



LAND FOR SALE



2.6 ACRES

\$12.00 PSF

## 85TH STREET AND LOUISE AVE SIOUX FALLS

- ◆ IDEAL NEIGHBORHOOD!
- ◆ C-2 LAND FOR MULTIPLE COMMERCIAL AND OFFICE USES.
- ◆ SIGNALIZED INTERSECTION.
- ◆ 84TH PLACE IS A PRIVATE DRIVE. THE ON-GOING COST OF THE PRIVATE DRIVE IS SHARED 30% BY EACH THE C-2 AND THE OFFICE PARCELS AND 40% BY THE RA-1 PARCEL. SEE BROKER FOR DETAILS.
- ◆ FINAL DEVELOPMENT PLAN APPROVAL IS REQUIRED.
- ◆ ACE HARDWARE IS UNDER CONSTRUCTION IMMEDIATELY TO THE SOUTH.



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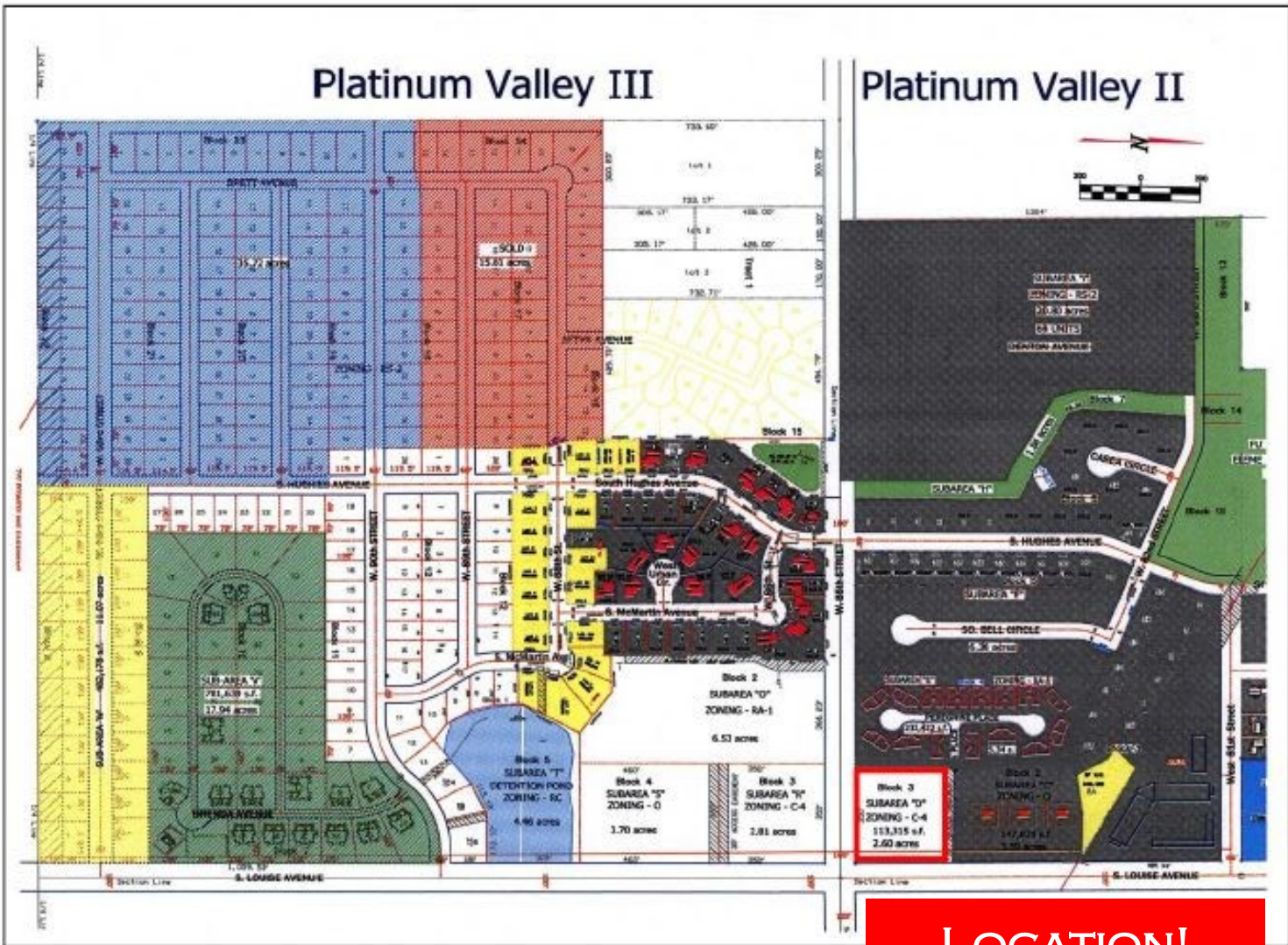
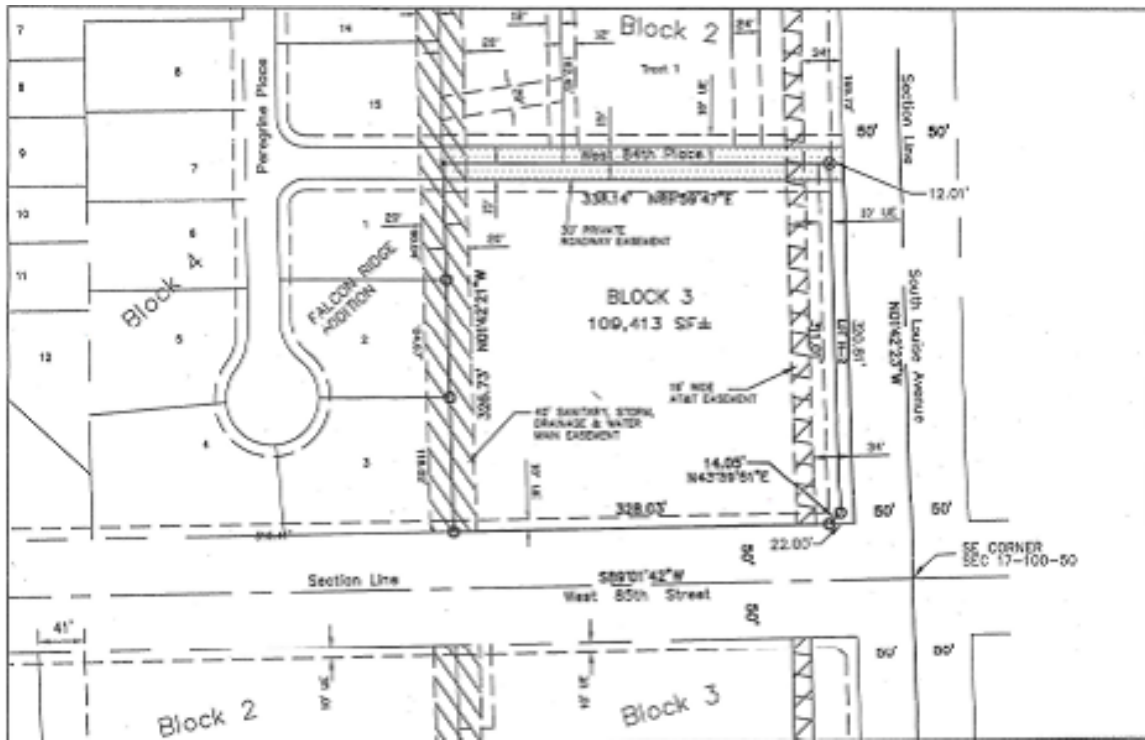


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**LOCATION!**

**GET IT DONE THE RIGHT WAY, THE JDA WAY!**