

FOR SALE

HENSCH LAND

DEVELOPMENT LAND

Bender
COMMERCIAL



**272ND STREET
HARRISBURG, SD**



108.84 ACRES



\$ 48,000/ACRE

- Currently zoned A-1 Agriculture.
- Development land located on the southeast corner of Highway 117/472nd Avenue (Louise Avenue) and southwest corner of 473rd Avenue (Western Avenue) and 272nd Street near Bakker Crossing Golf Course and Adventure Elementary School (Harrisburg).
- Rare, bulk development land south of Sioux Falls.
- Easy access to I-29 and future South Veterans Parkway/SD Hwy 100.
- Conveniently located approximately 1 1/2 miles south of Sioux Falls and 3 miles from Tea.
- Access to Lincoln County Rural Water and new Harrisburg sewer line.
- Annexed into the City of Harrisburg.
- Potential for a great mixed-use development.
- Wetland study completed showing no wetlands - contact broker for details.

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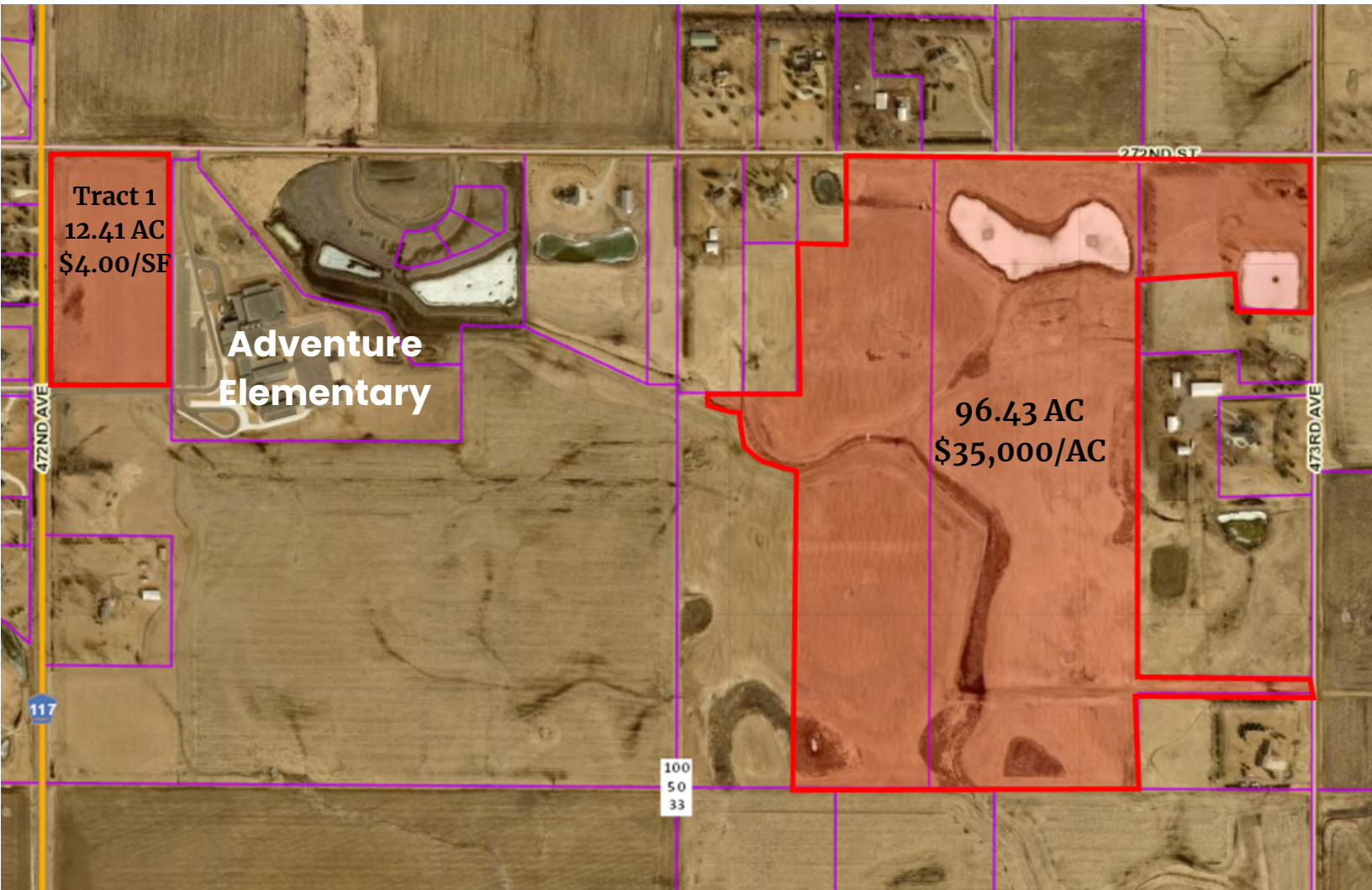
Bender Commercial Real Estate Services | 305 West 57th Street | Sioux Falls, SD 57108 | 605-336-7600 | benderco.com

