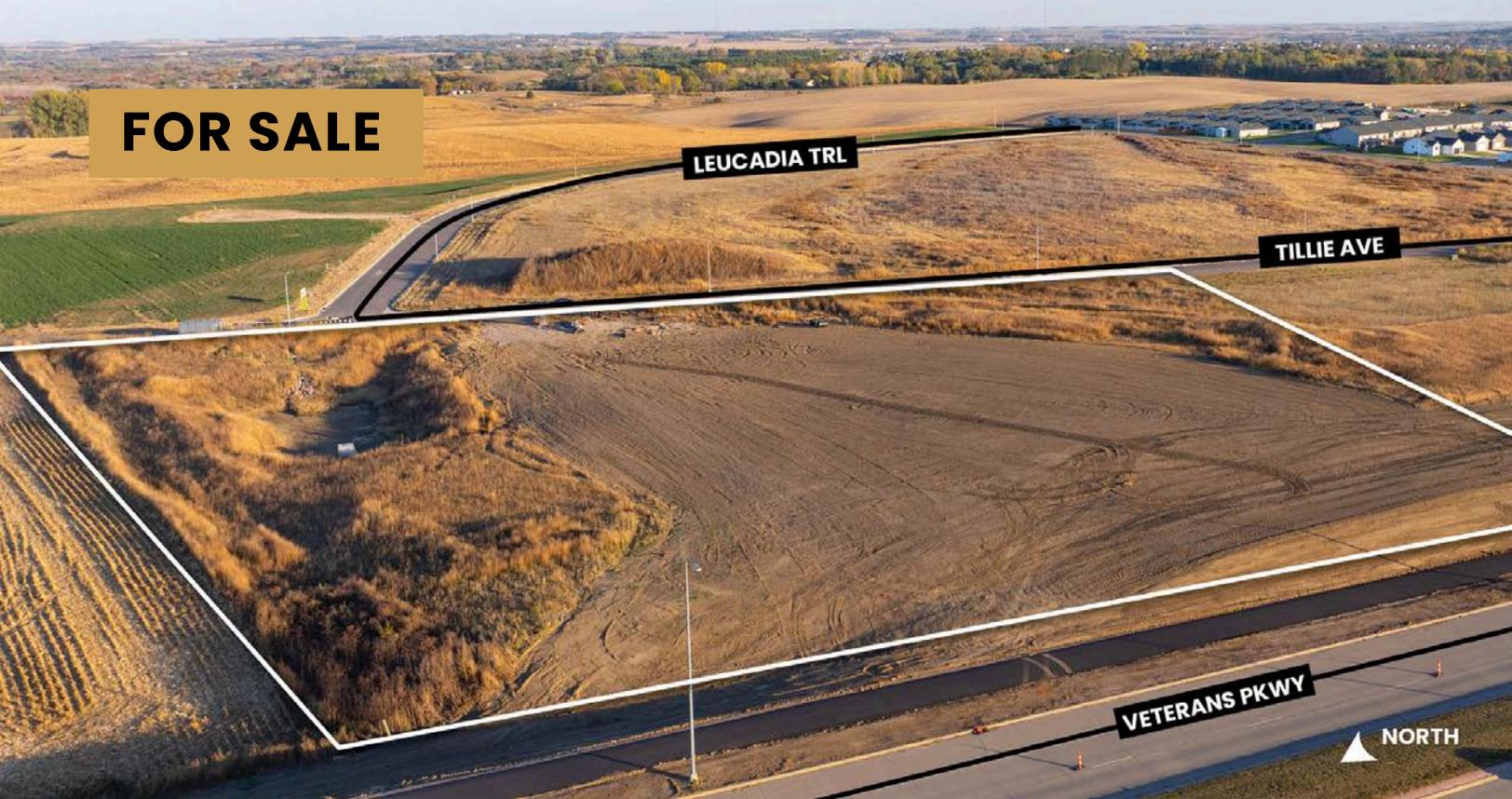


FOR SALE



MAPLEVIEW LAND

DEVELOPMENT LAND IN NE SIOUX FALLS

Bender
COMMERCIAL



2051 & 2101 N TILLIE AVE
SIOUX FALLS, SD



5.06 AC



\$1,850,000
(\$10.00/SF)

- Development land along Veterans Parkway north of Madison Street in rapidly growing northeast Sioux Falls.
- Parcel 98902 included with the sale of Parcel 98901.
- Zoned Live-Work.
- Access to city utilities.
- Offers visibility on Veterans Parkway with over 400 feet of frontage.
- Located near future Sioux Falls Fire Station.
- Traffic count of 13,800 vehicles per day along Veterans Parkway.

