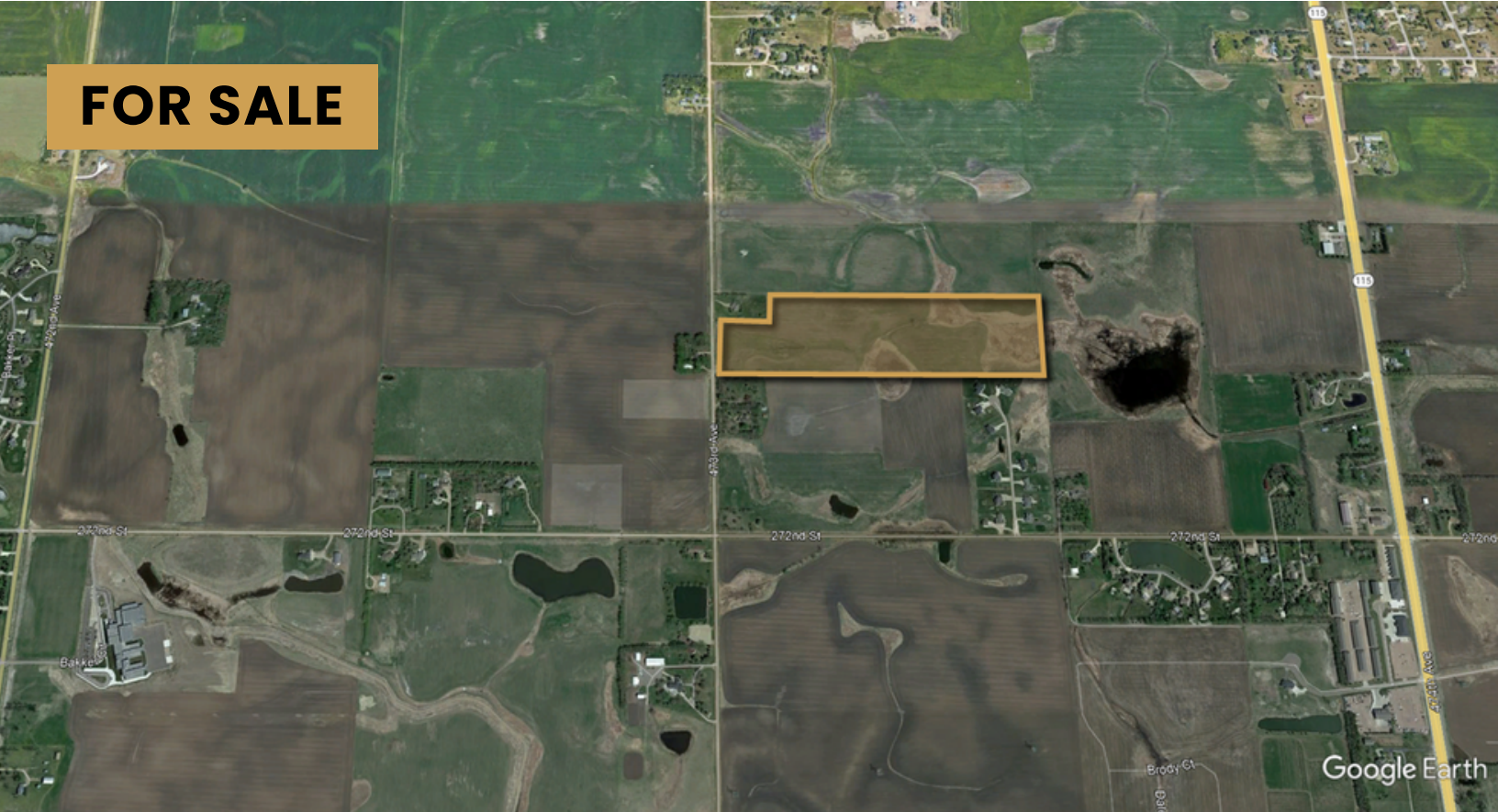


**FOR SALE**



# HENSCH LAND NORTH

## RESIDENTIAL LAND

**Bender**  
COMMERCIAL



**473RD AVENUE  
HARRISBURG, SD**



**38.0 ACRES**



**\$1,575,000  
(\$41,447/AC)**

- Currently zoned A-1 Agriculture.
- Residential land located on 473rd Avenue (Western Avenue) north of 272nd Street near Adventure Elementary School (Harrisburg).
- Rare, bulk land south of Sioux Falls.
- Easy access to I-29 and future South Veterans Parkway/SD Hwy 100.
- Conveniently located less than 1 mile south of Sioux Falls and 3 miles from Tea.
- Access to Lincoln County Rural Water.
- Adjacent to Harrisburg city limits.
- Includes two (2) rural county building eligibilities.

