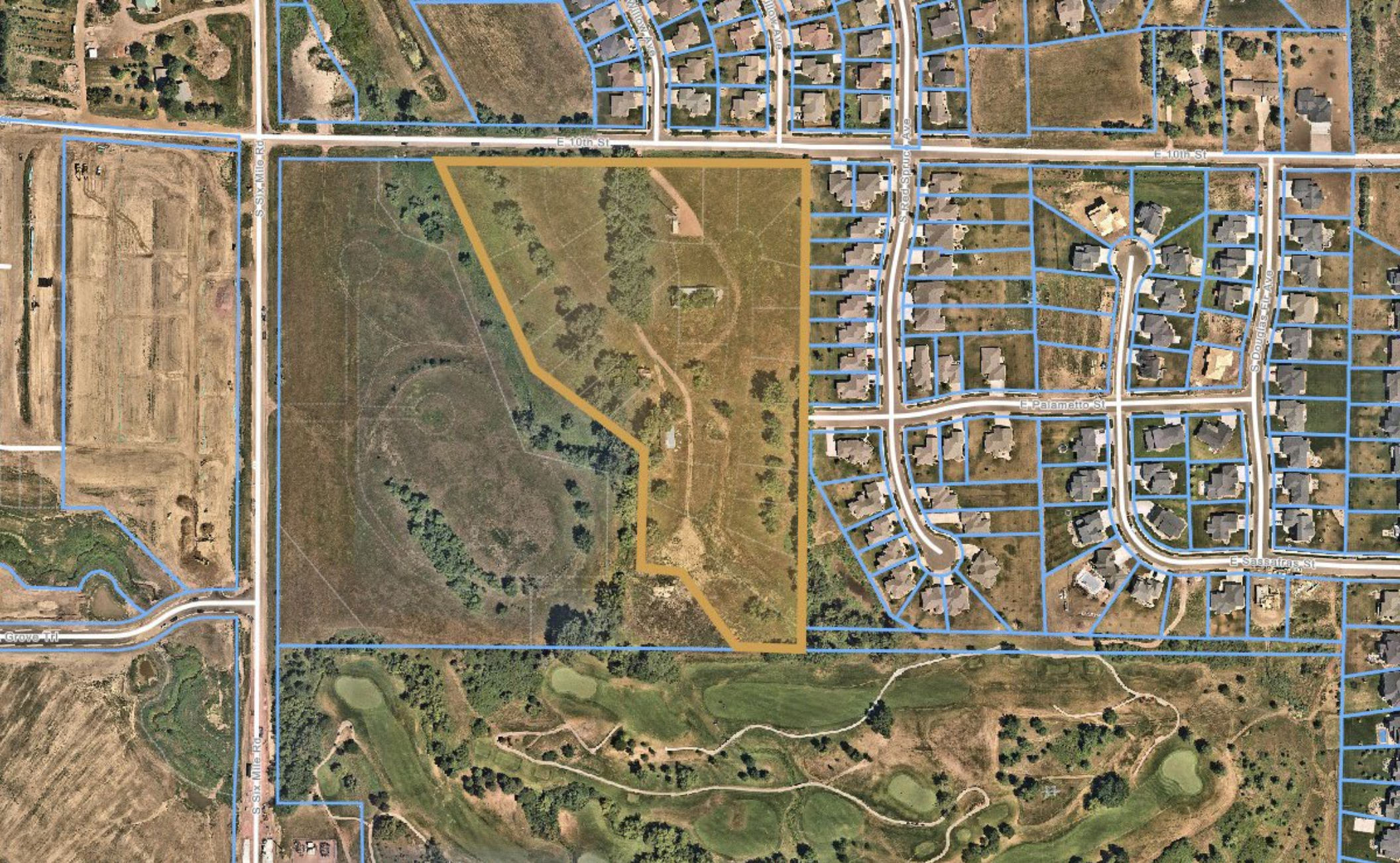
- Infrastructure costs associated with 10th Street will be paid by the Seller.
- 10th Street expanding to a 4-lane road.
- Project completion projected end of 2024.

