

FOR SALE

**BROOKINGS
FIRE DEPARTMENT**

**DAKOTA PRAIRIE
ELEMENTARY SCHOOL**

26TH ST S

MAIN AVES

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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BROOKINGS MAIN AVE LAND



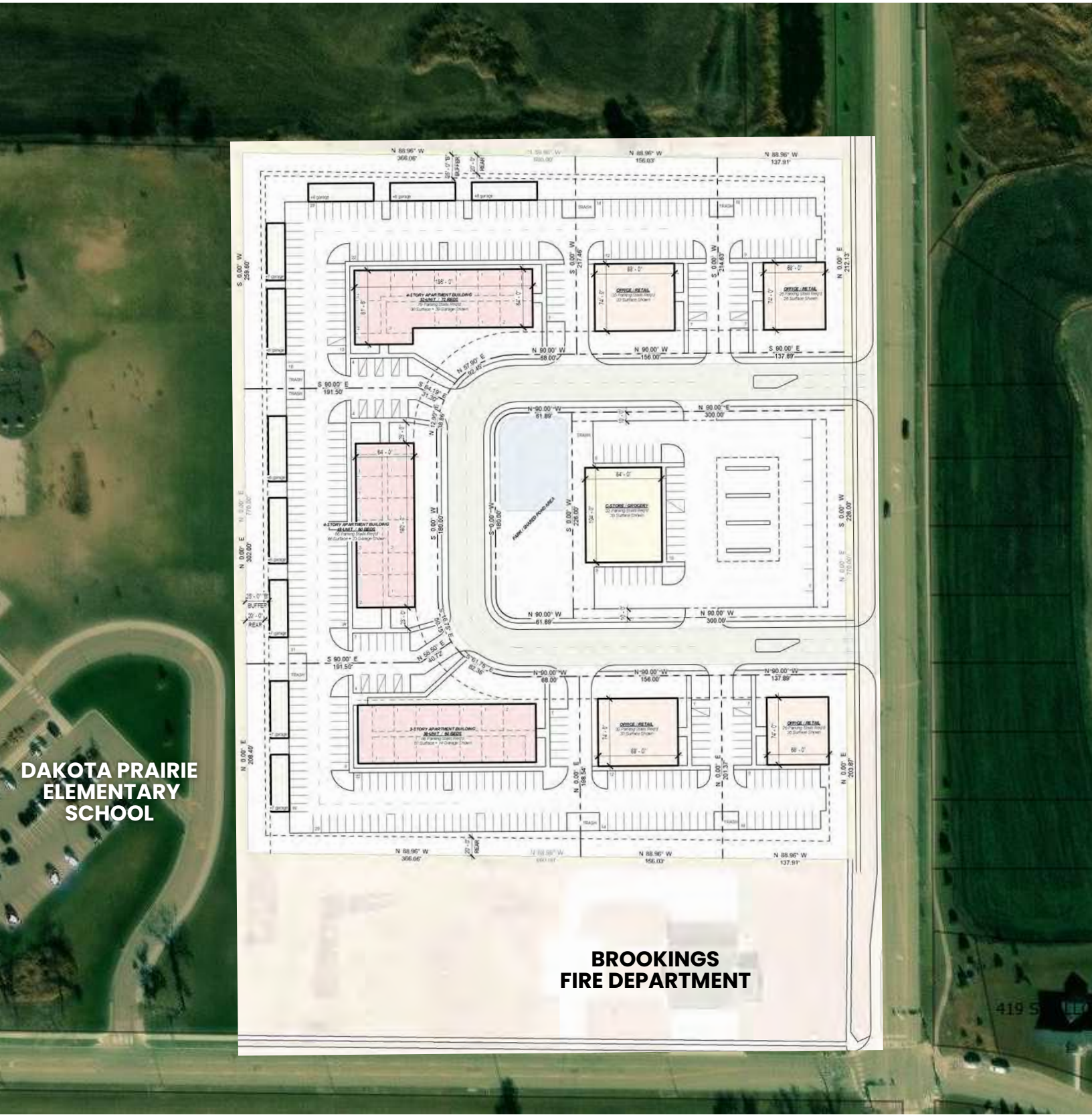
LAND FOR SALE



BROOKINGS MAIN AVE LAND