ROB KURTENBACH

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605-940-0559

REGGIE KUIPERS, SIOR

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605-496-2966

MAPLEVIEW LAND



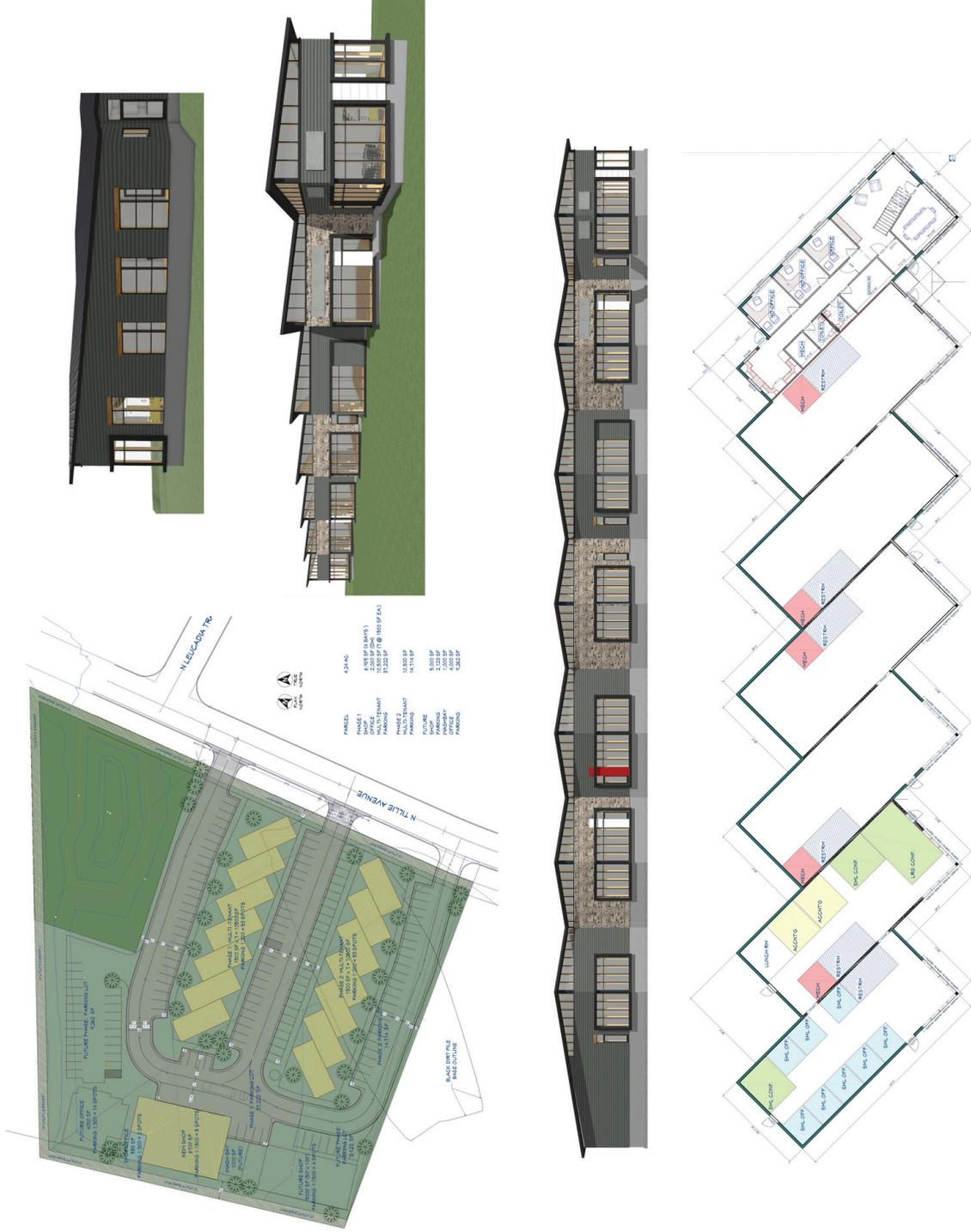
DEVELOPMENT LAND FOR SALE



MAPLEVIEW LAND



DEVELOPMENT CONCEPT



MAPLEVIEW LAND



DEVELOPMENT LAND FOR SALE

AVAILABLE
Zoned: Live-Work
