

I-90/Marion Road Land

TBD W 63rd Circle Sioux Falls, SD 57107

For Sale: \$5.00 - \$7.00/ sq. ft.



N. Marion Road

N. Annika Avenue

2500 W 49th Street Suite 100
Sioux Falls, SD 57105
605 357 7100
naisiouxfalls.com



Marcus Mahlen
CCIM
605 228 9744
mmahlen@naisiouxfalls.com



Dennis Breske
MBA, CCIM, SIOR
605 310 6666
dbreske@naisiouxfalls.com

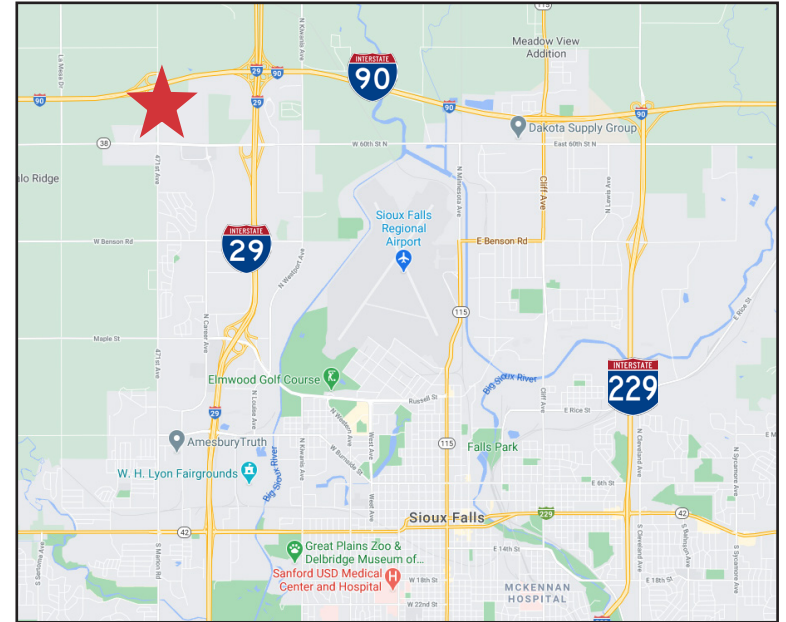
NAI Sioux Falls

FEATURES

- Flexible zoned land for sale in growing northwest Sioux Falls
- Excellent visibility, land is located on southeast corner of I-90 and N. Marion Road, the primary north/south corridor west of I-29
- Access is off of North Annika Avenue which is fully-developed to the site
- Access and location allow for flexible zoning potential
- Hotel, office, mixed-use concept is allowed
- Light and heavy industrial use is allowed
 - See corresponding pages for a breakdown of land pricing structure
- Seller/ developer is open to doing a built-to-suit on any of the parcels or is open to being contracted to construct the building and sell it to an owner-occupant, lease-to-own is also an option
- Land to be sold as improved, with utilities stubbed to the site, street access completed to the site
- Immediate availability

LOCATION

- Located just north of a growing retail trade area in northwest Sioux Falls anchored by a Wal-Mart SuperCenter
- Just south of Foundation Park, the premier industrial park in the State of South Dakota with anchor users: Amazon, CJ Foods, Lineage Logistics, Nordica
- Area neighbors include: Wal-Mart, USD Community College for Sioux Falls, Titan Machinery, Worthington Ag Parts, South Dakota Department of Transportation
- 2021 Traffic counts:
 - 8,700 vpd 60th Street N
 - 4,400 vpd Marion Road
 - 16,560 vpd on I-90



