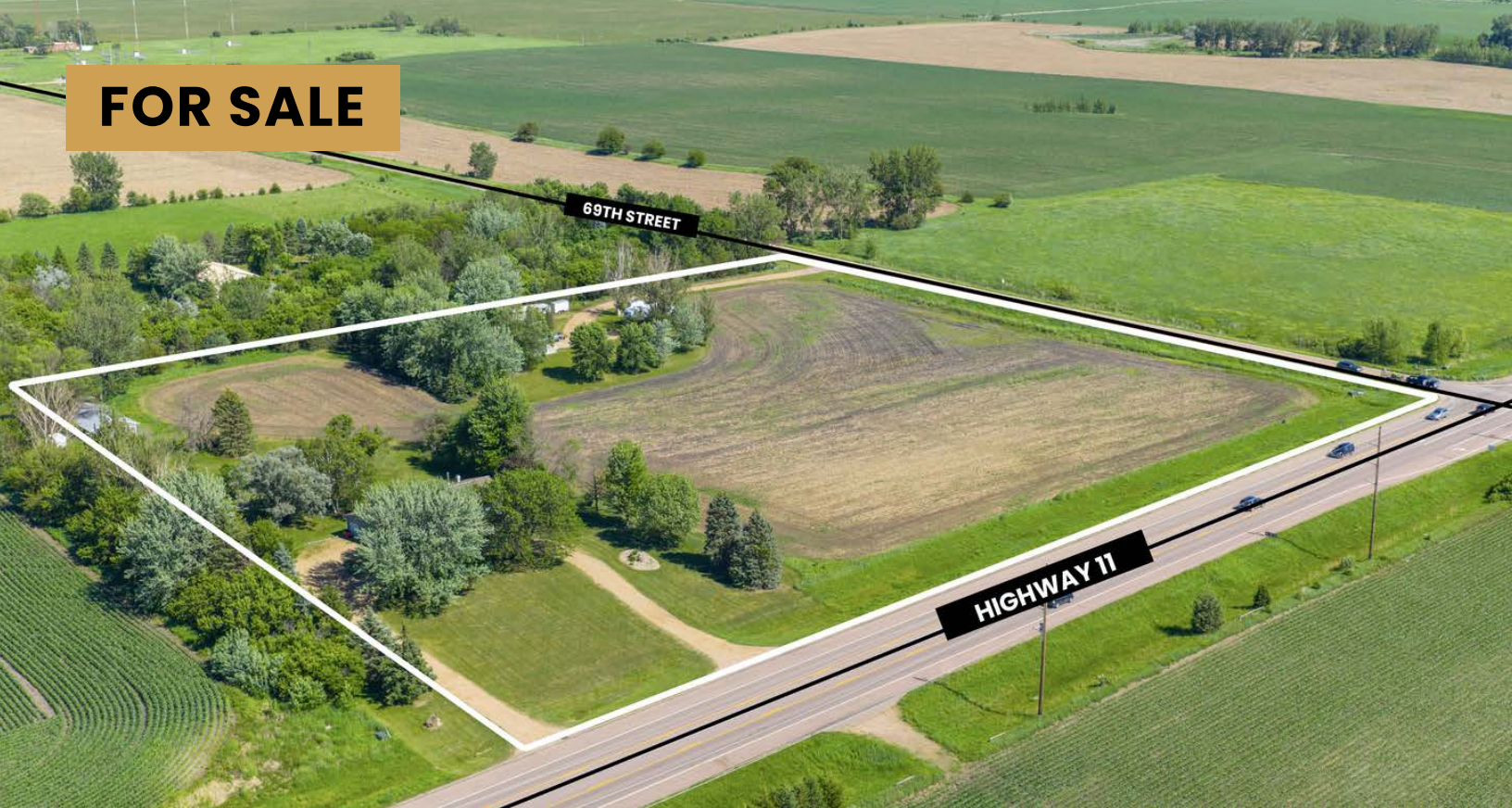


FOR SALE



69TH & HIGHWAY 11 LAND

FUTURE DEVELOPMENT LAND

Bender
COMMERCIAL



**26888 SD HWY 11 & 47810 269TH ST
SIOUX FALLS, SD**



8.25 ACRES



\$1,775,000

- Future development land on the northeast corner of 69th Street and Highway 11.
- Includes two homes with two existing access points on Highway 11 and one existing access point on 69th Street.
- House at 26888 SD Hwy 11 is 2,352 SF and has four (4) bedrooms, two and a half (2.5) bathrooms, and a 3-stall garage.
- House at 47810 269th St is 2,276 SF and has five (5) bedrooms, two (2) bathrooms, and a 2-stall garage.
- Current Zoning: A-1 Agricultural.
- Future Land Use: Neighborhood Employment Center.
- Sanitary sewer and water located within 500 feet of property.