**ROB KURTENBACH**

rk@benderco.com  
605-940-0559

**REGGIE KUIPERS, SIOR**

reggie@benderco.com  
605-496-2966



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

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# HENSCH LAND NORTH



## RESIDENTIAL LAND

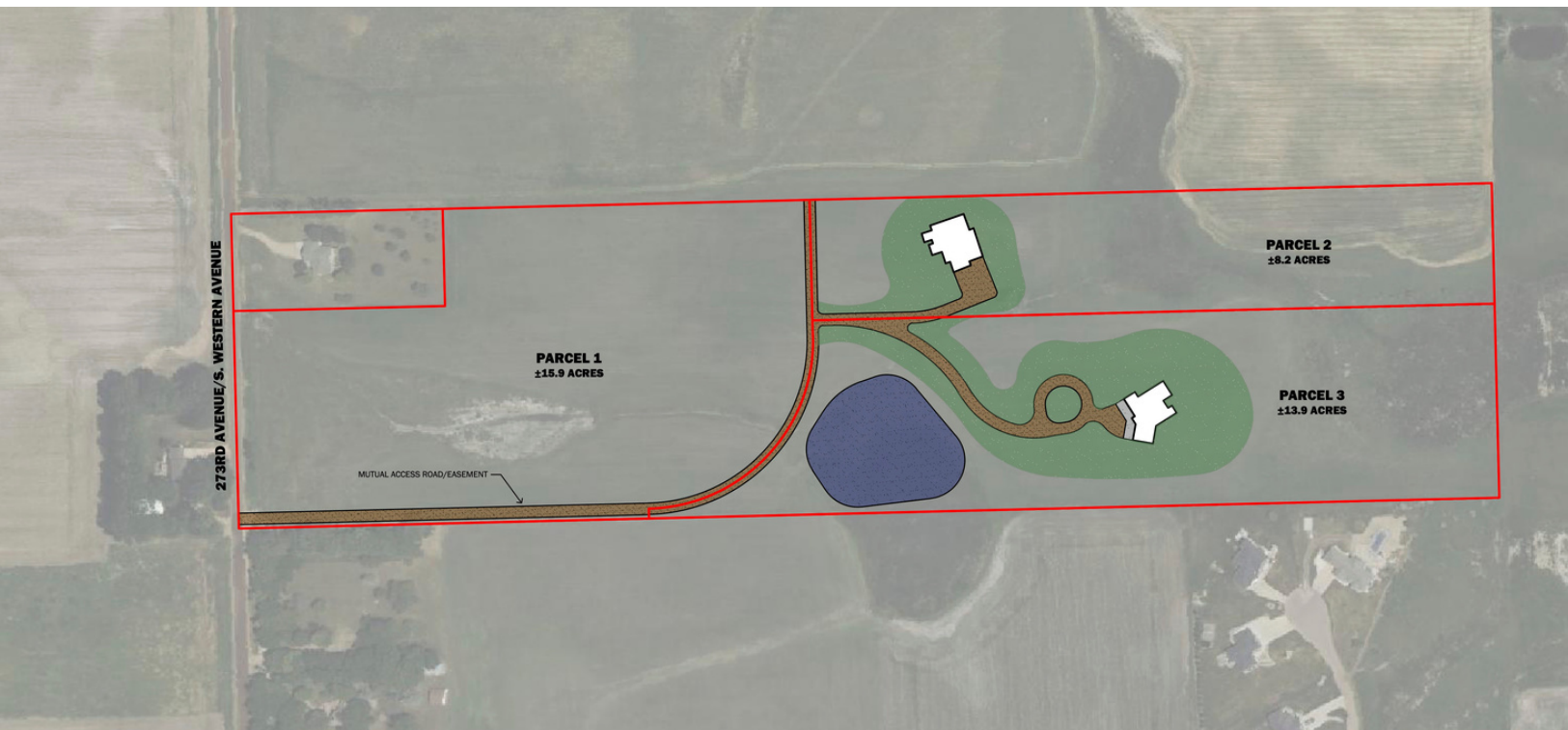
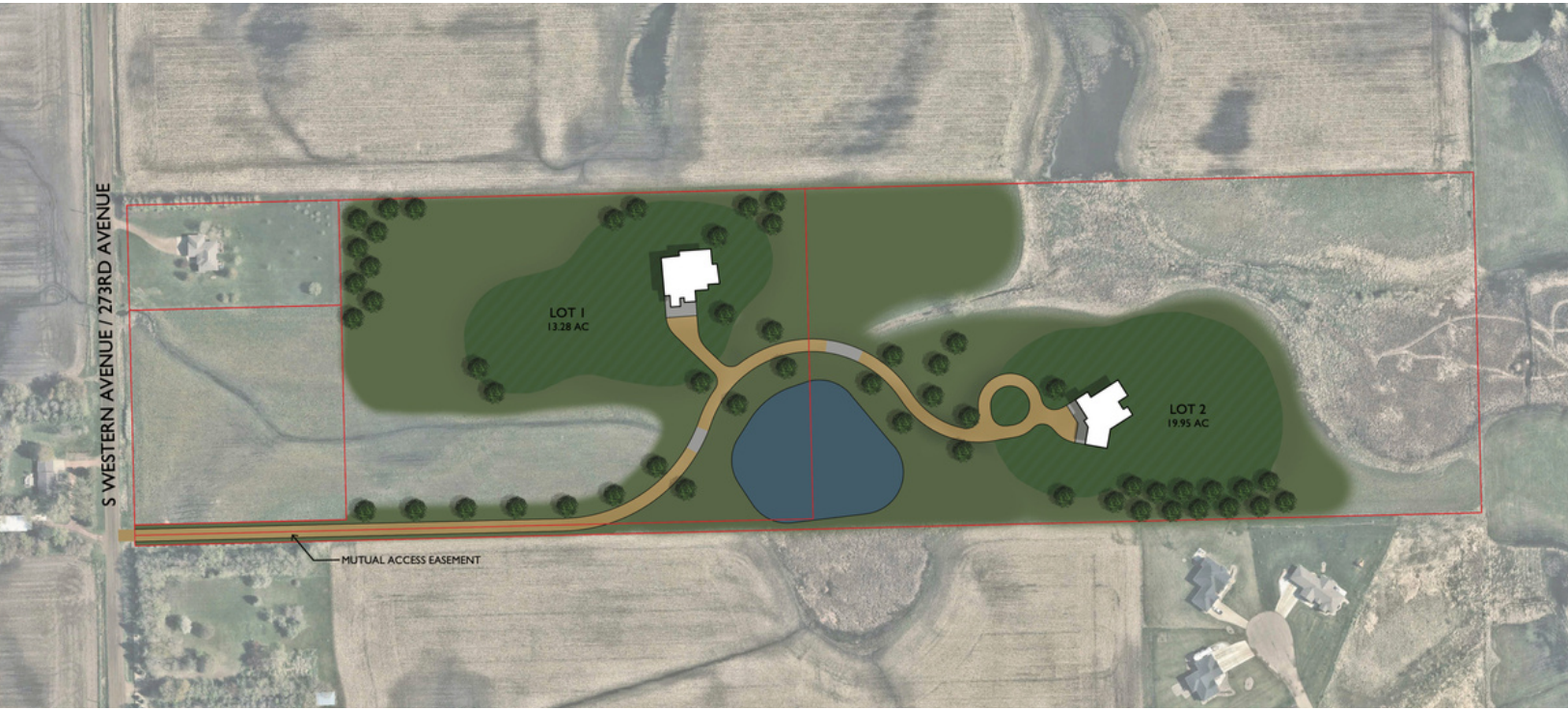




