

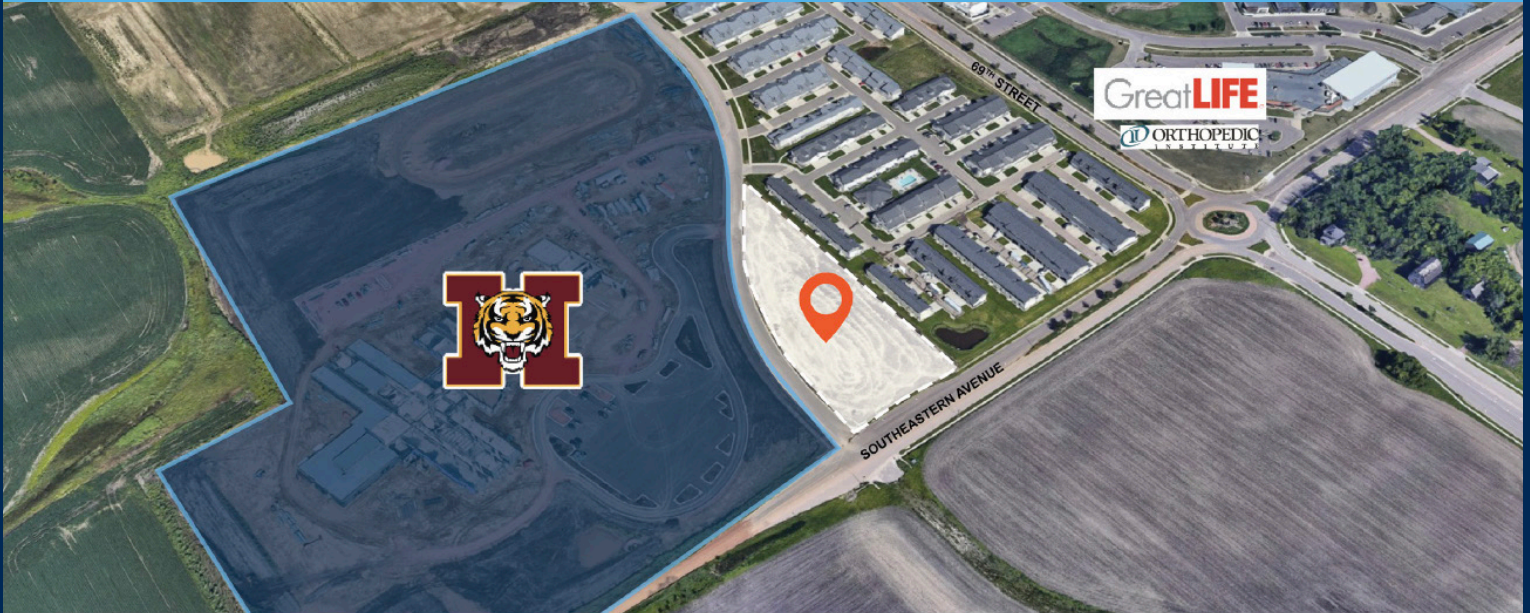


# THIRTY FIFTY OFFICE LAND

69TH + SOUTHEASTERN

## ANCHORED BY HARRISBURG EAST MIDDLE SCHOOL

3050 East Bison Trail | Sioux Falls, SD 57108



### SIZE

2.27 acres



### LOCATION

Office pad located in SE Sioux Falls, next to Harrisburg East Middle School.



### CO-TENANCY

Harrisburg East Middle School, GreatLIFE, Orthopedic Institute, Wings Gymnastics, Southeastern Dental, Horizon Elementary School.



### PRICE

\$7.00 psf



### TRAFFIC

69th Street: 14,000 vpd  
Southeastern Ave: 2,400 vpd



### ZONING

O - Office

Information deemed reliable but not guaranteed.