5.06 Acres

SOLD
Future
Live-Work
Project

\$8.00/SF
4.21 AC
RA-1

SOLD
Future
Office Project

SOLD
Future
Multi-Family
Project

\$6.00/SF
3.22 AC
RD-1

SOLD
Future
Sioux Falls
Fire Station

MAPLEVIEW LAND



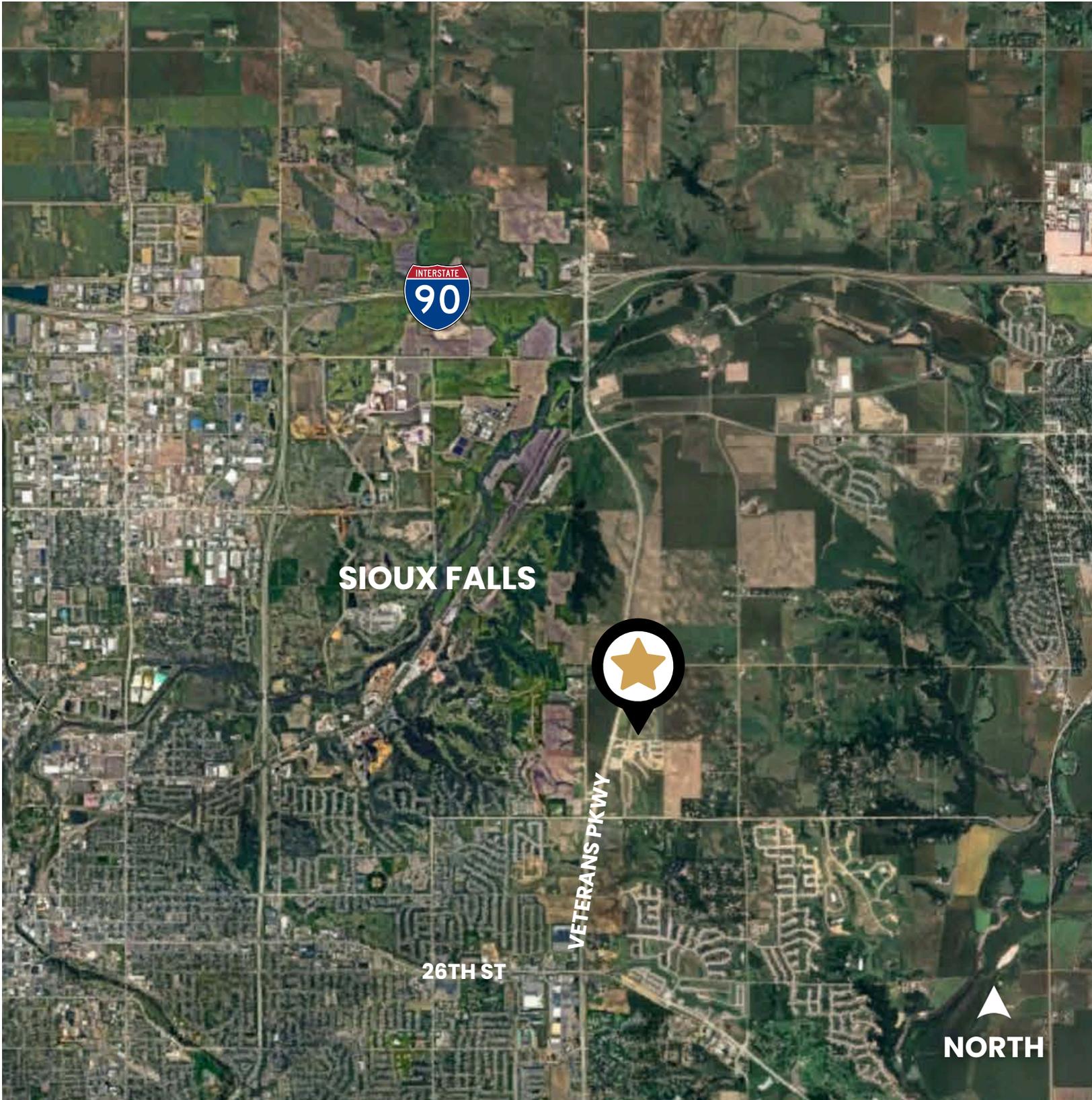
DEVELOPMENT LAND FOR SALE



MAPLEVIEW LAND



DEVELOPMENT LAND FOR SALE



MAPLEVIEW LAND



DEVELOPMENT LAND FOR SALE

