

FOR SALE



SOUTH CLIFF AVENUE DEVELOPMENT LAND

PRIME LOCATION BETWEEN SIOUX FALLS AND HARRISBURG



**SOUTH CLIFF AVENUE
SIOUX FALLS, SD**



12.81 ACRES



\$1,500,000

- Development land available along South Cliff Avenue near the Harrisburg Freshman Academy.
- Tier 1 growth area.
- Great location less than 1/4 mile south of Sioux Falls and 1 mile from Harrisburg in Sioux Falls joint jurisdiction.
- Currently zoned A-1 Ag.
- Cliff Avenue has an average daily traffic count of 8,000 vehicles at this site.
- Easy access to future South Veterans Parkway (SD 100).

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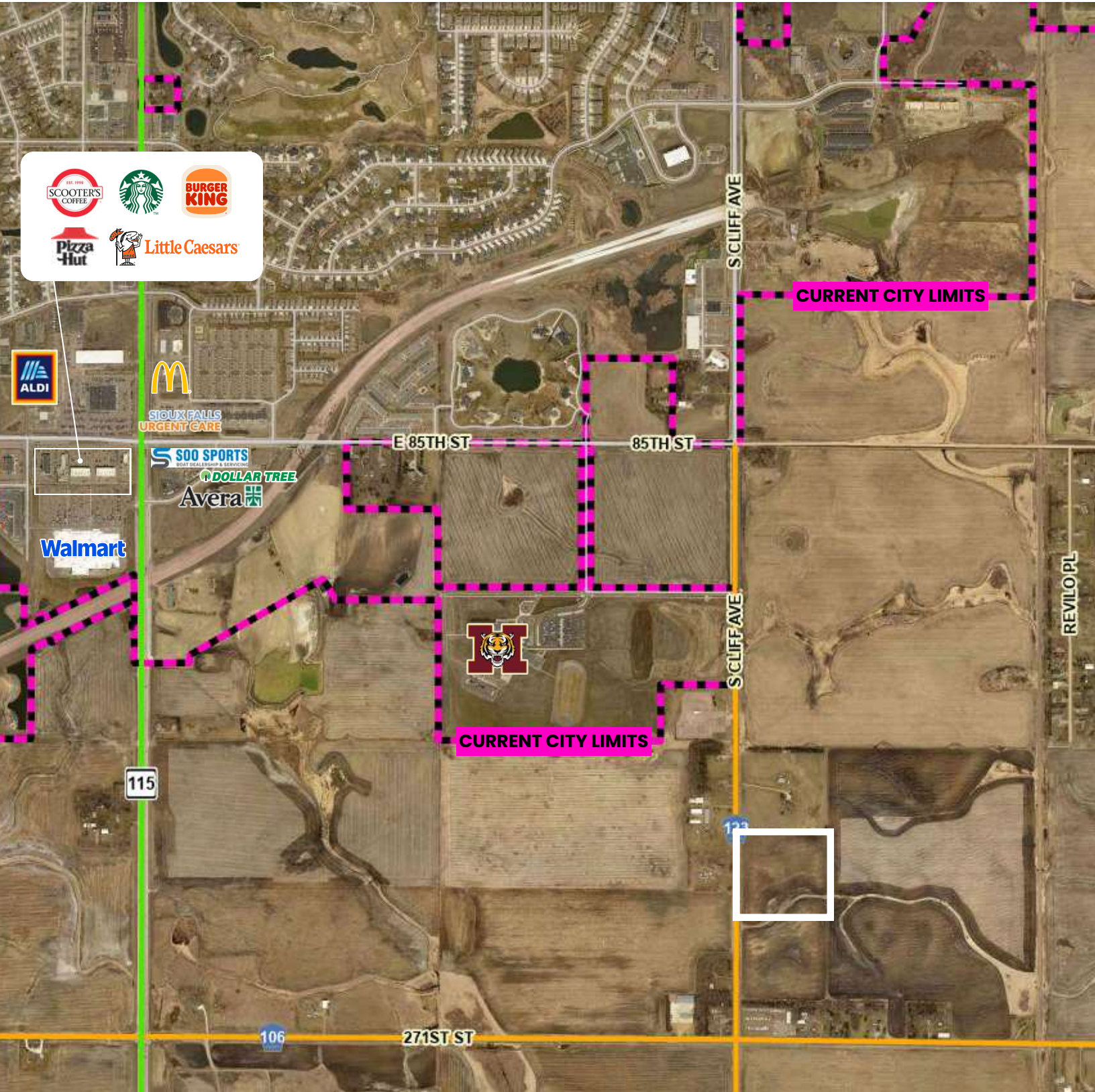
Bender Commercial Real Estate Services | 305 West 57th Street | Sioux Falls, SD 57108 | 605-336-7600 | benderco.com