ROB KURTENBACH | rk@benderco.com | 605-940-0559



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

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69TH & HIGHWAY 11 LAND



FUTURE DEVELOPMENT LAND FOR SALE



69TH & HIGHWAY 11 LAND



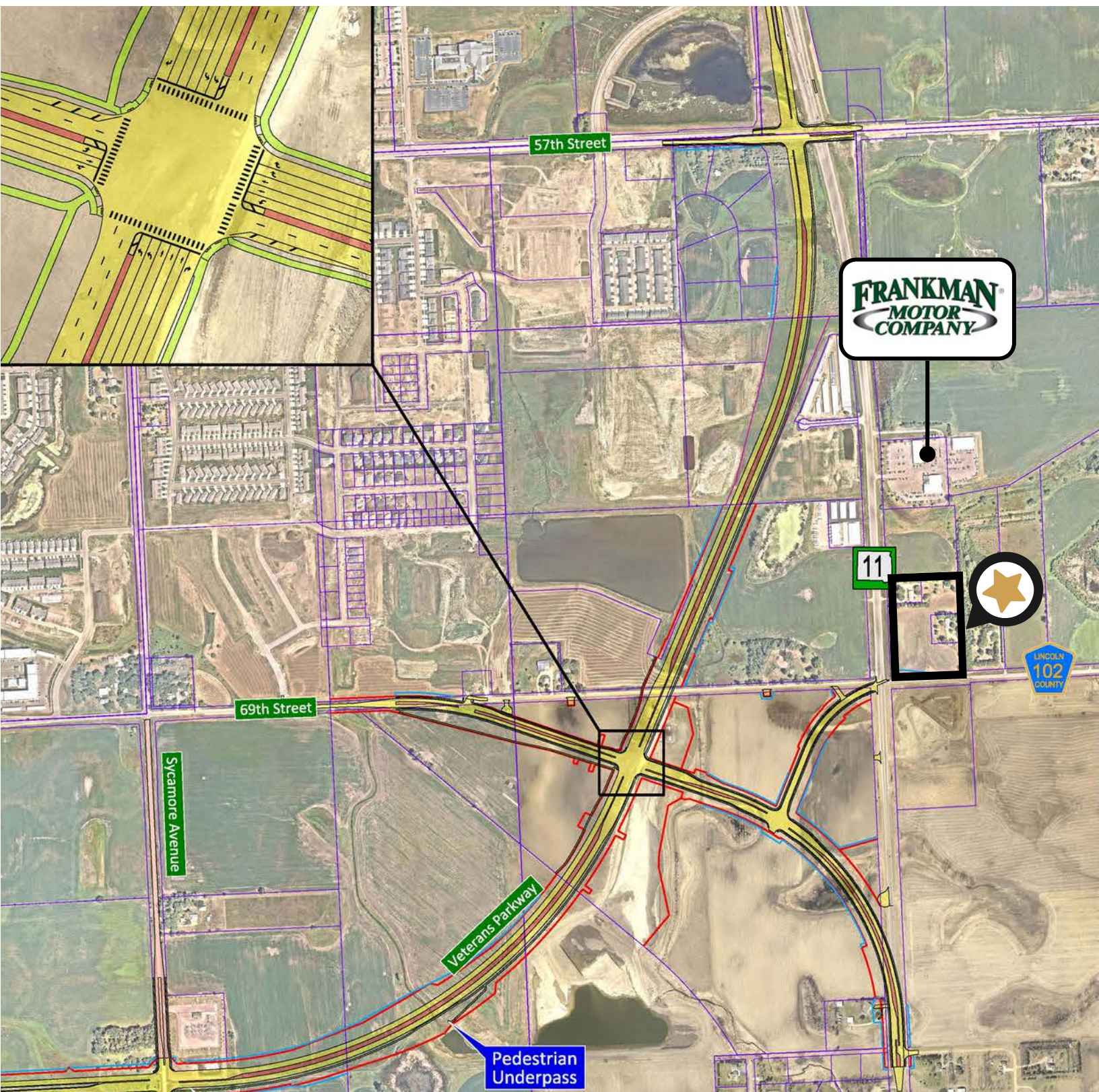
FUTURE DEVELOPMENT LAND FOR SALE



69TH & HIGHWAY 11 LAND



