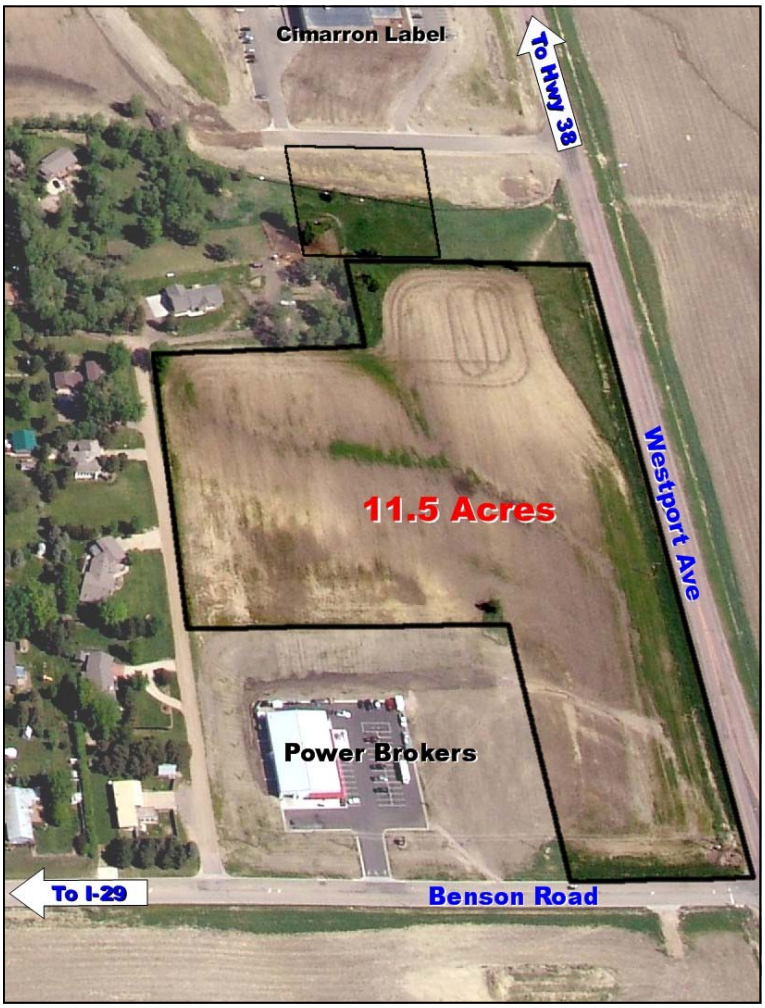
For Sale or Build-to-Suit
Westport Development Land
Benson Road & Westport Avenue
Sioux Falls SD 57107



List Price: $2.50 - $5.00/sq. ft.

Property Information

Land Size/Acre:	11.5
Dimensions:	Irregular
Zoning:	Agricultural
Legal Description:	Tract 1 (Ex Lot 1) Cattlemen's Addition
Real Estate Taxes:	$3,726

Property Summary

- ◊ Approximately 11.5 acres available for sale or owner will build-to-suit.
- ◊ May be divided.
- ◊ Located at the northwest corner of Benson Road and Westport Avenue.
- ◊ Excellent access to I-29, I-90 and Sioux Falls Regional Airport.
- ◊ Across from the proposed Sanford Athletic Complex.
- ◊ Recent construction in the area includes Power Brokers, Cimarron Label, Army Reserve, Baete Forseth, Premier Bankcard, Esurance and University Center.
- ◊ 2009 Traffic counts:
  - Benson Road = 1,500 vehicles per day
  - Westport Avenue = 2,100 vehicles per day

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

NAI Sioux Falls
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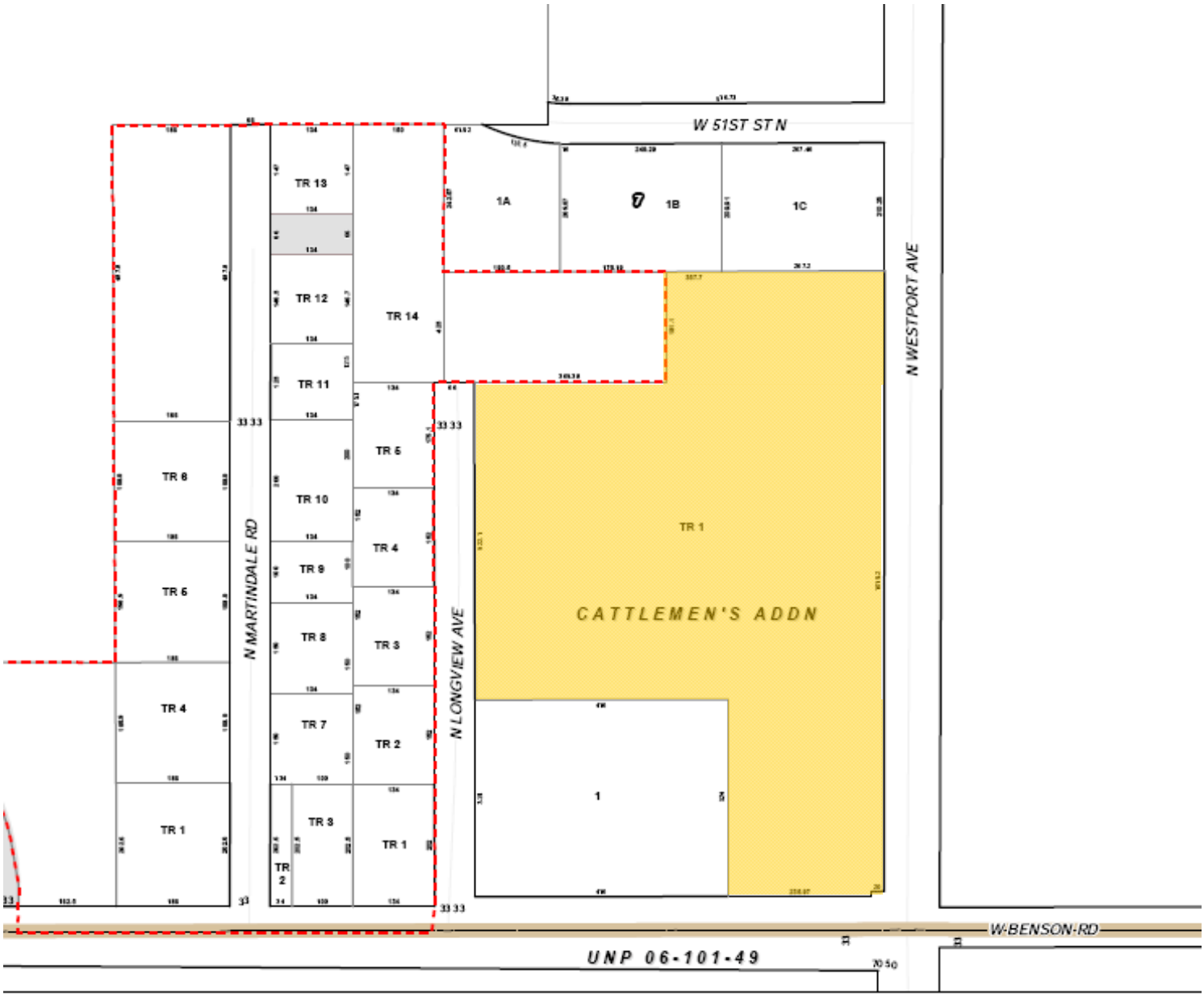
Plat Plan



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Aerial View

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