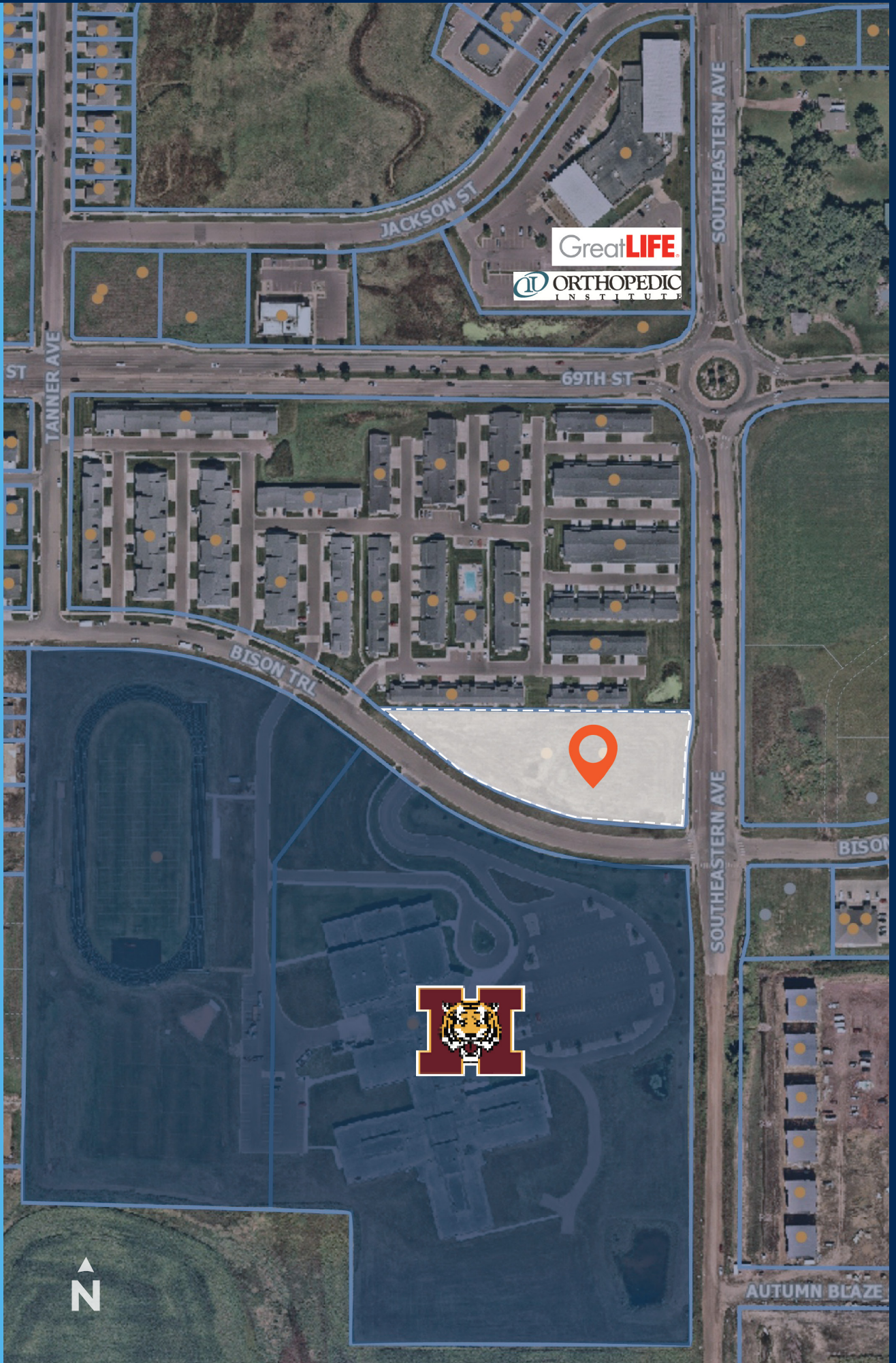
**TYSDAL**  
COMMERCIAL

7400 South Bitterroot Place  
Sioux Falls, South Dakota 57108

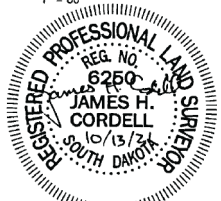
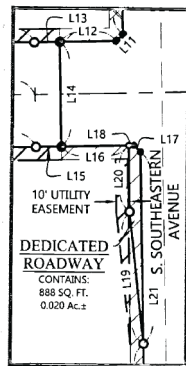
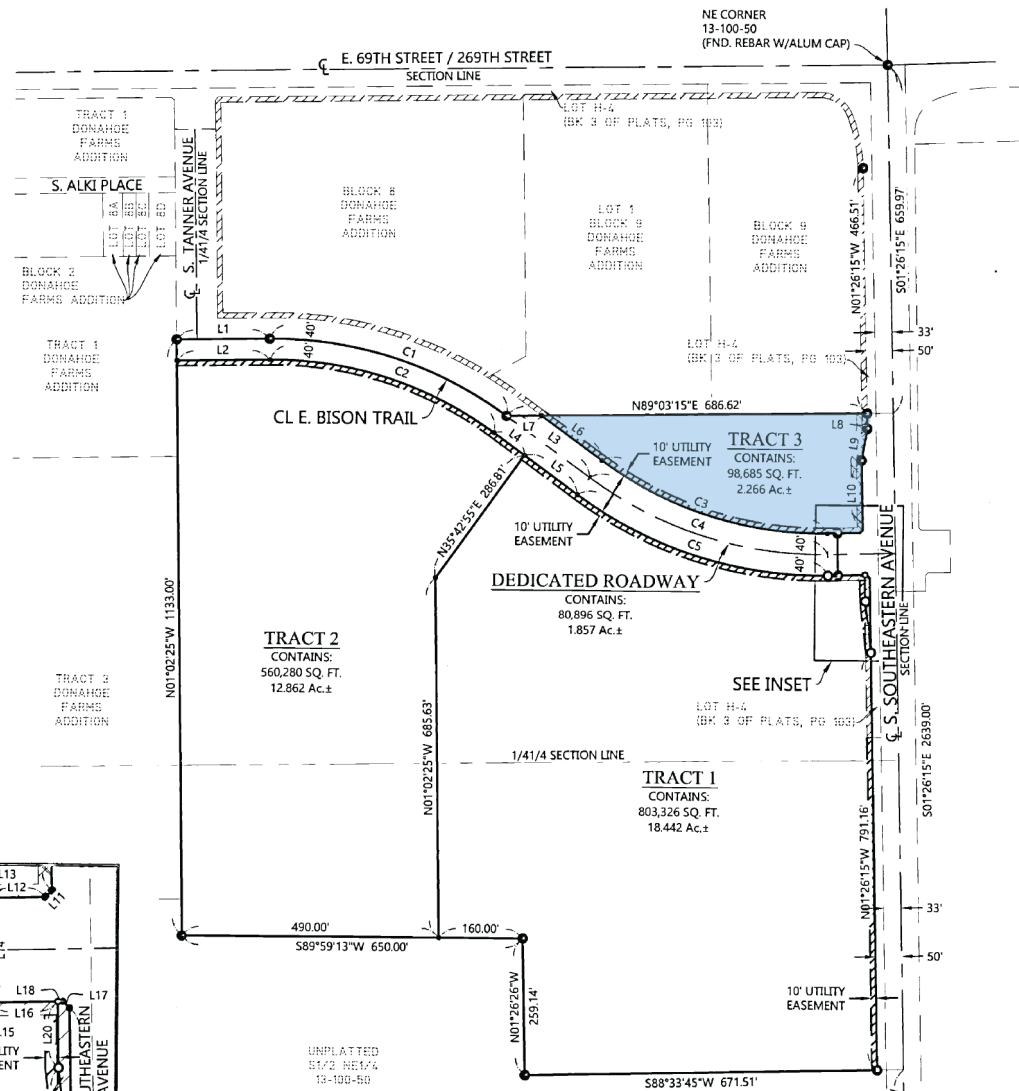


**605.376.0127**  
ryan@tysdalcommercial.com

# AREA MAP



TRACTS 1, 2 AND 3 OF HARRISBURG SCHOOLS 4th ADDITION TO THE CITY OF SIOUX FALLS, LINCOLN COUNTY, SOUTH DAKOTA



Notes:  
The bearing system for this plat is based on the UTM Zone 14 North.

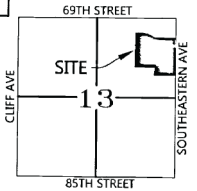
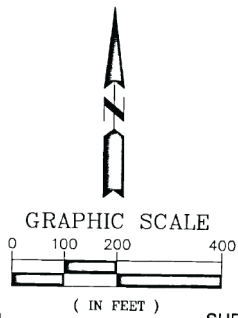
This plat was prepared without the benefit of a title commitment.

**Legend**

- - Denotes 5/8 inch by 18 inch rebar set and marked by License No. 6250
- - Denotes found monument

Line #	Bearing	Distance
L1	N89°03'13"E	178.22'
L2	N89°03'13"E	178.15'
L3	S54°04'48"E	196.68'
L4	S54°04'48"E	72.17'
L5	S54°04'48"E	124.51'