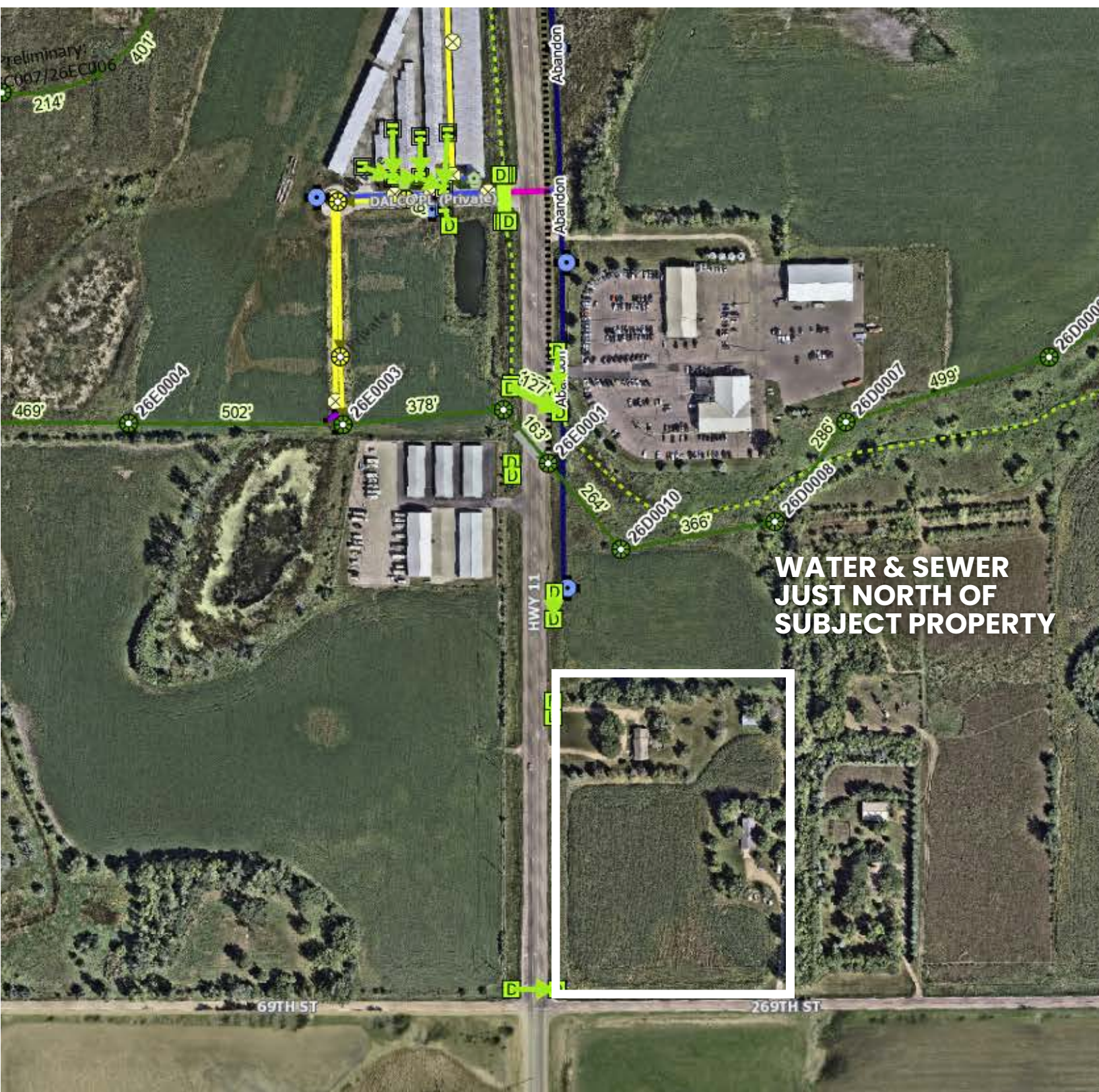
VETERANS PARKWAY PLANS



69TH & HIGHWAY 11 LAND



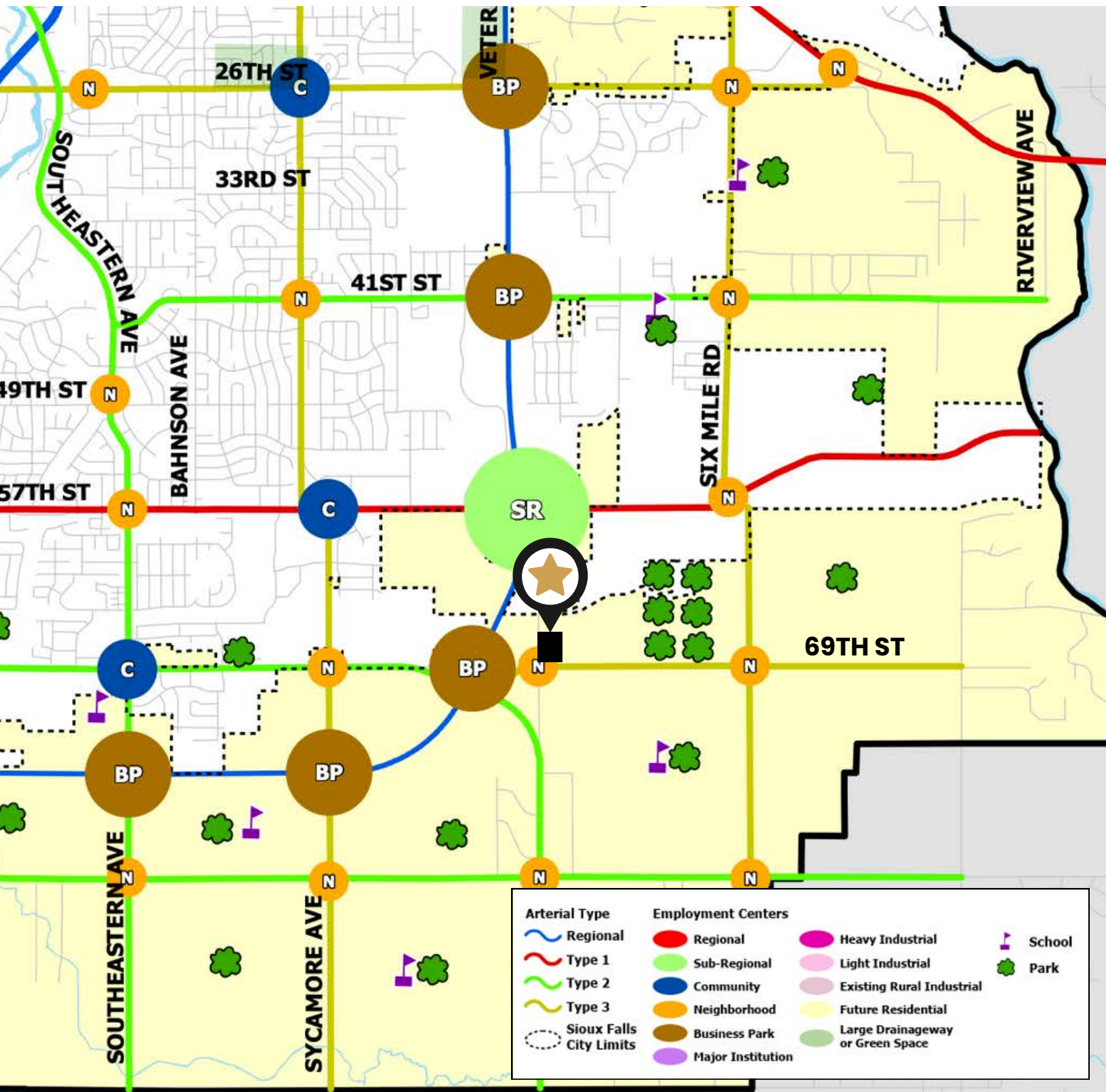
UTILITIES MAP



69TH & HIGHWAY 11 LAND



