

FOR SALE



BROOKINGS MAIN AVE LAND

DEVELOPMENT LAND IN GROWTH AREA

Bender
COMMERCIAL



**2432 MAIN AVENUE S
BROOKINGS, SD**



**540,144 SF
12.4 AC**



\$8.00/SF

- Rare opportunity for mixed-use development land in fast-growing southern area of Brookings.
- City of Brookings Future Land Use Map shows urban medium density.
- Ideal for convenience store, retail, office, multi-family, restaurant, or service uses.
- Utilities available.
- Sold on an as-is basis.
- Land located on the corner of Main Avenue and 26th Street near Brookings Fire Department-South Station and Dakota Prairie Elementary.

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605-496-2966

BROOKINGS MAIN AVE LAND



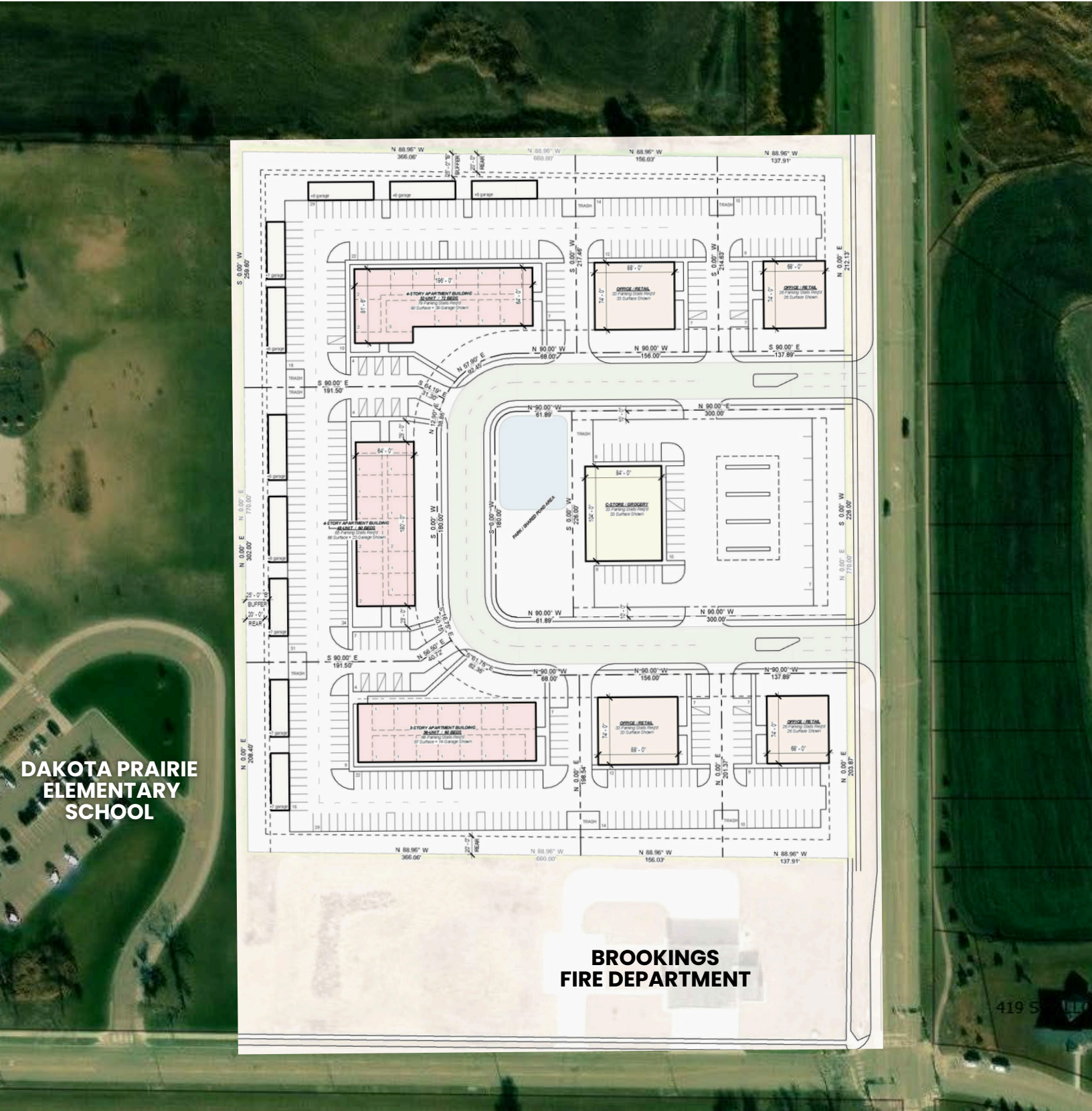
LAND FOR SALE



BROOKINGS MAIN AVE LAND



LAND FOR SALE - CONCEPT SITE PLAN



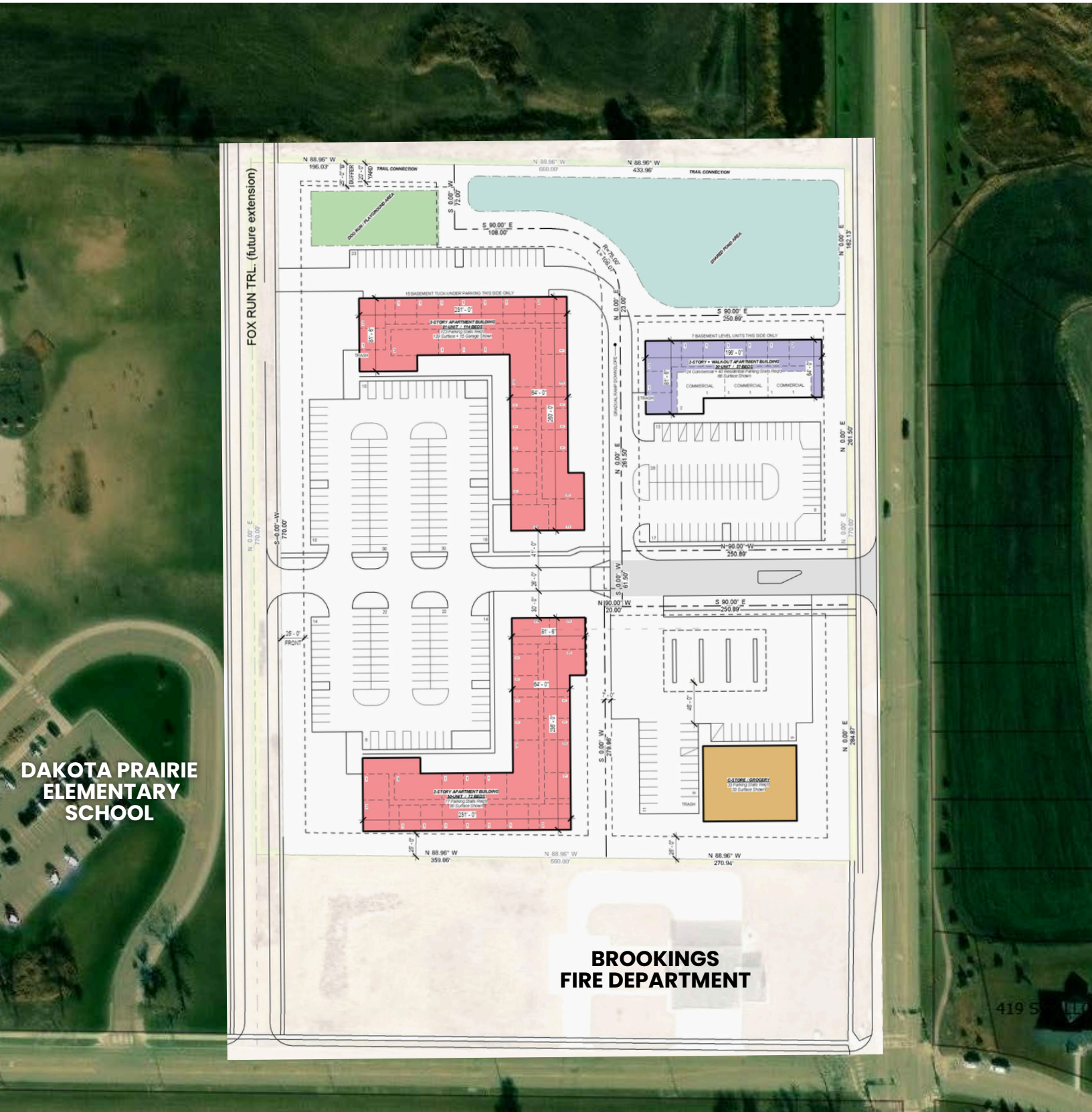
DAKOTA PRAIRIE
ELEMENTARY
SCHOOL

BROOKINGS
FIRE DEPARTMENT

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LAND FOR SALE - CONCEPT SITE PLAN



DAKOTA PRAIRIE
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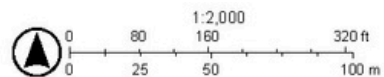
BROOKINGS MAIN AVE LAND



