

FOR SALE

SOUTHEAST
Technical College



JEFFERSON
CAVALIERS

W MADISON ST

WEST MADISON DEVELOPMENT LAND

Bender
COMMERCIAL



**6605 WEST MADISON STREET
SIOUX FALLS, SD**



27.41 ACRES



3,650,000

- Future development land along Madison Street in northwest Sioux Falls.
- Current Zoning: A-1 Agricultural.
- Future Land Use: Residential with close proximity to Business Park.
- Sanitary sewer and water located within 500 feet of property.
- Convenient location just .6 miles from Marion Road and 1.2 miles from Interstate 29.
- Nearby schools include Hayward Elementary, Career and Technical Education Academy, Jefferson High School, and Southeast Technical College.

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W MADISON DEVELOPMENT LAND



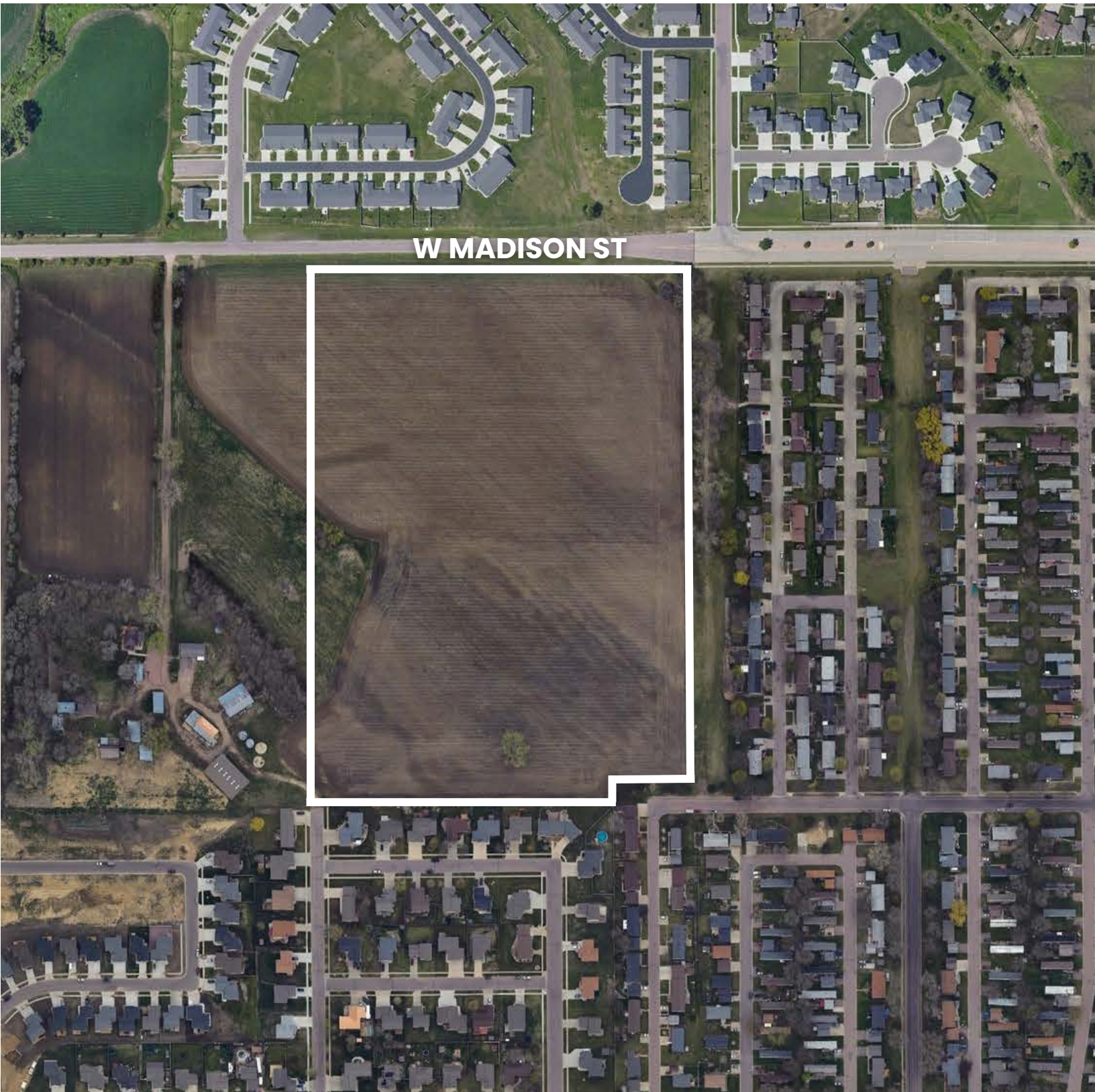
FUTURE DEVELOPMENT LAND FOR SALE



W MADISON DEVELOPMENT LAND



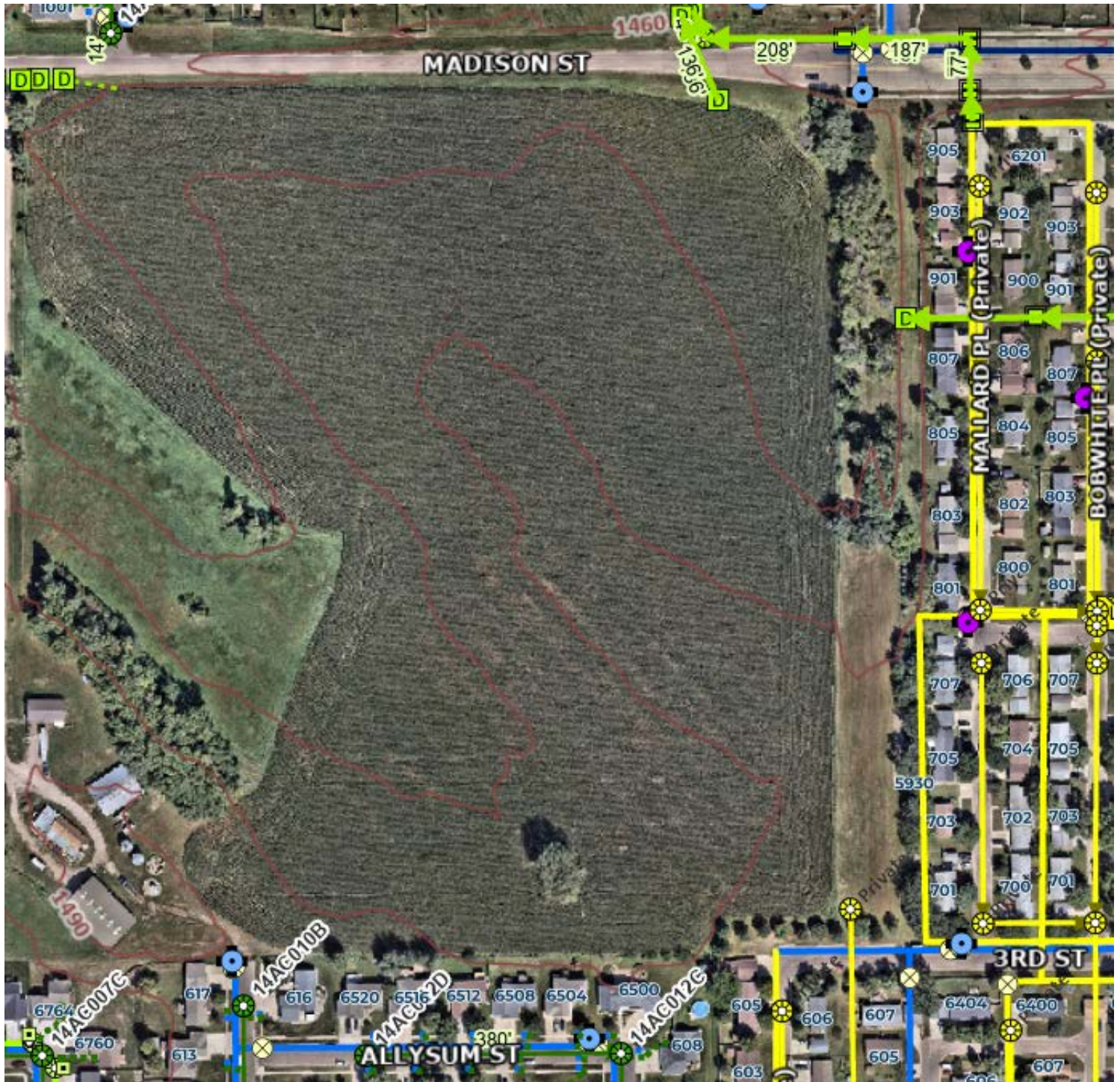
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UTILITIES MAP

