

# I-90/Marion Road Land

TBD W 63rd Circle Sioux Falls, SD 57107

For Sale: \$4.75 - \$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  
605 444 7116  
605 228 9744  
mmahlen@naisiouxfalls.com

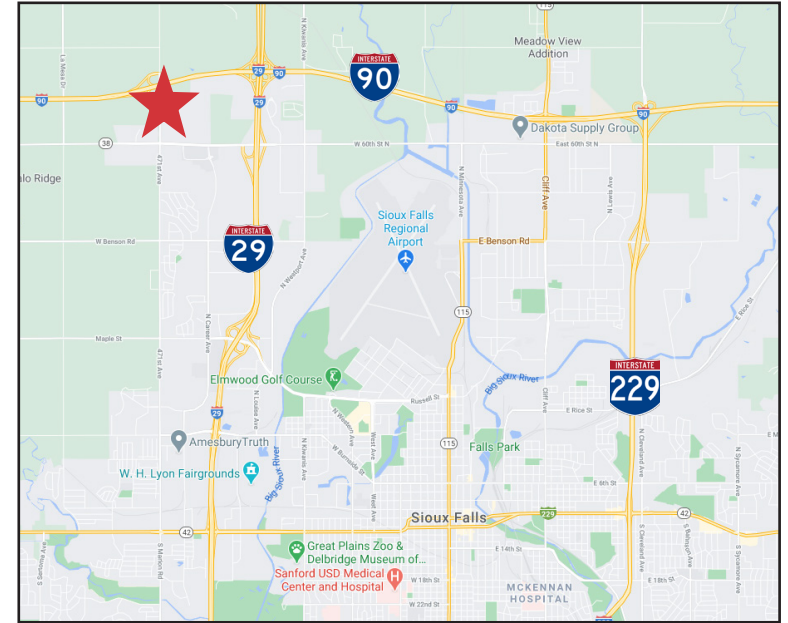


**Dennis Breske**  
MBA, CCIM, SIOR  
605 310 6666  
dbreske@naisiouxfalls.com

**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 Food, WinChill, Nordica
- Area neighbors include: Wal-Mart, USD Community College for Sioux Falls, Titan Machinery, Worthington Ag Parts, South Dakota Department of Transportation
- 2020 Traffic counts:
  - 9,500 vpd 60th Street N
  - 4,000 vpd Marion Road
  - 16,200 vpd on I-90

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

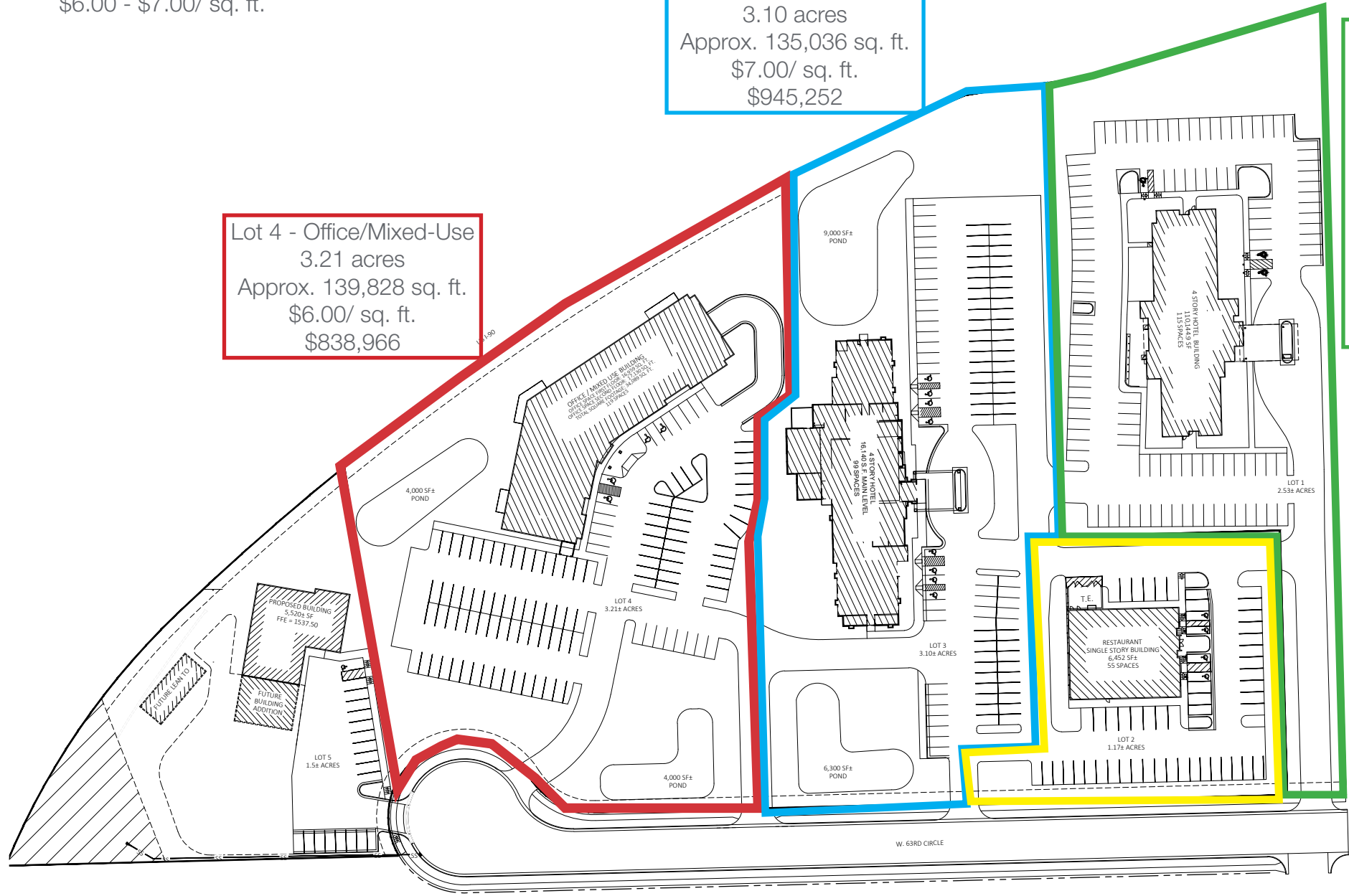
\$6.00 - \$7.00/ sq. ft.