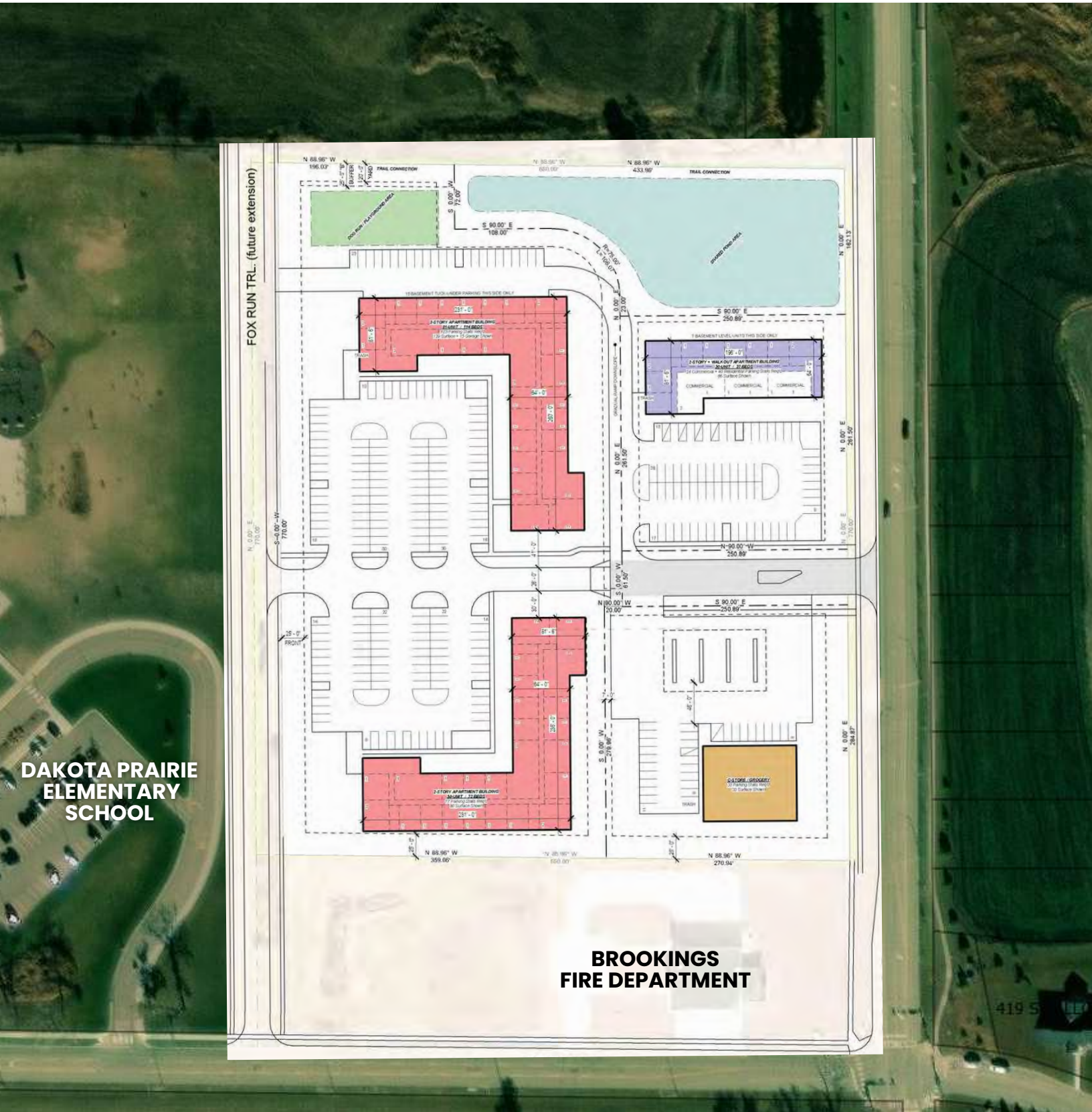
LAND FOR SALE – CONCEPT SITE PLAN



BROOKINGS MAIN AVE LAND



LAND FOR SALE – CONCEPT SITE PLAN



BROOKINGS MAIN AVE LAND



LAND FOR SALE – WATER MAP



- Fire Hydrant

 - BMU, In Service, Potable

System Valve

 - Private, In Service, N.O.
 - Brookings Municipal Utilities, In Service, N.O.