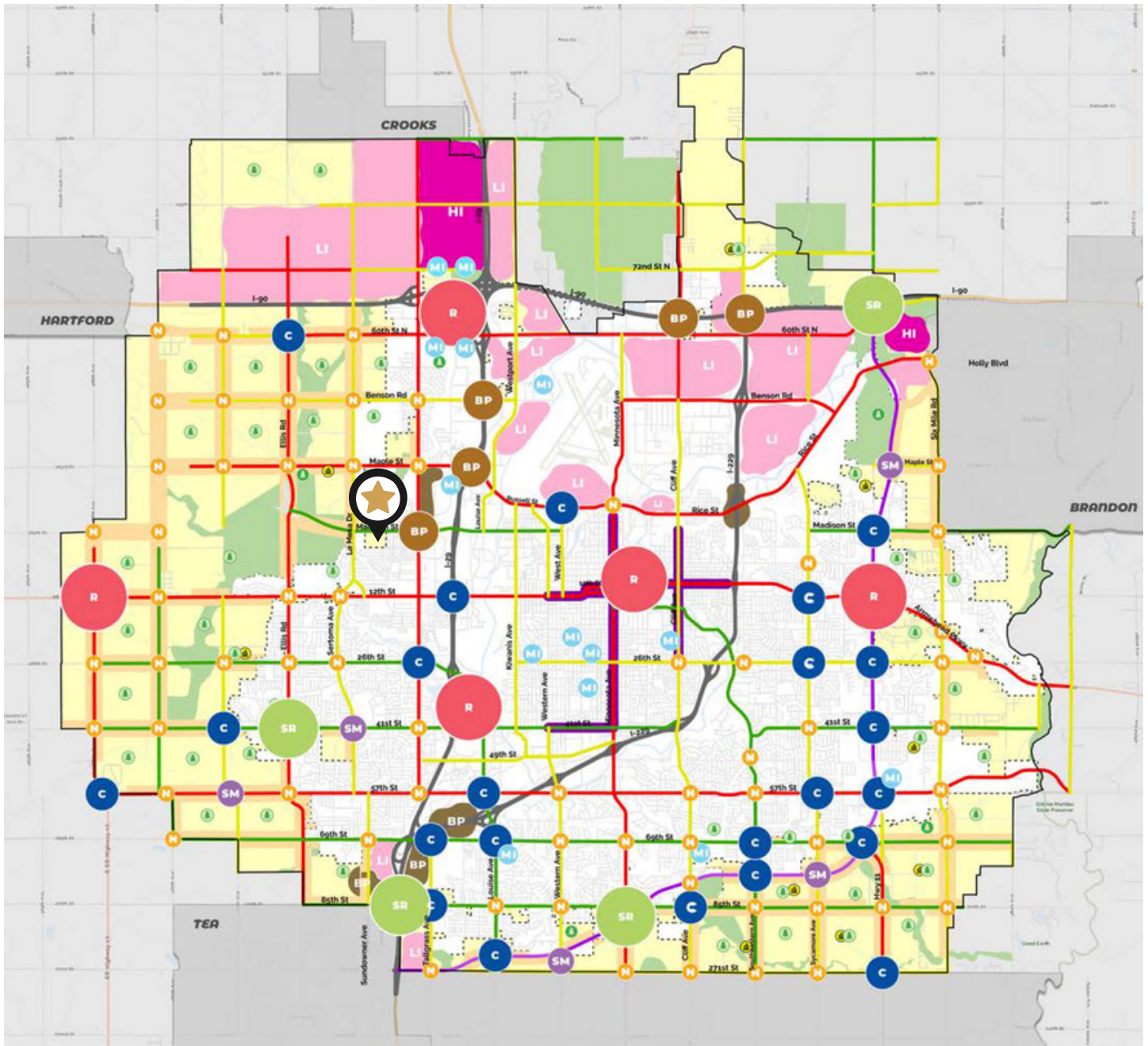


- SANITARY SEWER - PUBLIC
- SANITARY SEWER - PRIVATE
- STORM SEWER
- WATER

W MADISON DEVELOPMENT LAND



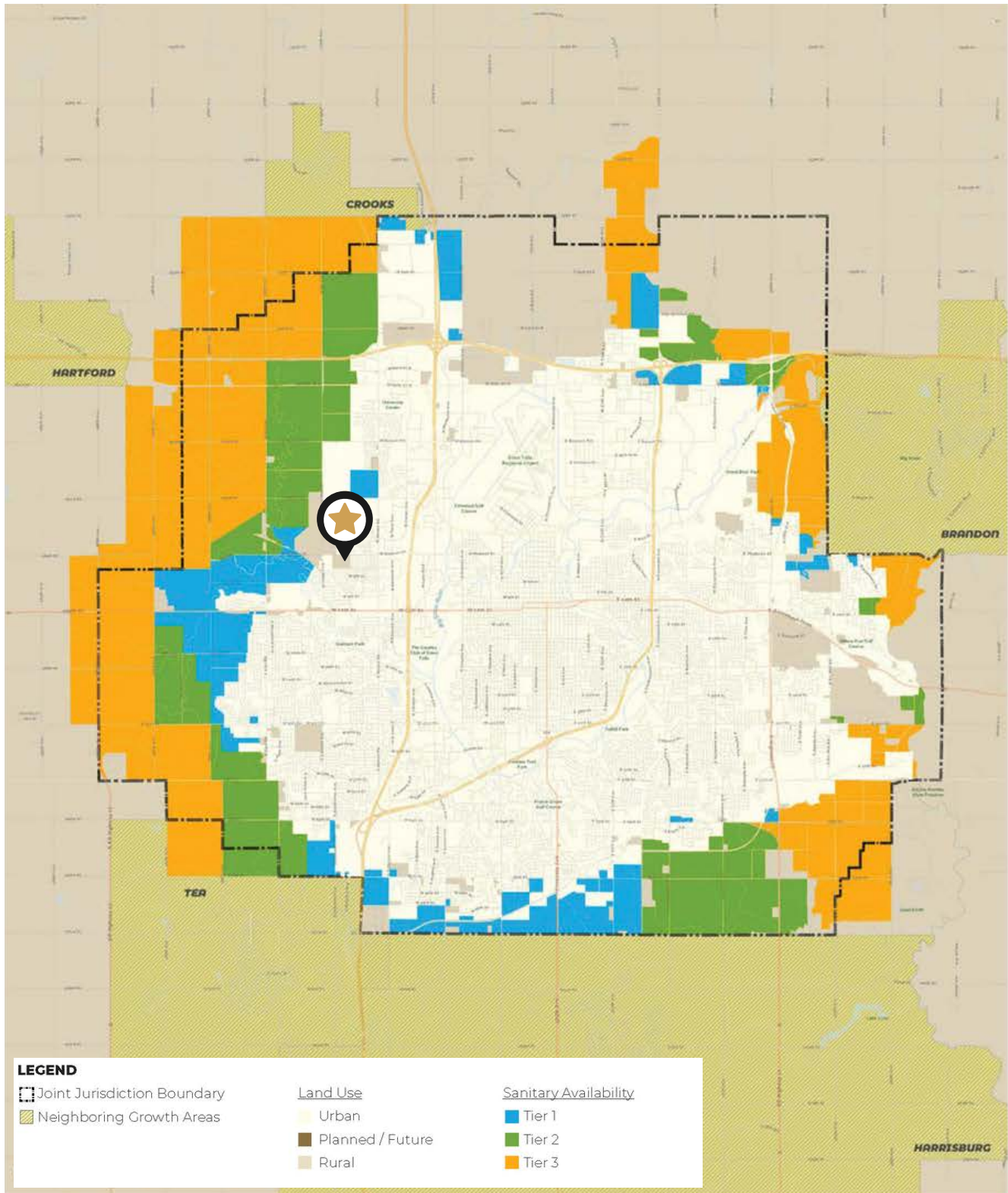
