NAISioux Falls



Spearfish Land

Property Features

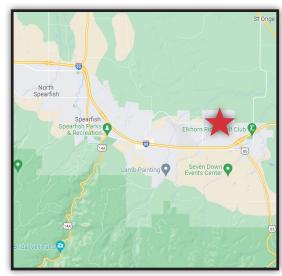
- Lot size: 40 acres (1,742,400 sq. ft.)
- Current Zoning: Ag-1
- Future Zoning: Urban/suburban land use
- Area will be served by Elkhorn Ridge Lift Station where sewer line will flow to

Pricing

• Sale price: \$1,950,000

Location

- Located just west of the I-90 and US-85 junction on Colorado Boulevard.
- Area neighbors include Elkhorn Ridge RV Resort, Frawley Ranch, Elkhorn Ridge Golf Club



For more information:

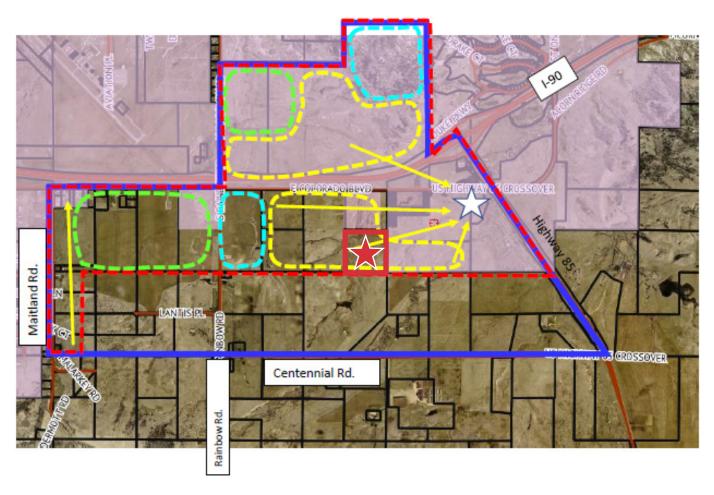


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BOUNDARIES



City Services Boundary Map

Blue Line = Study area geography

Dashed red = City Services Boundary

Yellow arrows and dashed line = general direction of gravity sewer flow
and area served by Elkhorn Ridge Lift Station capacity allocation

Dashed green = areas within City Services boundary where gravity sewer is not possible

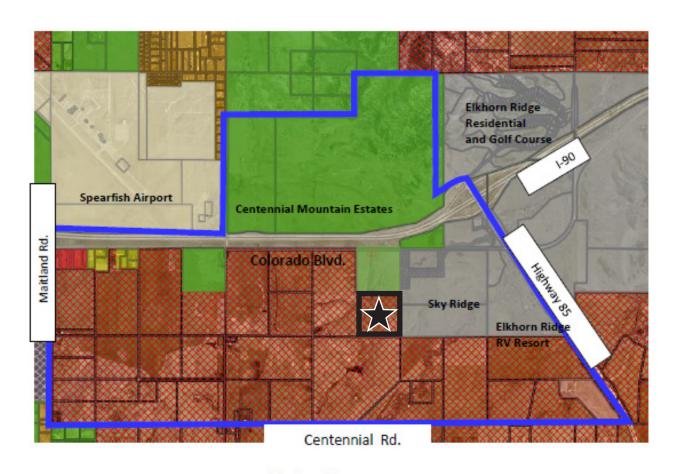
Dash aqua blue = areas requiring further study for gravity sewer potential

Star = Elkhorn Ridge lift station

Pink = Existing city limits



ZONING



Zoning Map

County Zoning
Red Cross Hatched – Ag-1
Bright Yellow – Highway Service Commercial

City Zoning
Pale Yellow - Airport
Green – Agriculture
Gray – Development Review District
Red – C-2 Highway Service Commercial



PHOTOS







AERIAL