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



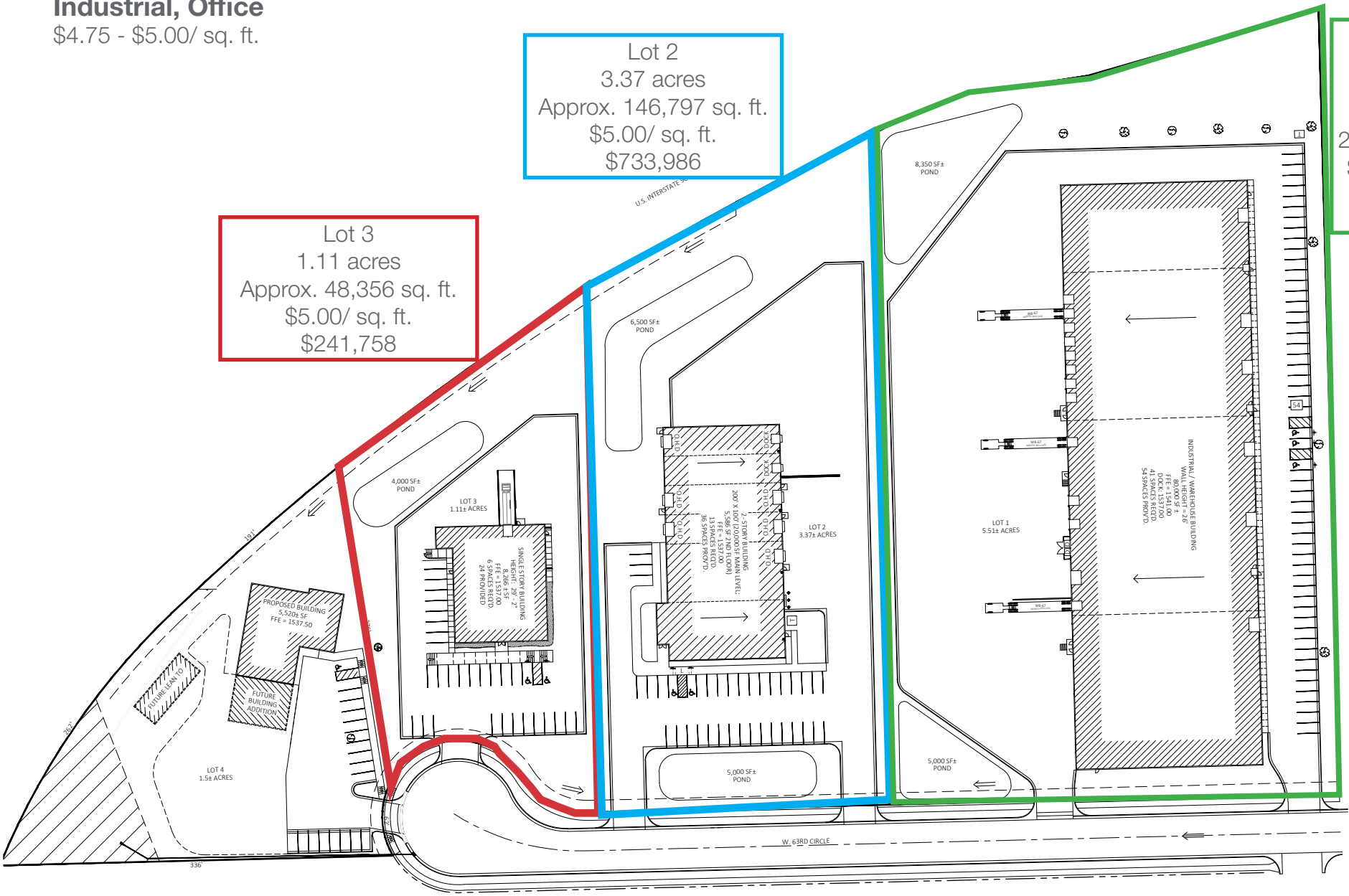
# Concept Plan #2 - Light Industrial, Heavy Industrial, Office

\$4.75 - \$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.  
\$4.75/ sq. ft.  
\$1,140,075



# AERIAL