# HENSCH LAND NORTH



## CONCEPTUAL LAYOUTS

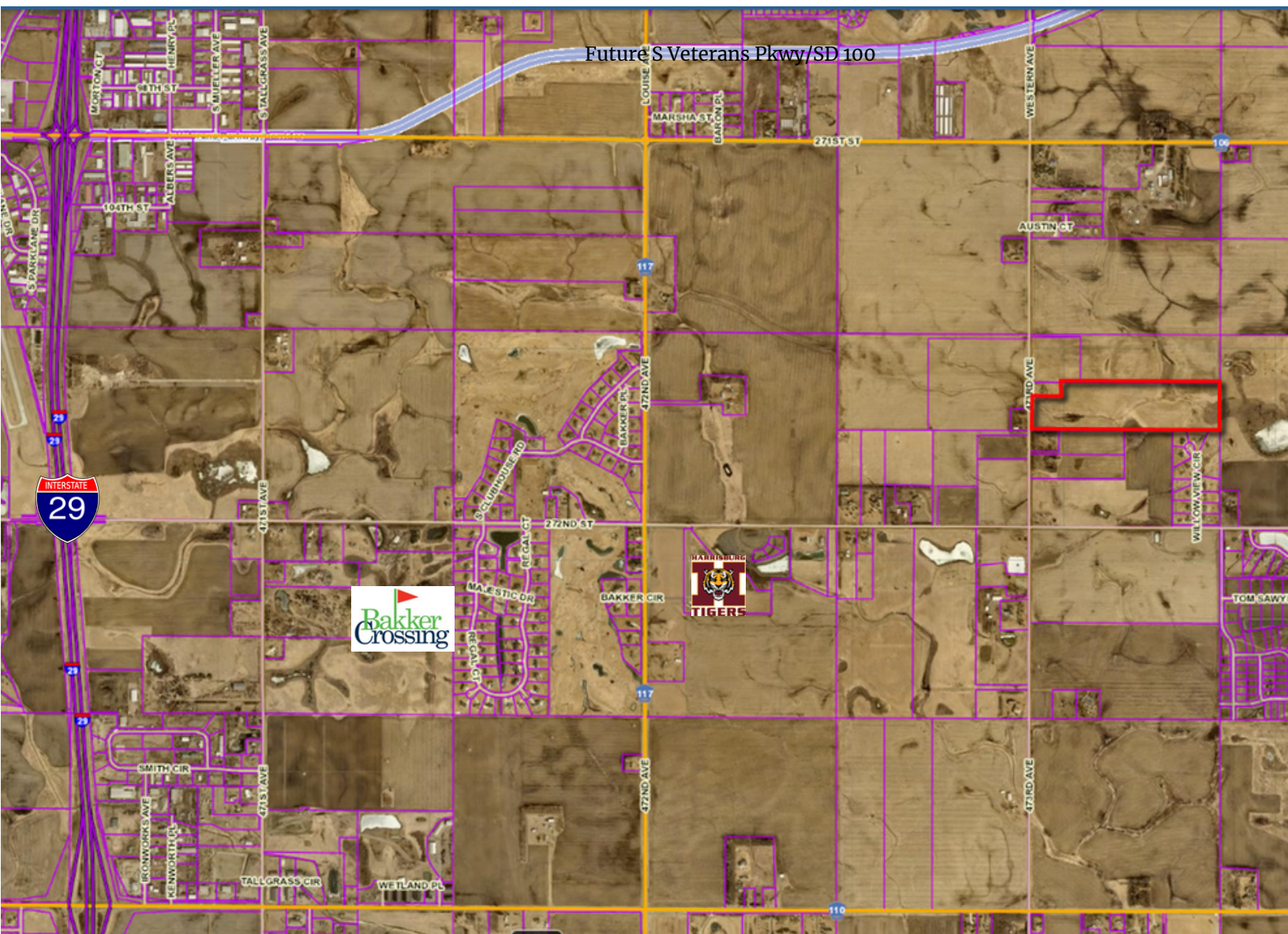




# HENSCH LAND NORTH



## RESIDENTIAL LAND





# HENSCH LAND NORTH



## RESIDENTIAL LAND

### 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

#### INTERSTATE 29 TO WESTERN AVE

- CONSTRUCTION: 2024
- COST: \$53.9M

#### WESTERN AVE TO CLIFF AVE

- CONSTRUCTION: 2023
- COST: \$60.4M

#### CLIFF AVE TO SYCAMORE AVE

- CONSTRUCTION: 2025
- COST: \$47.2M

#### SYCAMORE AVE TO 57TH ST

- CONSTRUCTION: 2026
- COST: \$47.4M



[CONNECT@SOUTHVETERANSPARKWAY.COM](mailto:CONNECT@SOUTHVETERANSPARKWAY.COM)



# HENSCH LAND NORTH



## RESIDENTIAL LAND