SIOUX FALLS FUTURE LAND USE MAP



W MADISON DEVELOPMENT LAND



SANITARY/SEWER MAP



LEGEND

- Joint Jurisdiction Boundary
- Neighboring Growth Areas

Land Use

- Urban
- Planned / Future
- Rural

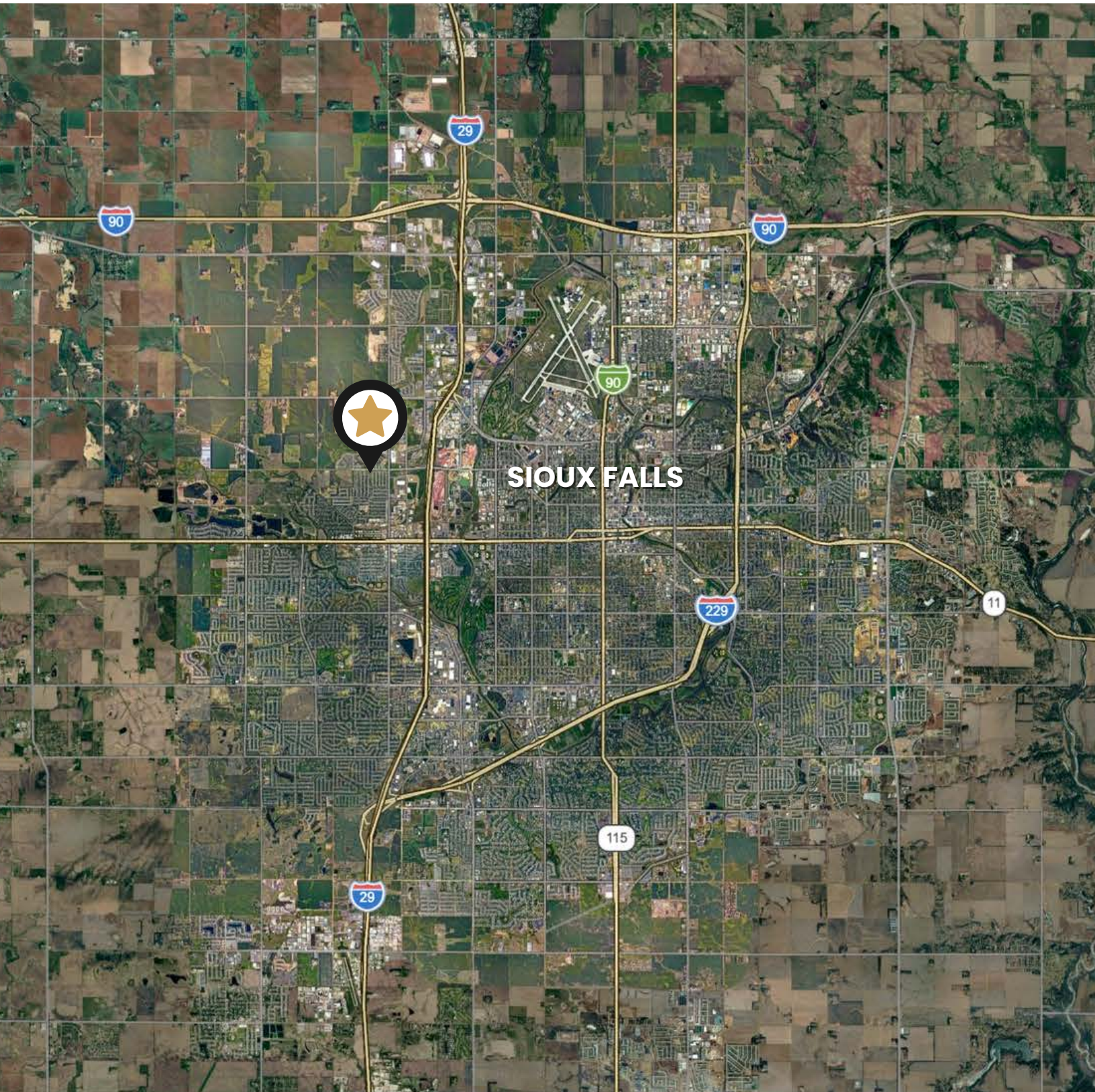
Sanitary Availability

- Tier 1
- Tier 2
- Tier 3

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