Concept Plan #1 - Hotel, Office, Mixed-Use

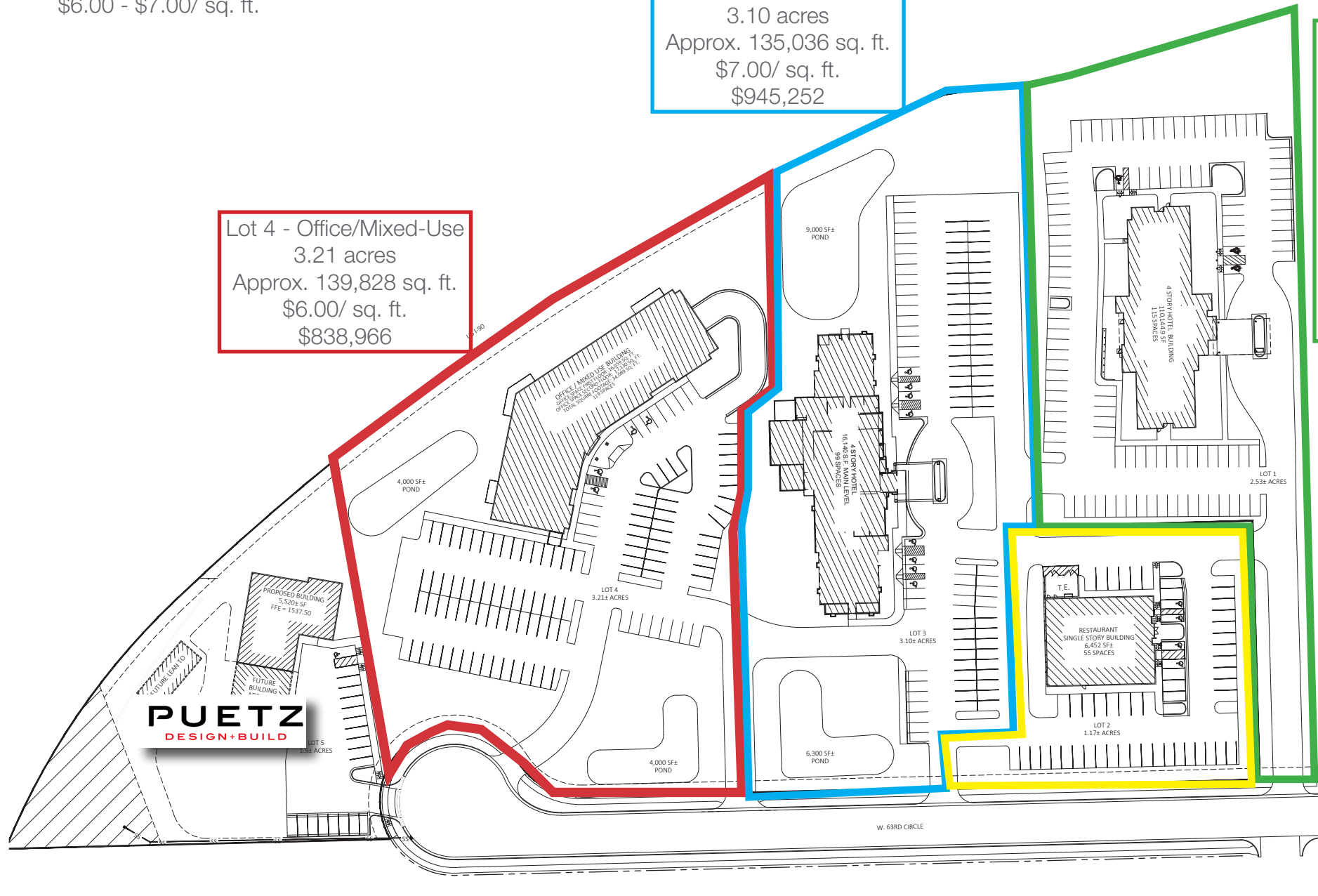
\$6.00 - \$7.00/ sq. ft.

Lot 3 - Hotel Site
3.10 acres
Approx. 135,036 sq. ft.
\$7.00/ sq. ft.
\$945,252

Lot 4 - Office/Mixed-Use
3.21 acres
Approx. 139,828 sq. ft.
\$6.00/ sq. ft.
\$838,966