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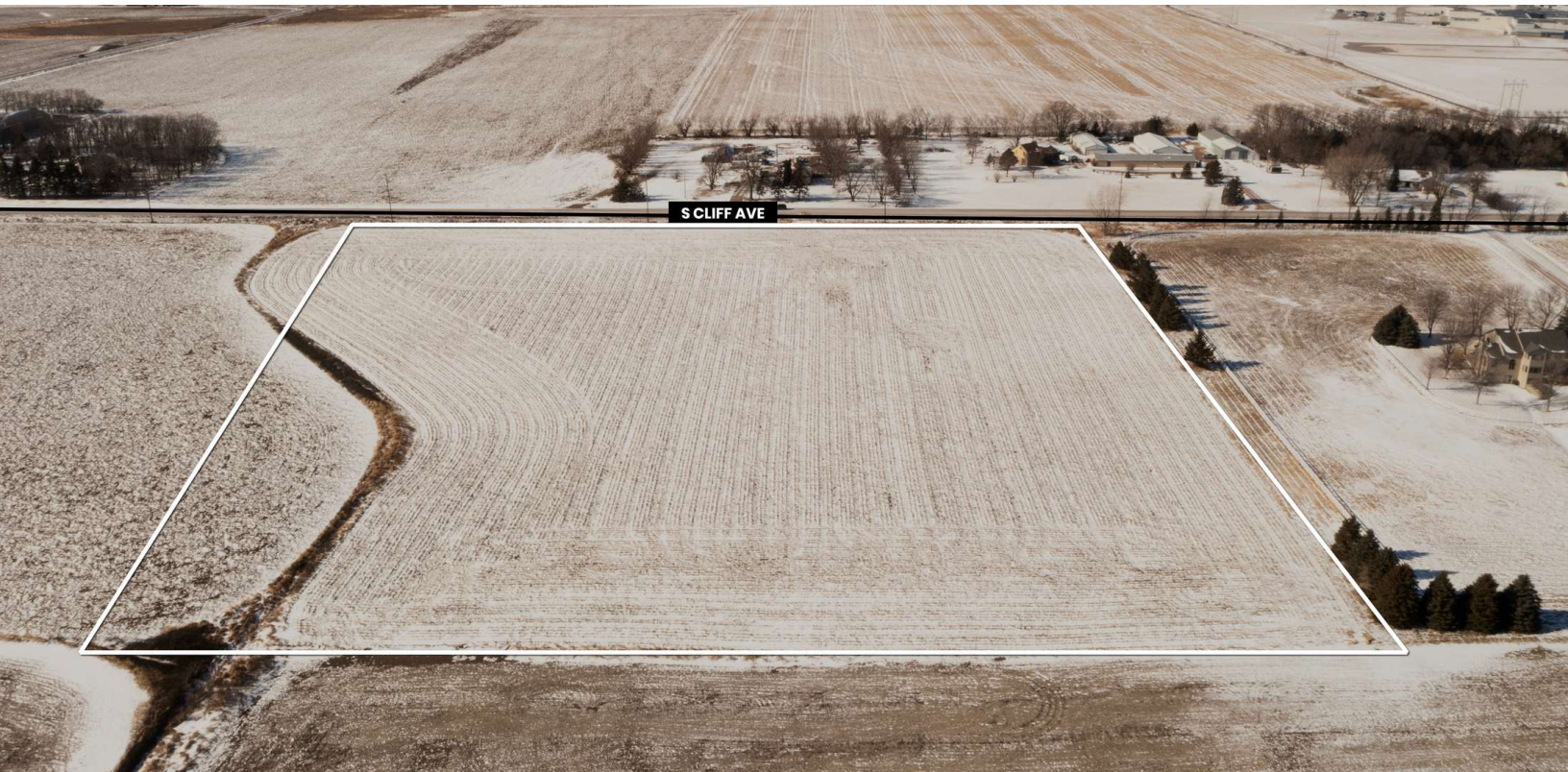
