# CLIFF & 85TH LAND

## SOUTH SIOUX FALLS DEVELOPMENT LAND

Bender COMMERCIAL

**27002 SOUTH CLIFF AVENUE**
**SIOUX FALLS, SD**

**159.93 AC**

**$60,000/AC**

- Rare opportunity for mixed-use development land on high-visibility corner.
- Tier 1 Growth Map.
- Contact broker for utility information.
- Currently zoned A-1 Agricultural.
- Land located on the southeast corner of Cliff Avenue and 85th Street near Harrisburg Freshman Academy and newly-completed South Veterans Parkway.
- Combined traffic count of 21,500 vehicles per day at the northwest corner.

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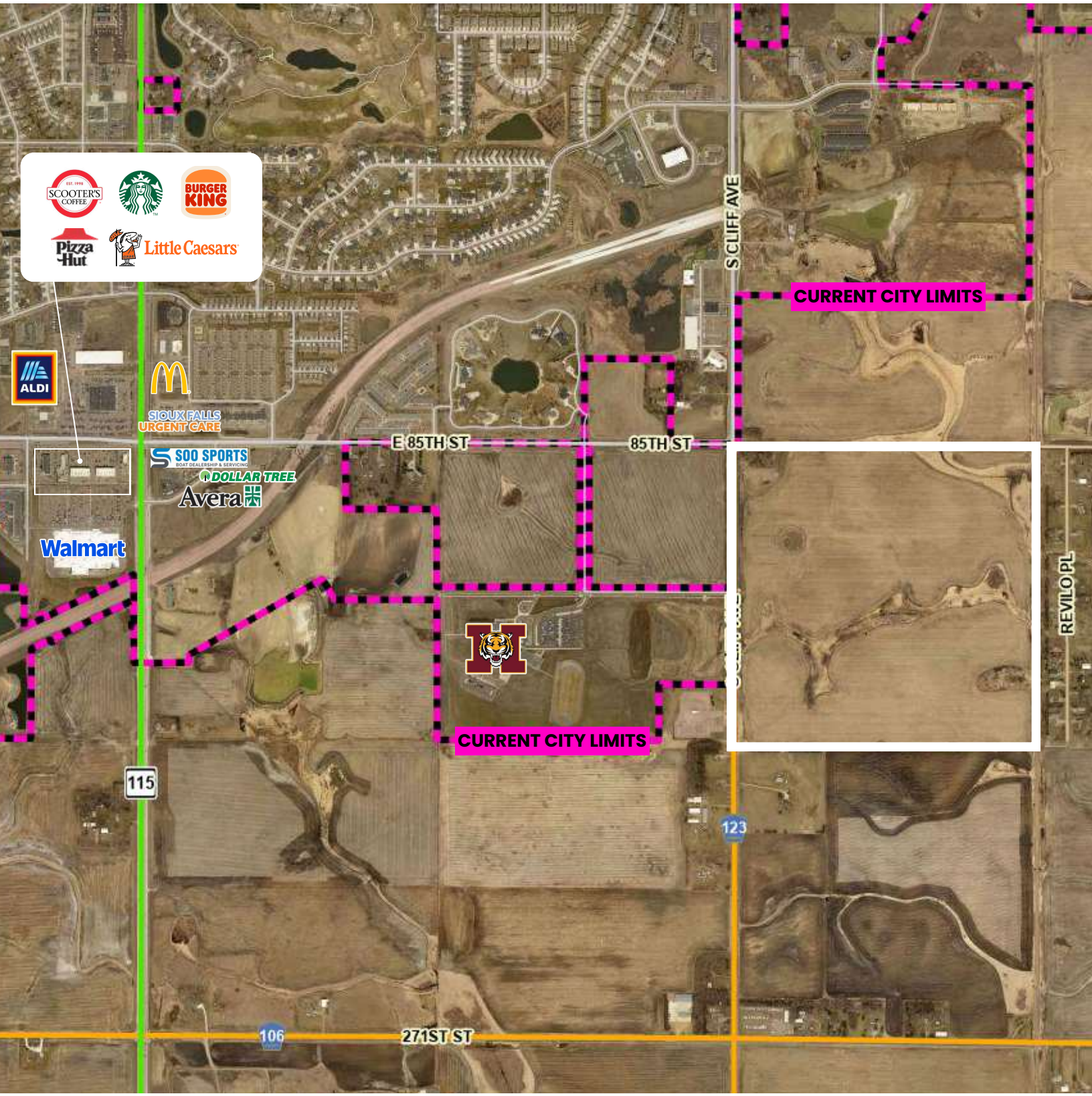
## DEVELOPMENT LAND FOR SALE



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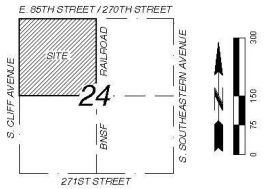
## SANITARY SEWER CONCEPTUAL LAYOUT