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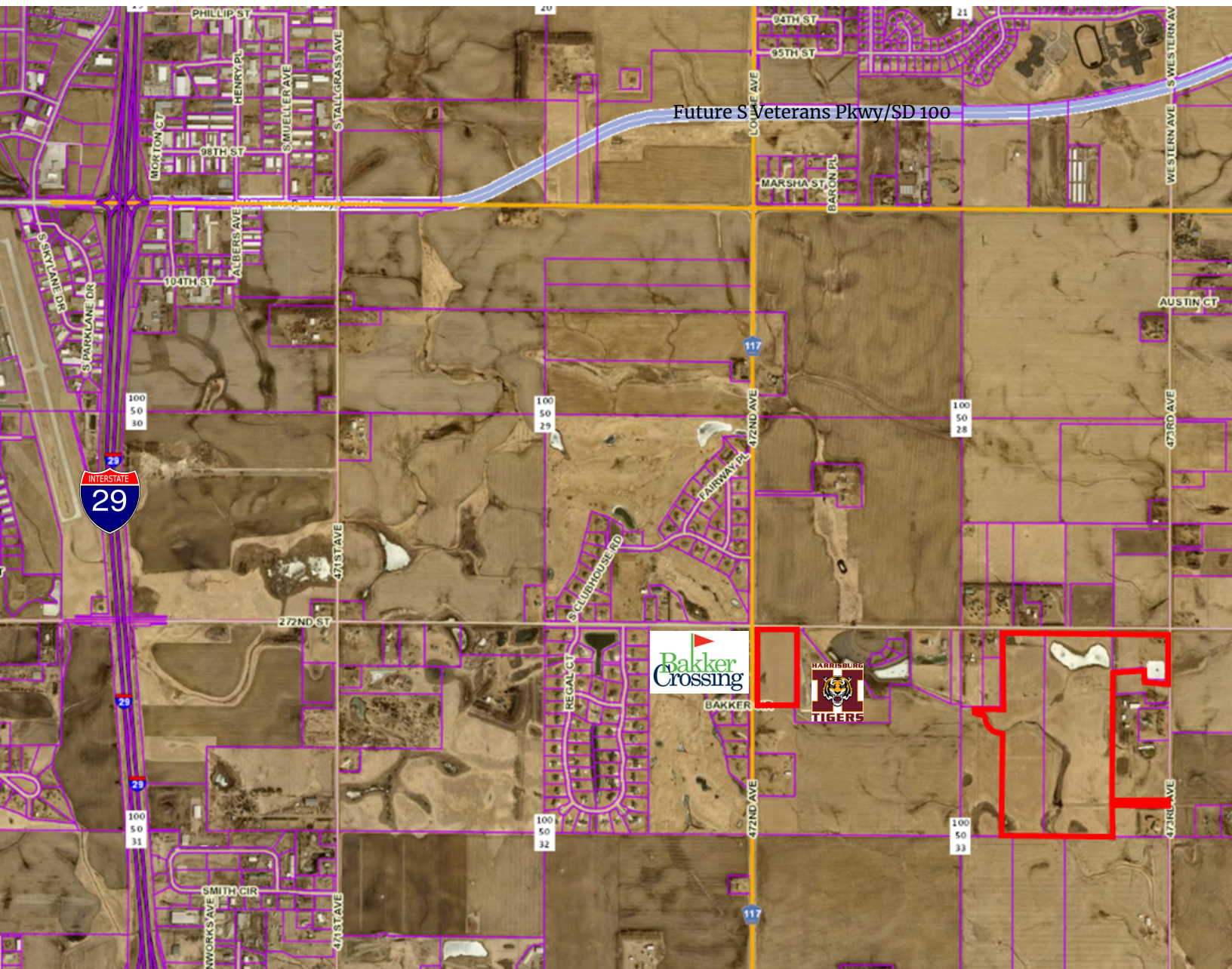
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SOUTH VETERANS PARKWAY