NEIGHBORING DEVELOPMENT

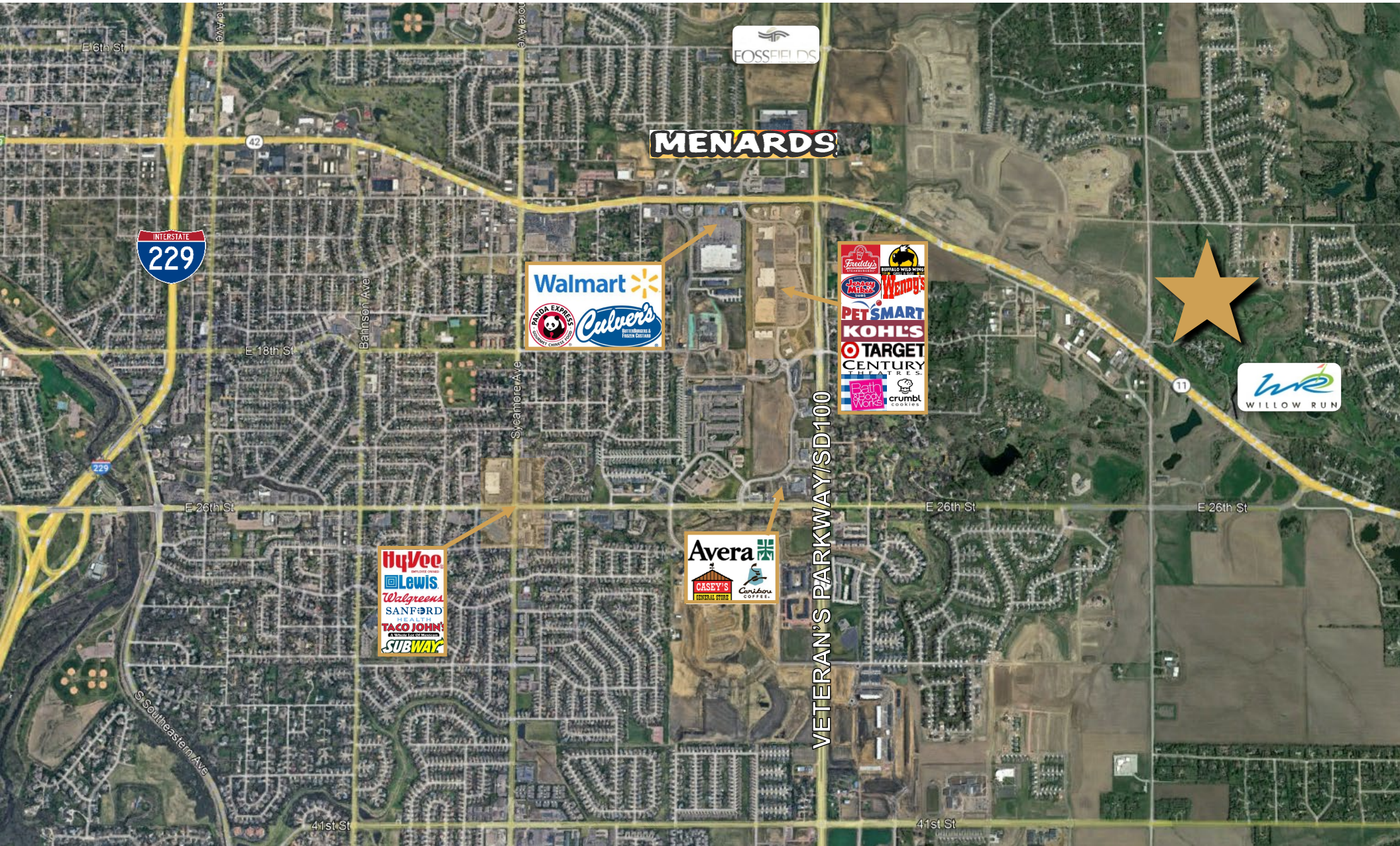
- The Estates of Sioux Falls featuring a 34-unit single family patio home development.
- 55+ community.
- Development completion anticipated end of 2025.



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DEMOGRAPHIC SUMMARY

Sioux Falls, SD Metropolitan Statistical Area 6
Geography: CBSA

KEY FACTS

294,592

Population

116,538

Households

36.9

Median Age

\$65,547

Median Disposable Income

EDUCATION

5%

No High School Diploma

25%

High School Graduate

32%

Some College

38%

Bachelor's/Grad/Prof Degree



esri

Sioux Falls

EMPLOYMENT

65%

White Collar

23%

Blue Collar

15%

Services

1.3%

Unemployment Rate

Source: Esri. The vintage of the data is 2023, 2028. © 2023 Esri