LAND FOR SALE - WATER MAP



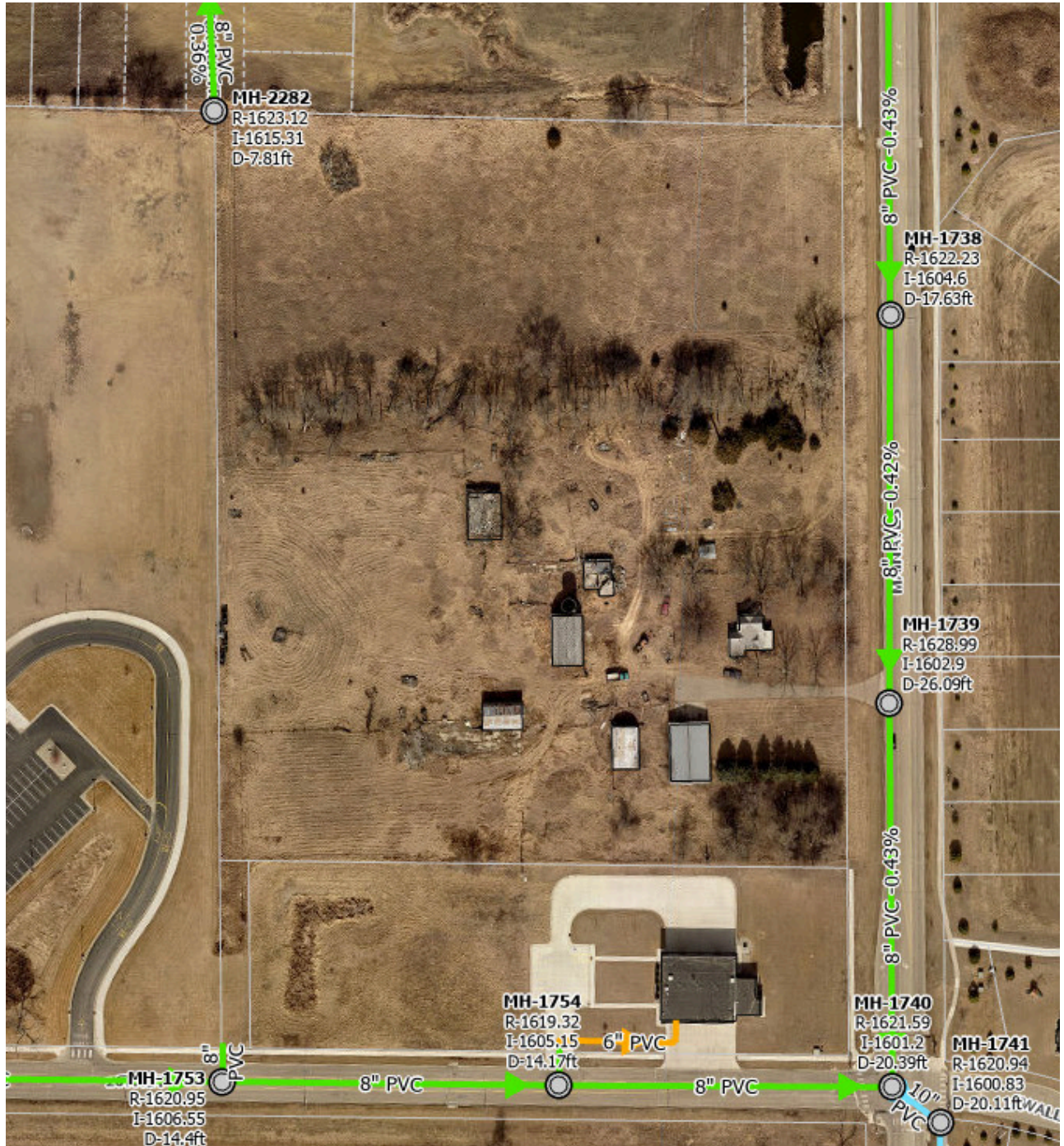
- | | |
|---|--|
| <ul style="list-style-type: none"> Fire Hydrant <ul style="list-style-type: none"> BMU, In Service, Potable System Valve <ul style="list-style-type: none"> Private, In Service, N.O. Brookings Municipal Utilities, In Service, N.O. Curb Stop Valve <ul style="list-style-type: none"> In Service Meters | <ul style="list-style-type: none"> Water Lateral