

FOR SALE



LAMMERS ELLIS LAND

DEVELOPMENT LAND IN WEST SIOUX FALLS

Bender
COMMERCIAL



**4101 SOUTH ELLIS ROAD
SIOUX FALLS, SD**



48.17 AC



\$2,850,000

- Development land for sale along Ellis Road in west Sioux Falls.
- Located near major intersection of 41st Street and the Tea-Ellis Road on the west side of Sioux Falls.
- Approximately 664 feet of frontage along Ellis Road.
- Daily traffic count of 13,800 vehicles per day.
- Annexed into the City of Sioux Falls.
- Preliminary development plan and zoning has been approved for LW, RD-1, and RS.
- Water sewer study conducted by HDR. Contact broker for more details.

BRADYN NEISES, SIOR

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MICHAEL BENDER, CCIM, SIOR

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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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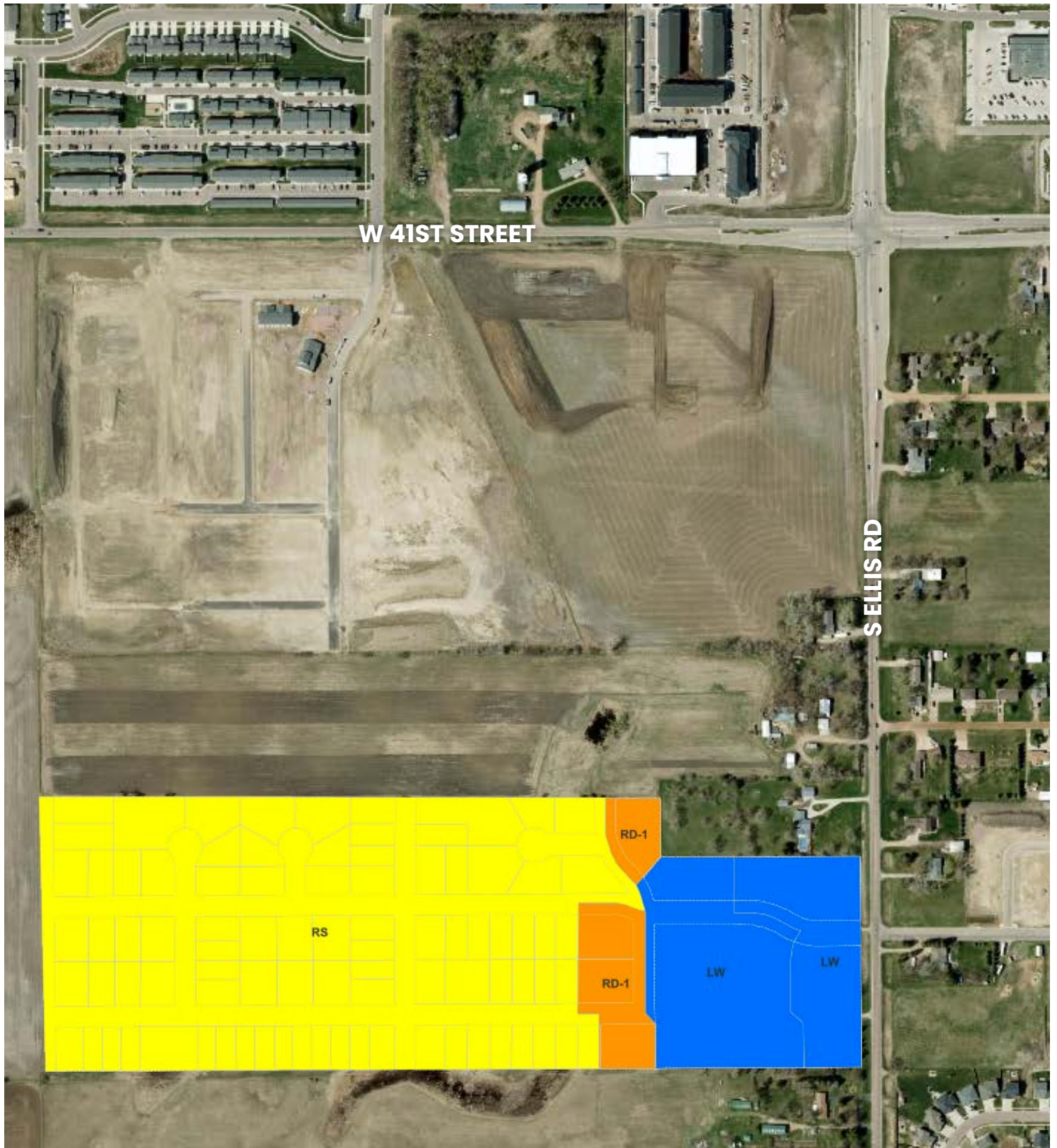
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