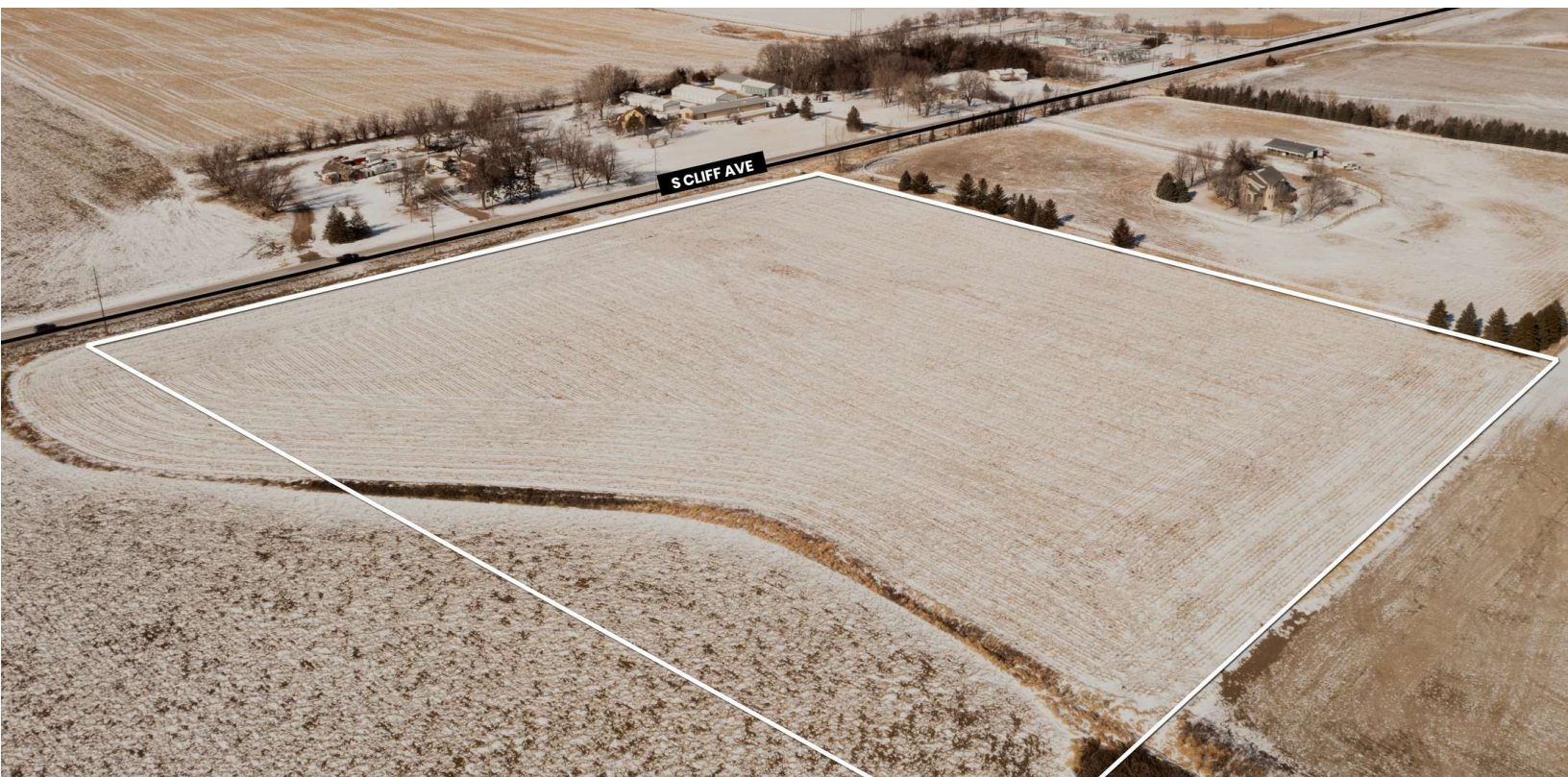
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