L6	S54°04'48"E	143.34'
L7	N89°03'16"E	66.67'
L8	S01°26'15"E	28.97'
L9	S09°52'21"W	61.19'
L10	S01°26'15"E	131.89'
L11	S43°33'45"W	7.07'
L12	S88°33'45"W	43.00'
L13	S88°33'45"W	19.42'
L14	S01°26'15"E	80.00'
L15	N88°33'45"E	19.42'
L16	N88°33'45"E	51.00'
L17	S46°26'15"E	7.07'
L18	N88°33'45"E	4.00'
L19	N06°34'49"W	100.40'
L20	N01°26'15"W	50.00'
L21	S01°26'15"E	145.00'

Curve #	Delta	Radius	Tangent	Length (L)	Length (C)	Chord Direction
C1	36°51'58"	750.00'	249.97'	482.58'	474.30'	S72°30'47"E
C2	36°51'58"	710.00'	236.64'	456.84'	449.00'	S72°30'47"E
C3	37°21'27"	703.00'	237.66'	458.37'	450.29'	S72°45'31"E
C4	37°21'27"	743.00'	251.18'	484.45'	475.91'	S72°45'31"E
C5	37°21'27"	783.00'	264.71'	510.53'	501.53'	S72°45'31"E



**VICINITY MAP**  
SECTION 13-100-50

Total Area Surveyed:  
35,447 Acres±



218 S. Dakota Avenue, Sioux Falls, SD 57104  
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PLAT

# SITE OVERVIEW

