



NERISON DEVELOPMENT LAND

85TH + CLIFF

HIGH SCHOOL ANCHORED DEVELOPMENT SITE

85th Street + Cliff Avenue | Sioux Falls, SD 57108



SIZE

74.87 acres



PRICE

\$6,750,000



LOCATION

SW corner of 85th Street and Cliff Avenue intersection. Site is positioned between Harrisburg Freshman Academy and 85th Street, with a half-mile of frontage on 85th Street and quarter-mile of Cliff Avenue frontage.



DEVELOPMENT

Site is classified as 'Tier 1' in the Shape Sioux Falls 2050 Plan. South Tomar Road is already improved through the Property and has been paid for by the Seller.



TRAFFIC

85th Street: 4,600 vpd
Cliff Avenue: 13,500 vpd



AREA TENANTS

Walmart, ALDI, McDonald's, Starbucks, Dollar Tree, Verizon, Burger King, Scooter's Coffee, AT&T, Little Caesars, Orange Theory, Pizza Hut, Safe Splash Swim School, Jersey Mike's Subs, T-Mobile, Nekter Juice Bar, Qdoba

Information deemed reliable but not guaranteed.

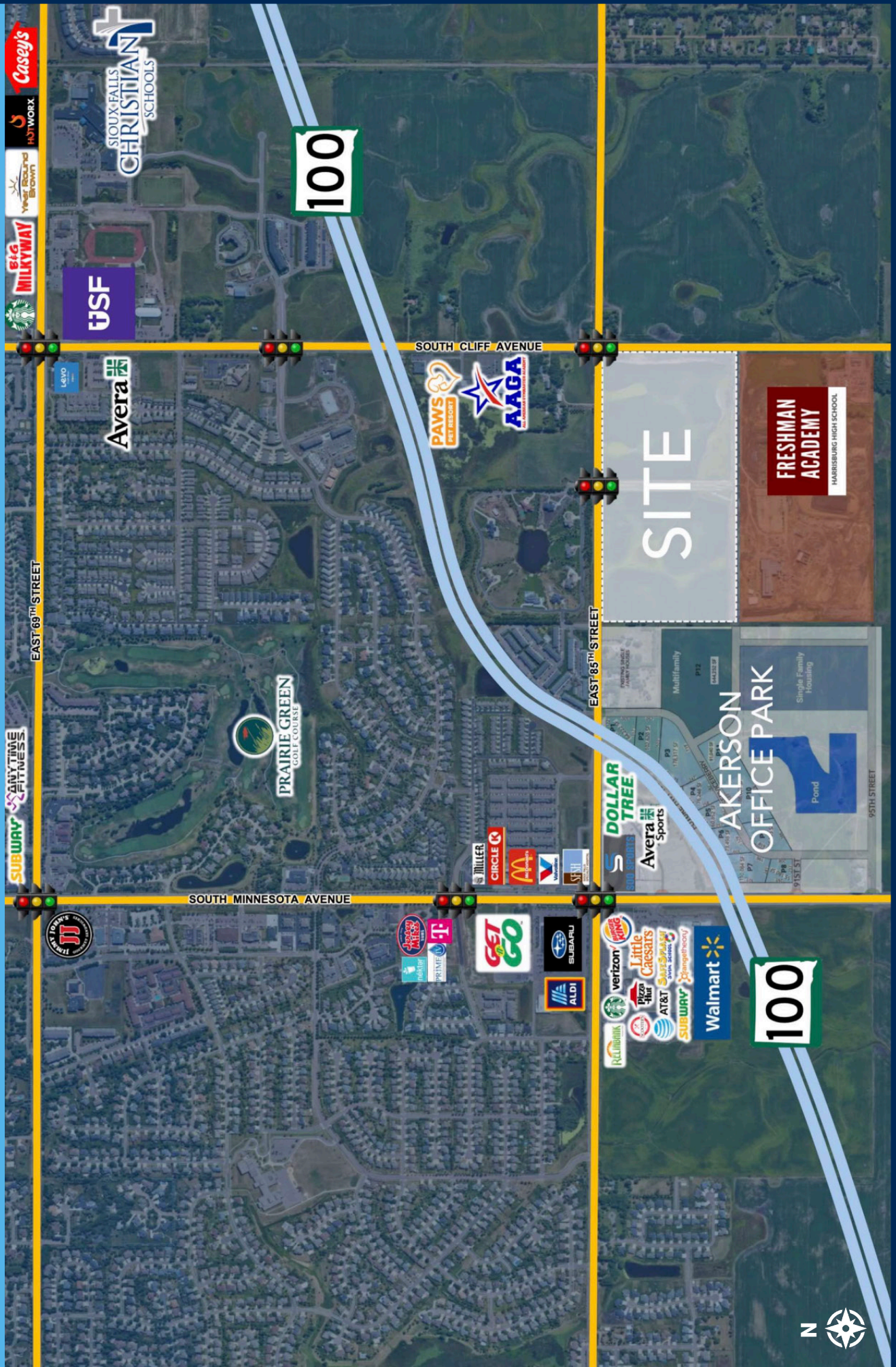


7400 South Bitterroot Place
Sioux Falls, South Dakota 57108



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AREA MAP



CONCEPTUAL SITE PLAN



Engineering Solutions

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Sayre Associates

DAYLIGHT INVESTMENT, LLC
 CONCEPT PLAN
 SIOUX FALLS, LINCOLN COUNTY,
 SOUTH DAKOTA

PROJECT NO.:	XXXX
SURVIVED BY:	XXXX
CREATED BY:	XXXX
APPROVED BY:	XXXX
REVISION DATE:	??
SHEET DESCRIPTION:	SHEET DESCRIPTION

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SITE OVERVIEW

85TH + CLIFF
SOUTHEAST SIOUX FALLS