COSTS & CONSTRUCTION SCHEDULE

Total Cost \$208.9 Million

(\$176M State; \$32.9M City;
includes PE, ROW, UT, CE, & Construction)



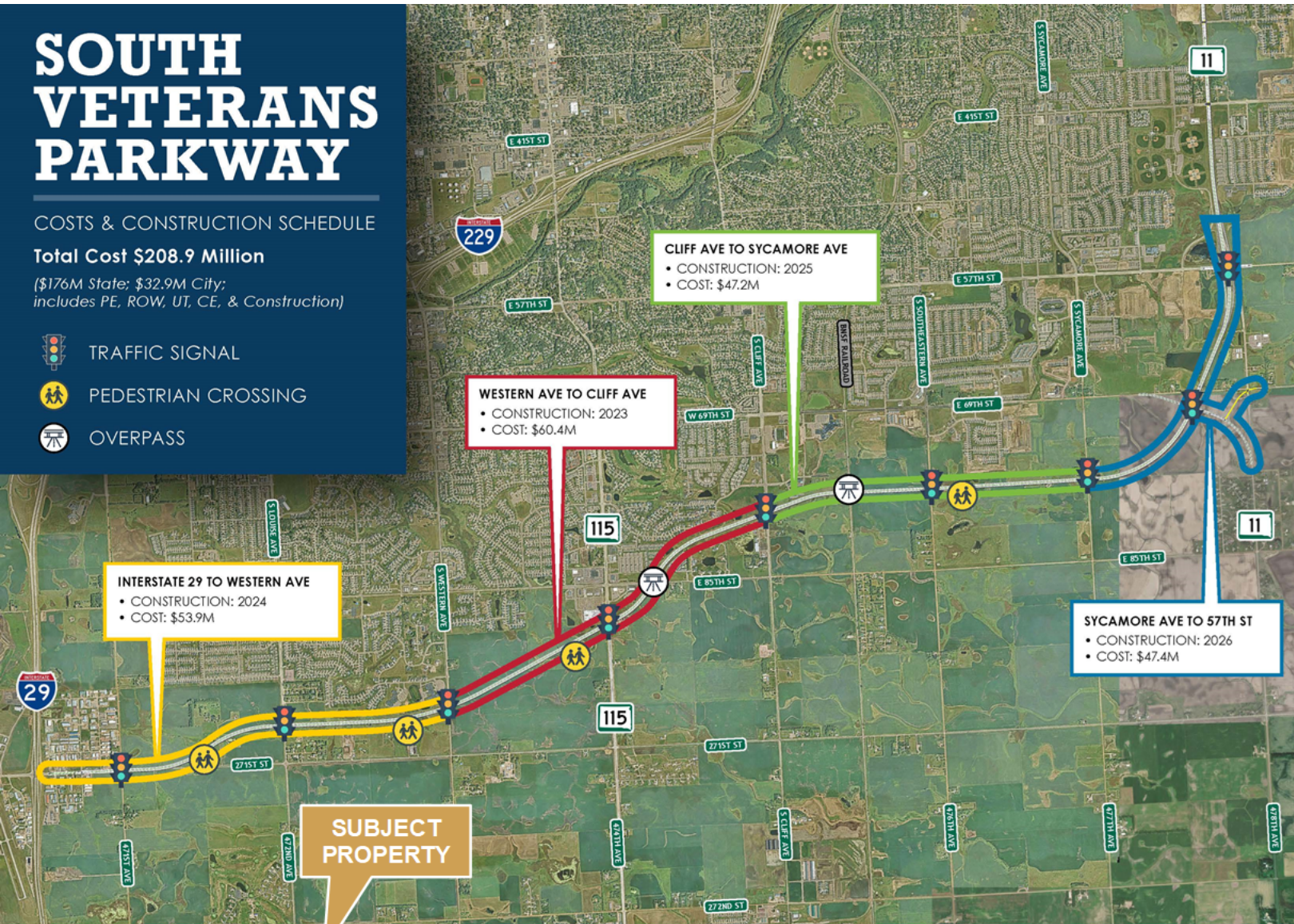
TRAFFIC SIGNAL



PEDESTRIAN CROSSING



OVERPASS



CONNECT@SOUTHVETERANSPARKWAY.COM

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