VICINITY MAP
(NOT TO SCALE)

**LEGEND**

- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- EXISTING R/WAY LINE
- NR / FLOODPLAIN (PER AERIAL IMAGERY)
- WETLANDS (FIELD DELINEATED)
- OPTION 1 - SANITARY SEWER
- OPTION 2 - SANITARY SEWER

**NOTES:**

1. ALL SECTION, QUARTER (1/4), RIGHT OF WAY LINES, EASEMENT LINES AND PROPERTY LINES ARE BASED ON EXISTING BUT NOT CONFIRMED BOUNDARY EVIDENCE, AND ARE SUBJECT TO ANY INACCURACIES THAT A BOUNDARY SURVEY MIGHT REVEAL, AND ARE SHOWN FOR REFERENCE PURPOSES ONLY

2. THE LOCATION OF THE SANITARY SEWER AND ROADS IS FOR REPRESENTATION PURPOSES ONLY AND DOES NOT CONSTITUTE AN APPROVED LOCATION OF FUTURE DEVELOPMENT REGARDING COUNTY AND CITY PLANNING REQUIREMENTS, TOPOGRAPHY, SOIL CONDITIONS AND OTHER SITE CONDITIONS.

3. THE STREET ACCESS LOCATIONS ARE NOT FINAL OR APPROVED AND ARE FOR CONCEPTUAL PURPOSES ONLY. THE INTENT OF THIS EXHIBIT IS TO SHOW SANITARY SEWER CONNECTIVITY TO ADJACENT ARTERIAL STREETS ONLY.



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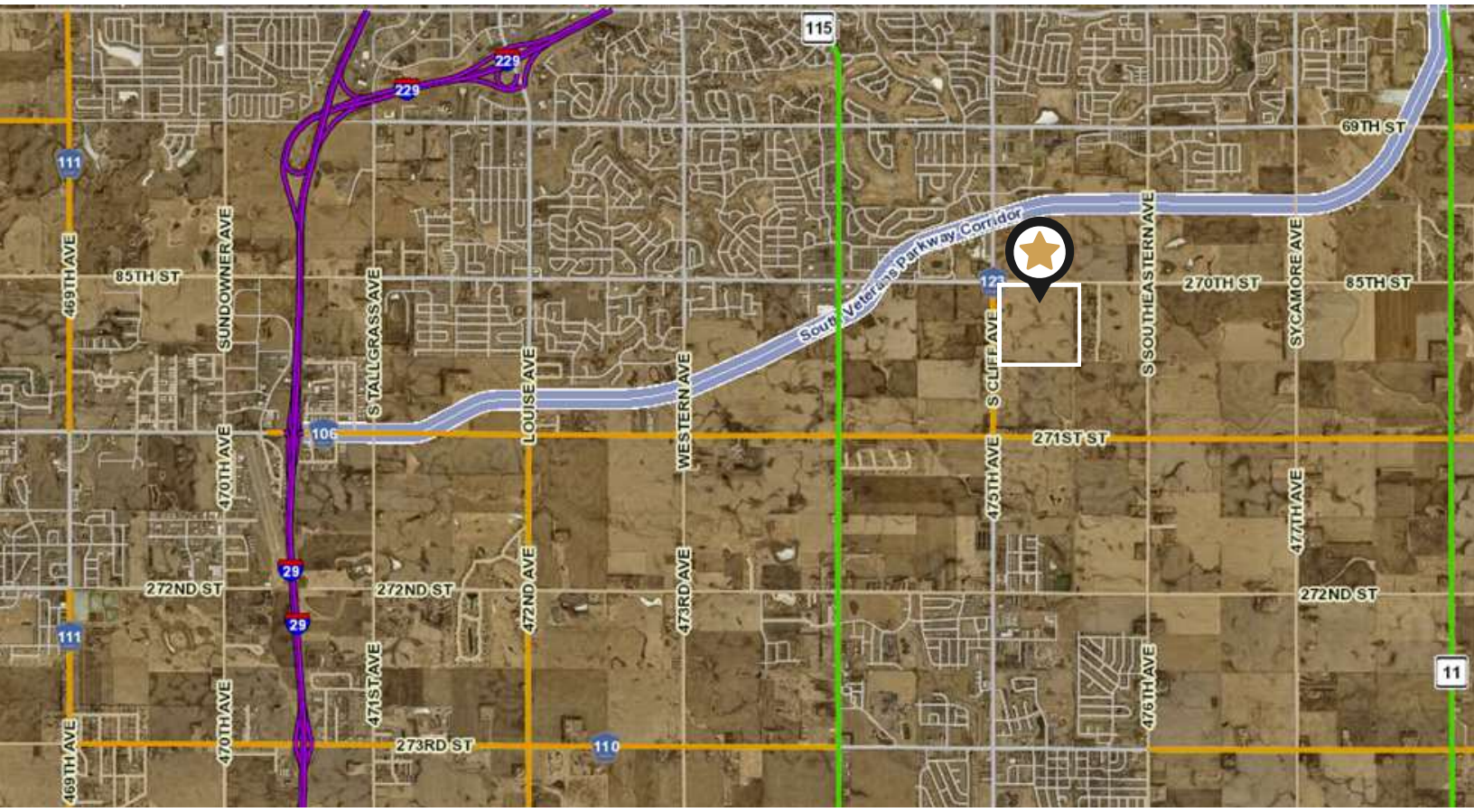


When connected to the northern segment of Veterans Parkway, the additional nine miles of roadway for South Veterans Parkway will support a regional arterial road network around southeast Sioux Falls.