Line <ul style="list-style-type: none"> In Service Water Main <ul style="list-style-type: none"> 4", Private, In Service 4", Brookings Municipal Utilities, In Service 6", Brookings Municipal Utilities, In Service 8", Brookings Municipal Utilities, In Service 12", Brookings Municipal Utilities, In Service |
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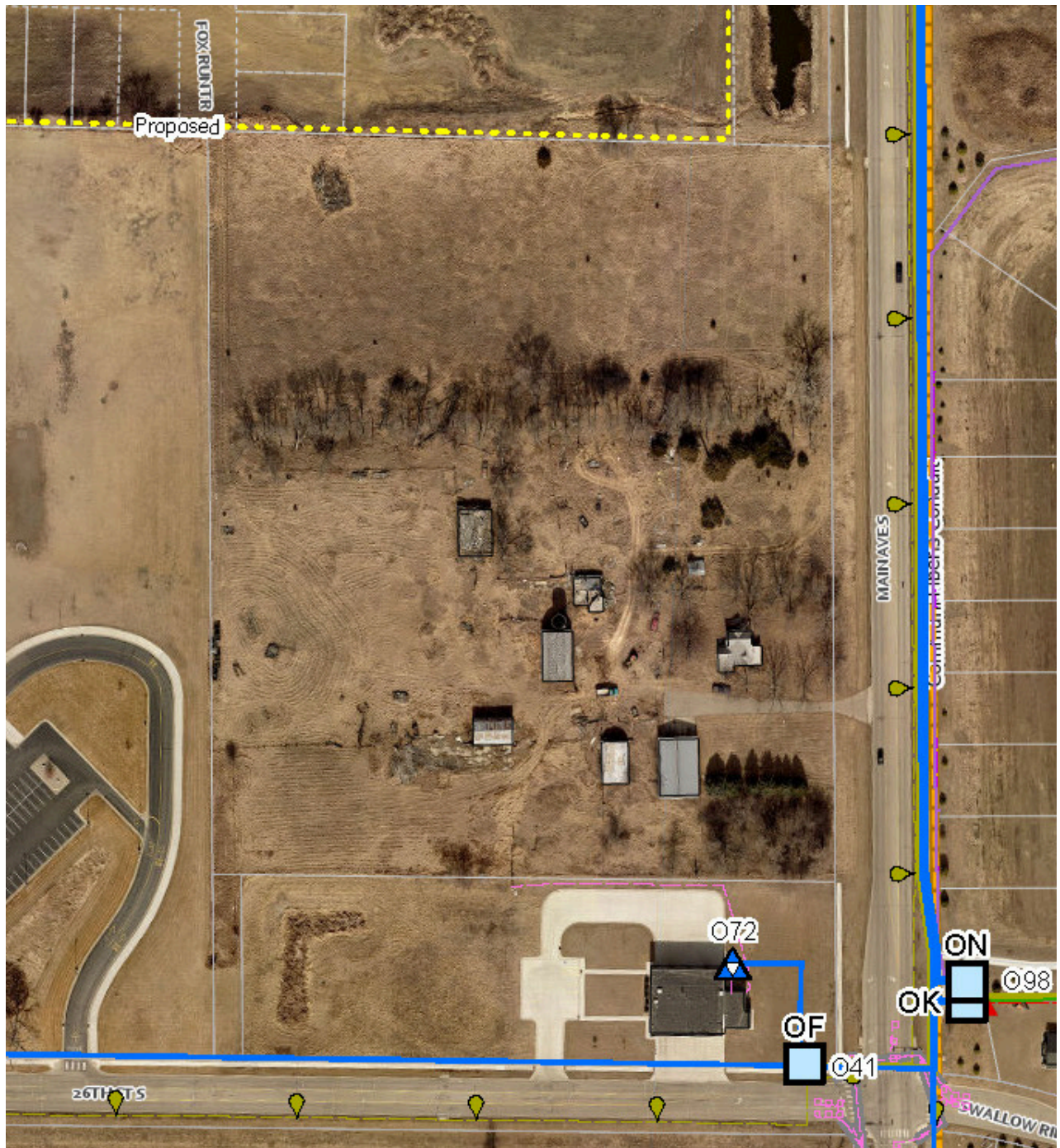
LAND FOR SALE – SANITARY MAP