Curb Stop Valve

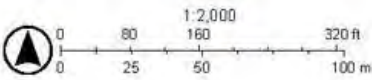
 - In Service

Meters
- Water Lateral Line

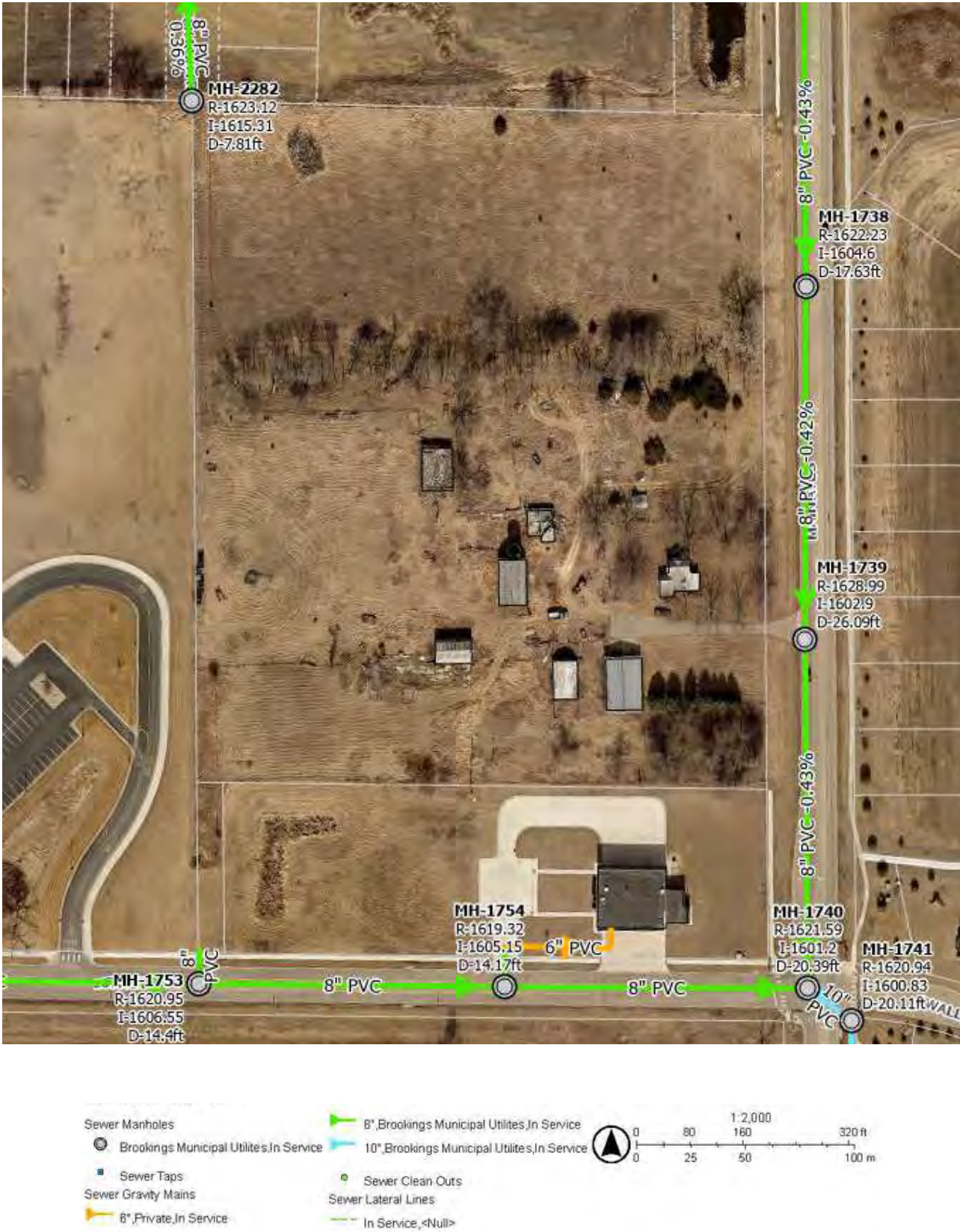
 - In Service

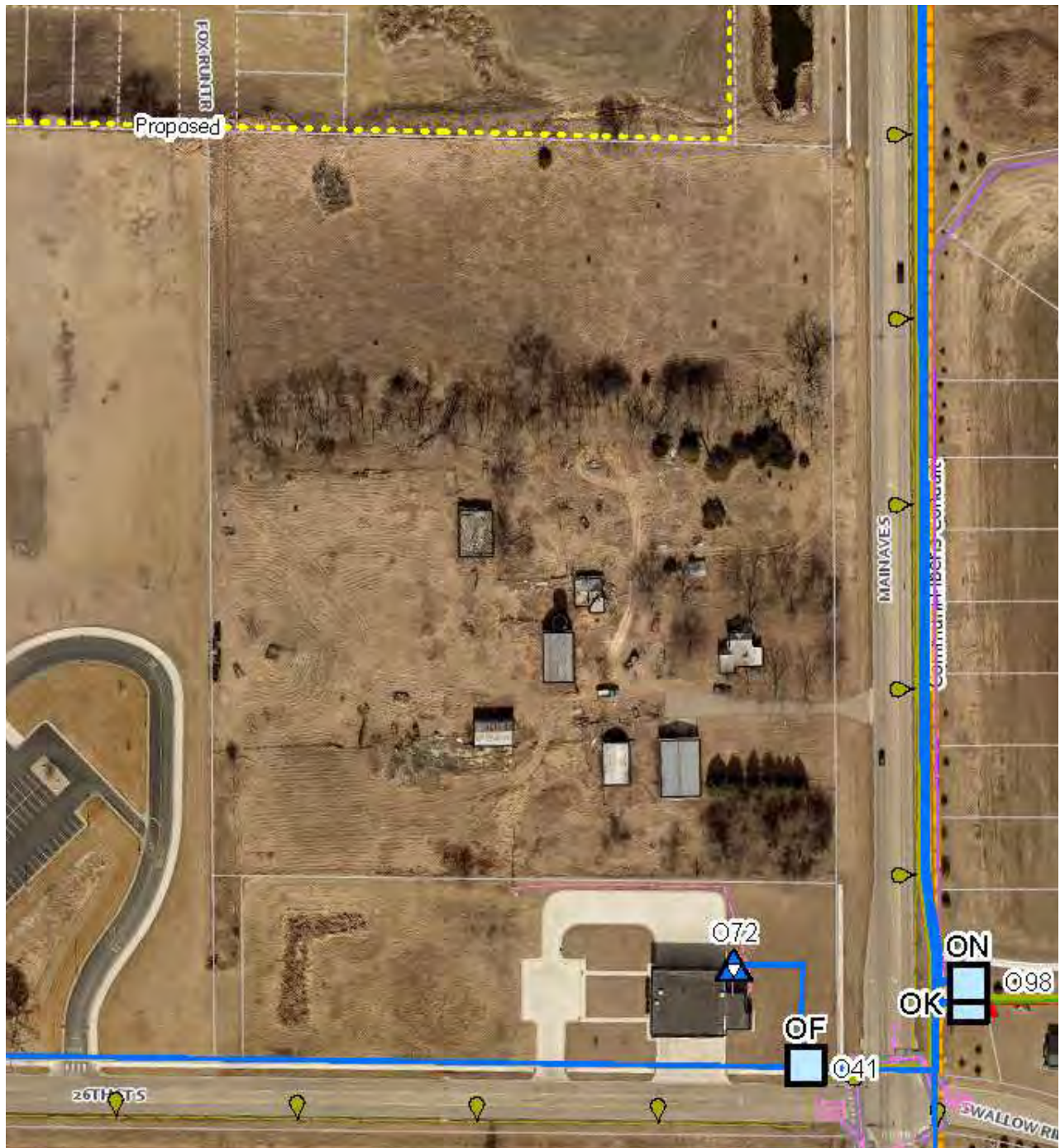
Water Main

 - 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



LAND FOR SALE – SANITARY MAP





- | | | | | | | | |
|---|--|---|--|--|-----------------------------|---|------------------------------|
|  | Pad Mounted Single Phase, A, 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 |  | Streetlight, LED, 110 Watts |  | Underground, BMU, p |
|  | Pad Mounted Three Phase, ABC, In Service |  | Medium Voltage Busbar, Cabinet Three Phase, ABC |  | Streetlight, LED, 110 Watts |  | Underground, BMU, p |
|  | Feeder |  | Medium Voltage Conductor, Underground Single Phase, De-Energized |  | Streetlight, LED, 110 Watts |  | Electric Duct/Conduit |
|  | Medium Voltage Conductor, Underground Single Phase, B |  | Proposed Conductor |  | Streetlight, LED, 110 Watts |  | Electric Duct |
|  | Medium Voltage Conductor, Underground Three Phase, ABC |  | Medium Voltage Conductor, Proposed |  | Streetlight, LED, 110 Watts |  | Electric Low Voltage Conduit |
|  | Primary |  | Lights |  | Streetlight, LED, 110 Watts |  | Communications Line |
|  | Medium Voltage Conductor, Underground Single Phase, C |  | Streetlight, LED, 30 Watts |  | Streetlight, LED, 30 Watts |  | Regional Cable |
|  | Medium Voltage Conductor, Underground Single Phase, B |  | Streetlight, LED, 31 Watts |  | Streetlight, LED, 31 Watts |  | Communications Duct/Conduit |
| | | | |  | Marker Ball, In Service |  | Communications Conduit |
| | | | |  | Marker Ball, In Service |  | Right of Way |

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