This project is the final stage in connecting Interstate 29 with Interstate 90.

*Source: City of Sioux Falls, SouthVeteransParkway.com*

South Veterans Parkway from Western Avenue to Cliff Avenue is now open to traffic. Remaining design and construction is scheduled to continue through 2027.

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

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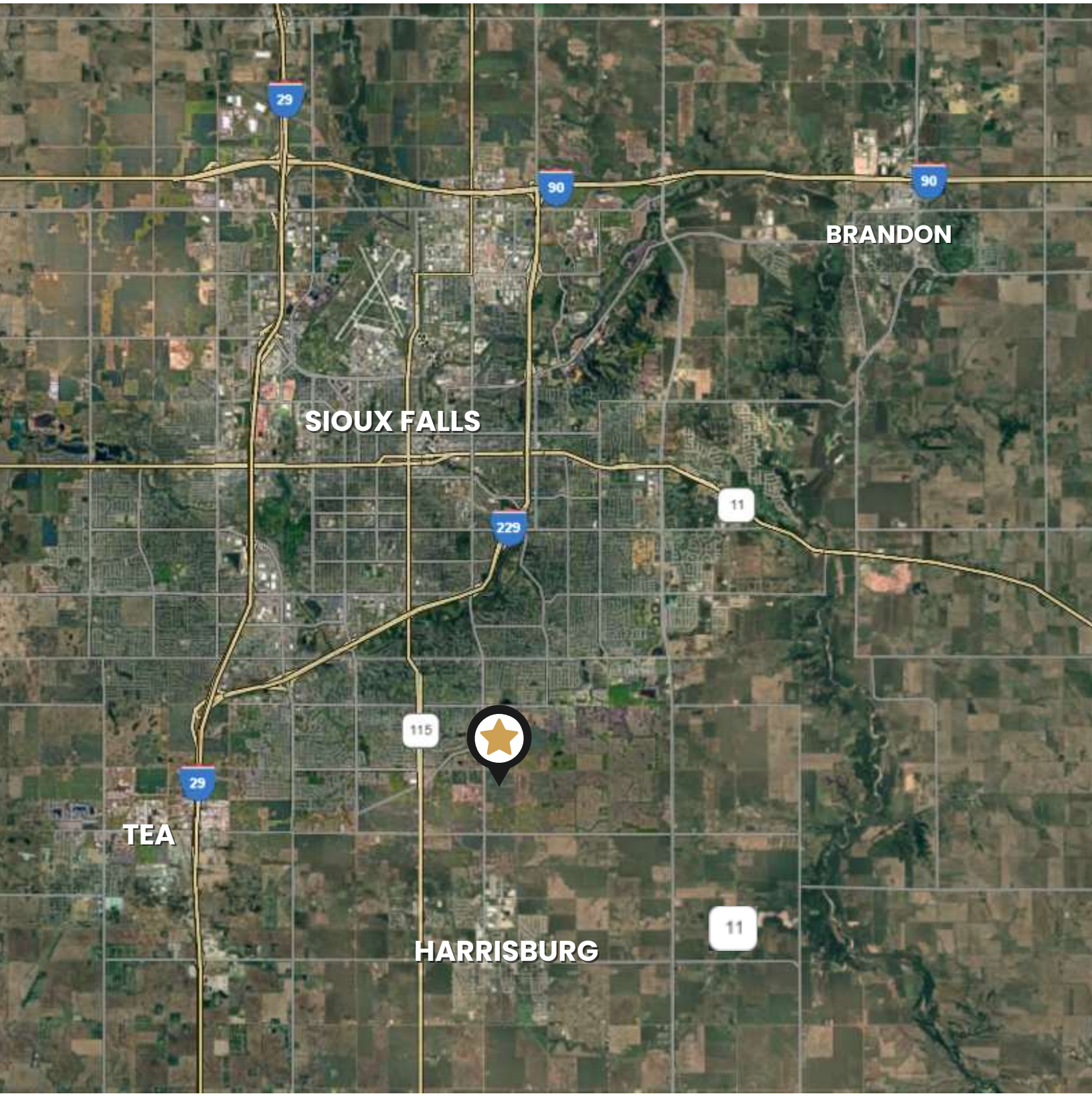


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