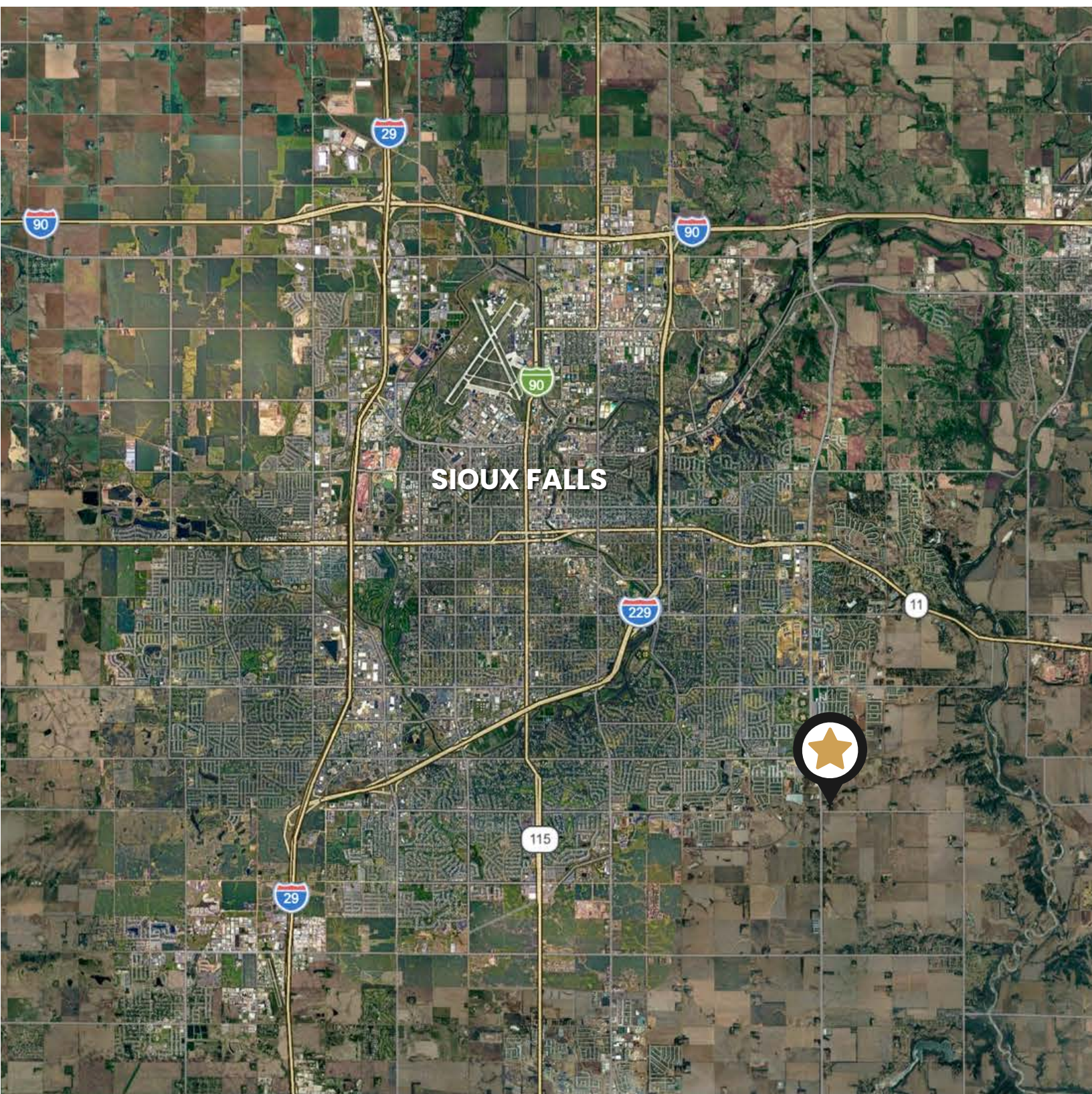
SIOUX FALLS FUTURE LAND USE MAP



69TH & HIGHWAY 11 LAND



FUTURE DEVELOPMENT LAND FOR SALE



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