Lot 1
Hotel Site
2.53 acres
Approx.
110,207 sq. ft.
\$7.00/ sq. ft.
\$771,448

Lot 2
1.17 acres
Approx. 50,965
sq. ft.
\$7.00/ sq. ft.
\$356,756



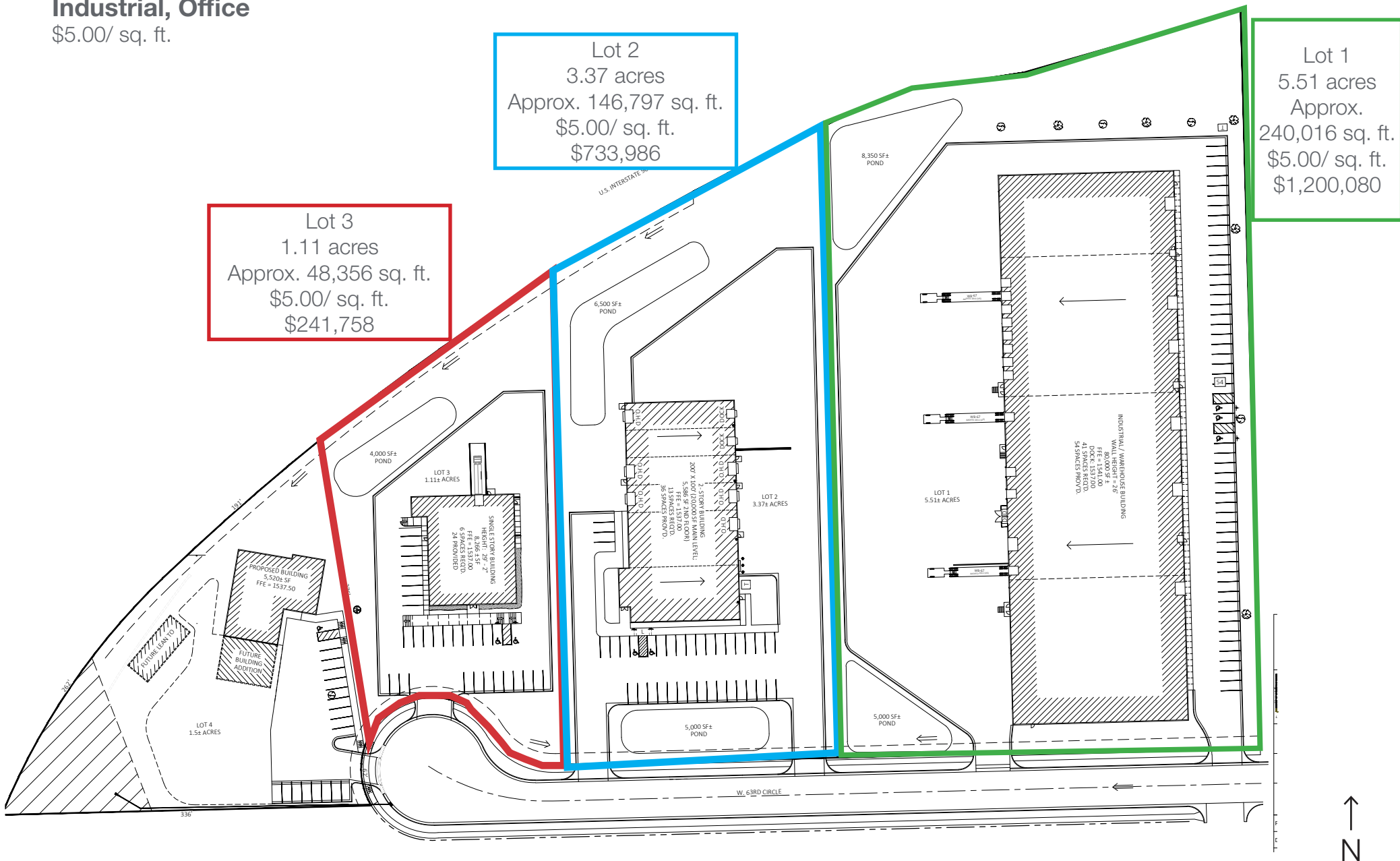
Concept Plan #2 - Light Industrial, Heavy Industrial, Office

\$5.00/ sq. ft.

Lot 2
3.37 acres
Approx. 146,797 sq. ft.
\$5.00/ sq. ft.
\$733,986

Lot 3
1.11 acres
Approx. 48,356 sq. ft.
\$5.00/ sq. ft.
\$241,758

Lot 1
5.51 acres
Approx.
240,016 sq. ft.
\$5.00/ sq. ft.
\$1,200,080



AERIAL