BROOKINGS MAIN AVE LAND



LAND FOR SALE – ELECTRIC MAP

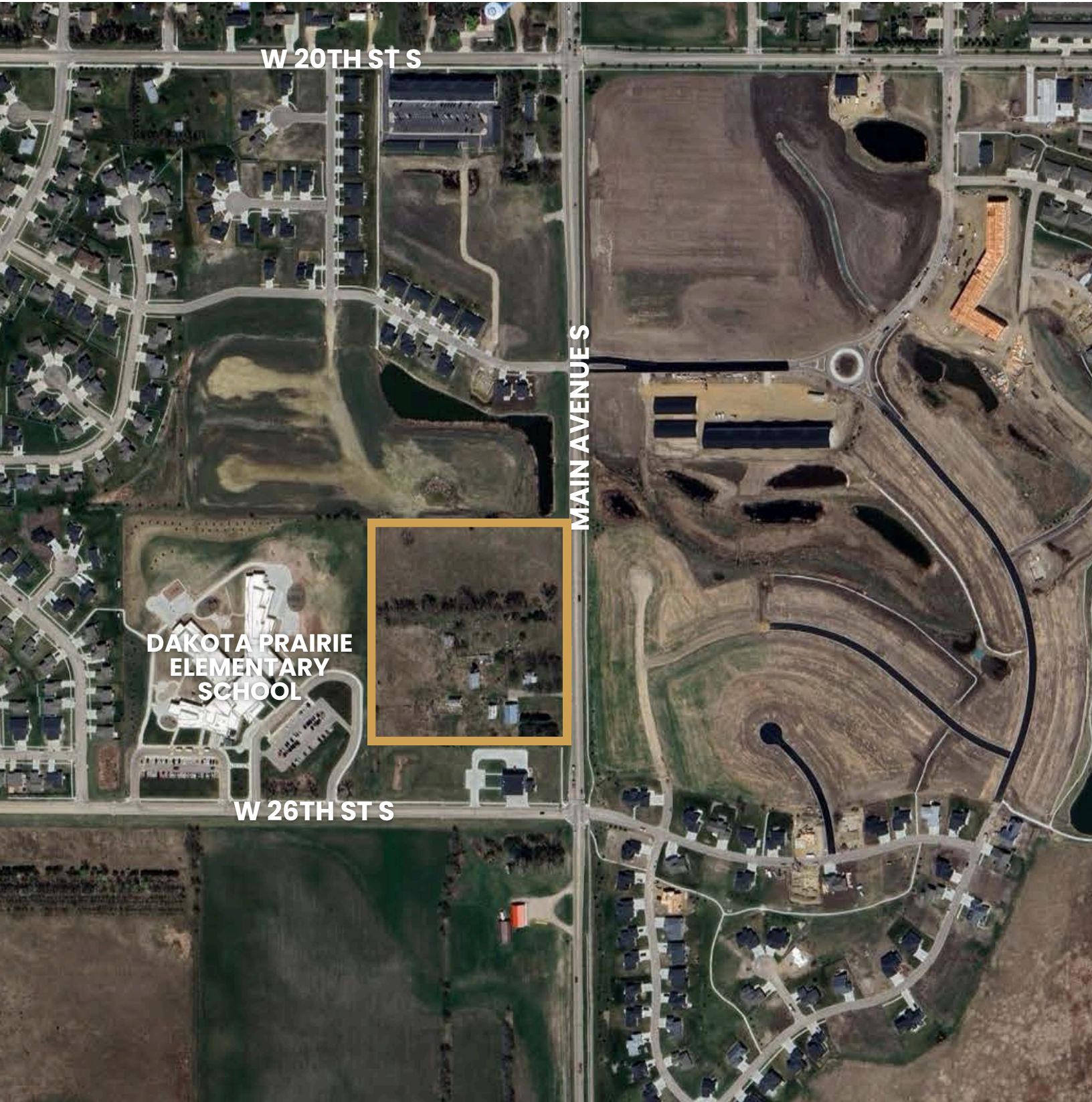


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|--|--|--------------------------------------|------------------------------|
| Pad Mounted Single Phase, B, In Service | Medium Voltage Conductor, Underground Single Phase, A | Streetlight, LED, 110 Watts | Underground, BMU, p |
| Pad Mounted Single Phase, A, In Service | Medium Voltage Conductor, Underground Three Phase, ABC | Secondary Equipment | Underground, BMU, b |
| Pad Mounted Three Phase, ABC, In Service | Medium Voltage Busbar, Cabinet Three Phase, ABC | Marker Ball, In Service | Underground, BMU, a |
| Medium Voltage Conductor, Underground Single Phase, B | Medium Voltage Conductor, Underground Single Phase, De-energized | Secondary Conductor | Electric Direct Conduit |
| Medium Voltage Conductor, Underground Three Phase, ABC | Medium Voltage Conductor, Proposed | Underground, Private, Not | Electric Direct |
| Medium Voltage Conductor, Underground Single Phase, C | Lights | Underground, Private, p | Electric Low Voltage Conduit |
| Medium Voltage Conductor, Underground Single Phase, B | Streetlight, LED, 30 Watts | Underground, BMU, De-energized | Communications Line |
| | Streetlight, LED, 31 Watts | | Regional Cable |
| | | | Communications Conduit |
| | | | Right of Way |

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