

**FOR SALE**



# WAYNE TOWNSHIP LAND

## FUTURE DEVELOPMENT LAND

**Bender**  
COMMERCIAL



**NORTH OF 467TH AVE & HWY 42  
SIOUX FALLS, SD**



**90.95 AC**



**\$60,000/AC**

- Land located 0.5 miles north of SD Highway 42 (West 12th Street) and 467th Avenue.
- Zoned A1 Agricultural.
- Land is currently in Tier 3 for future development. With approved engineering plans, city open to moving up to Tier 1.
- New west side sewer extension within one (1) mile of property.

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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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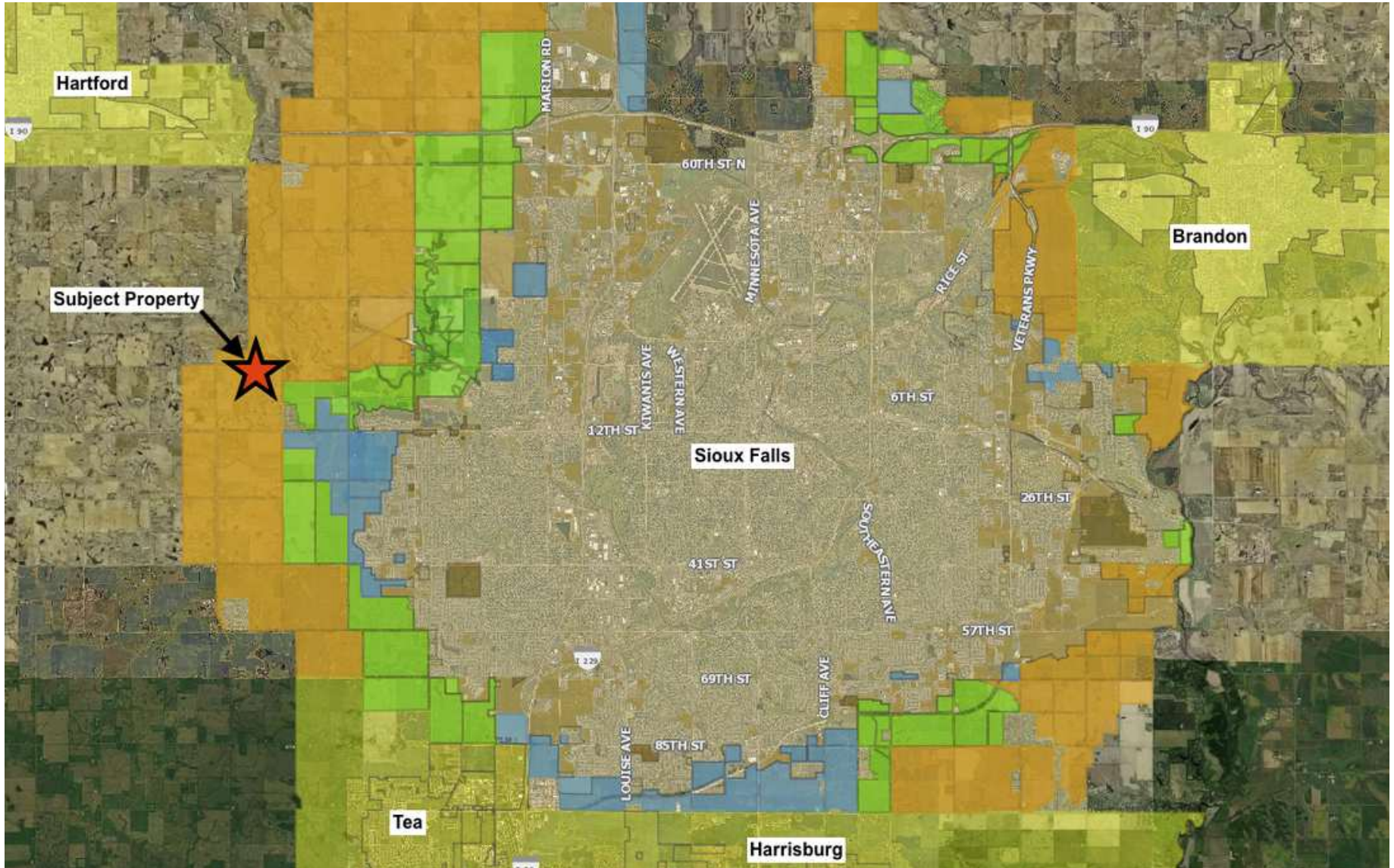
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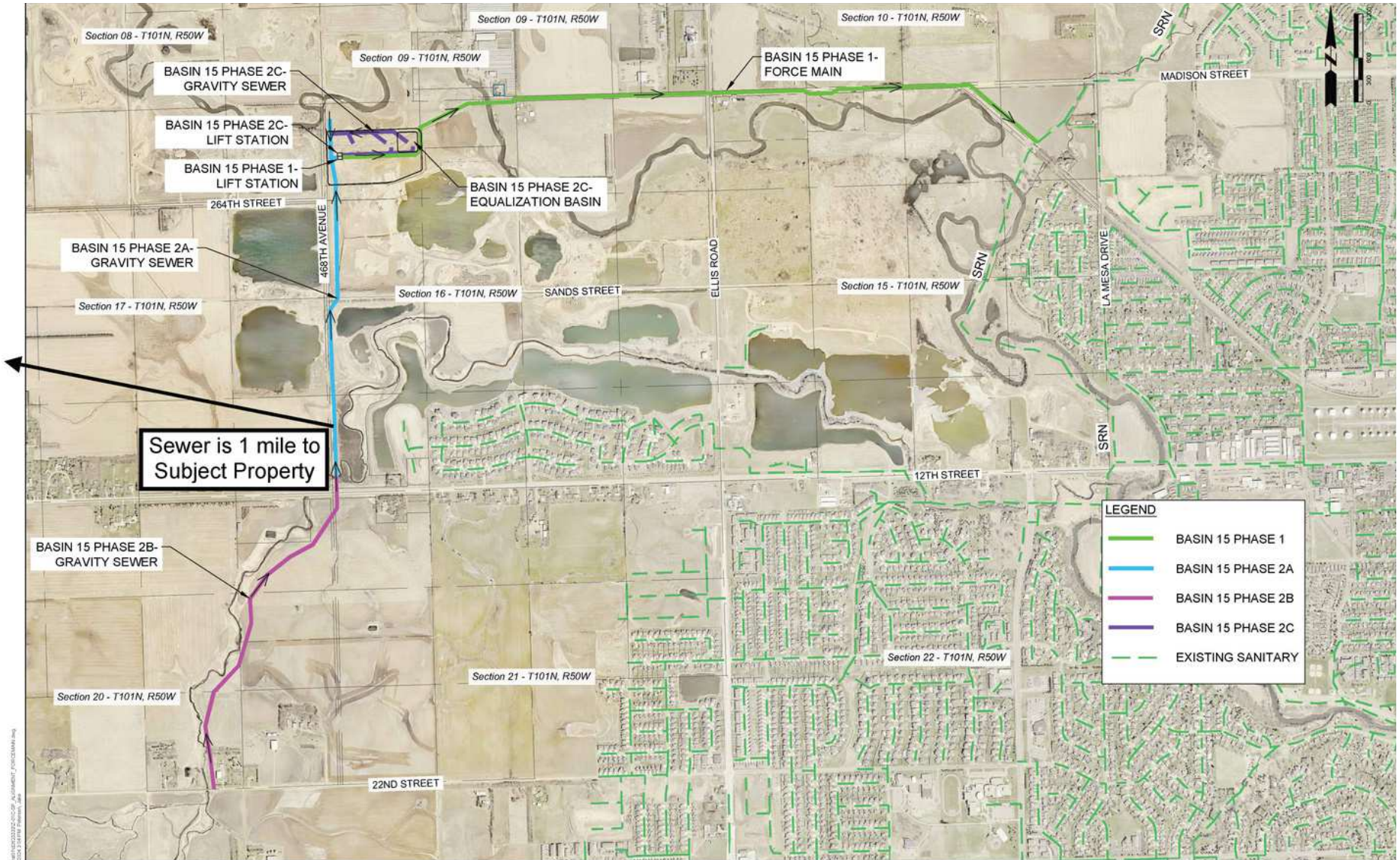
## SIOUX FALLS TIER MAP



# WAYNE TOWNSHIP LAND



## BASIN AREA OVERVIEW



# WAYNE TOWNSHIP LAND



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