



HARVEST CREEK

57th + Highway 100

STRIP MALL LAND FOR SALE

5020 South Rateliff Avenue | Sioux Falls, SD 57110



SIZE

1.48 acres
(64,519 sqft)



PRICE

\$15.50 psf



LOCATION

Located in the new Harvest Creek retail development, near 57th Street and Veterans Parkway.



ZONING

C-2 Commercial



TRAFFIC

57th Street: 13,400 vpd
Veterans Parkway: 17,300 vpd



AREA TENANTS

Ace Hardware, Dollar Tree, Dairy Queen, Circle K, Harmodon Park, Barrel House, B&G Milky Way, Get-N-Go, Sport Games, and more!

Information deemed reliable but not guaranteed.



7400 South Bitterroot Place
Sioux Falls, South Dakota 57108

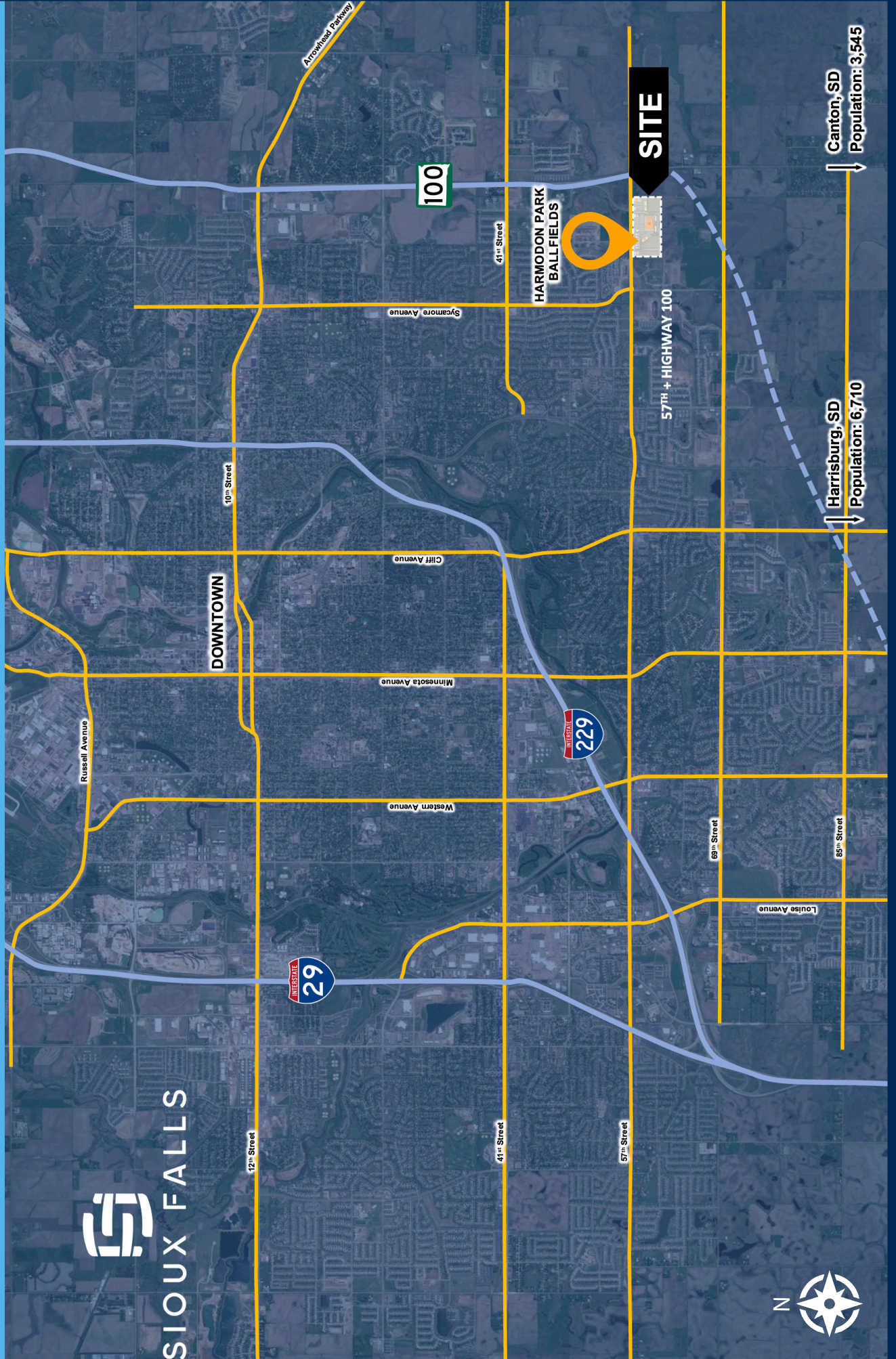


605.376.0127
ryan@tyسدalcommercial.com

CITY MAP



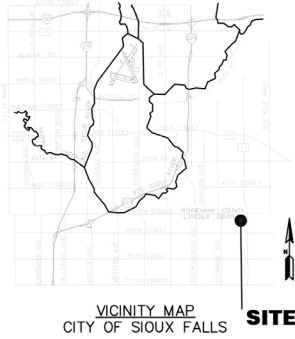
SH
SIOUX FALLS



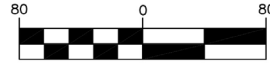
SITE OVERVIEW



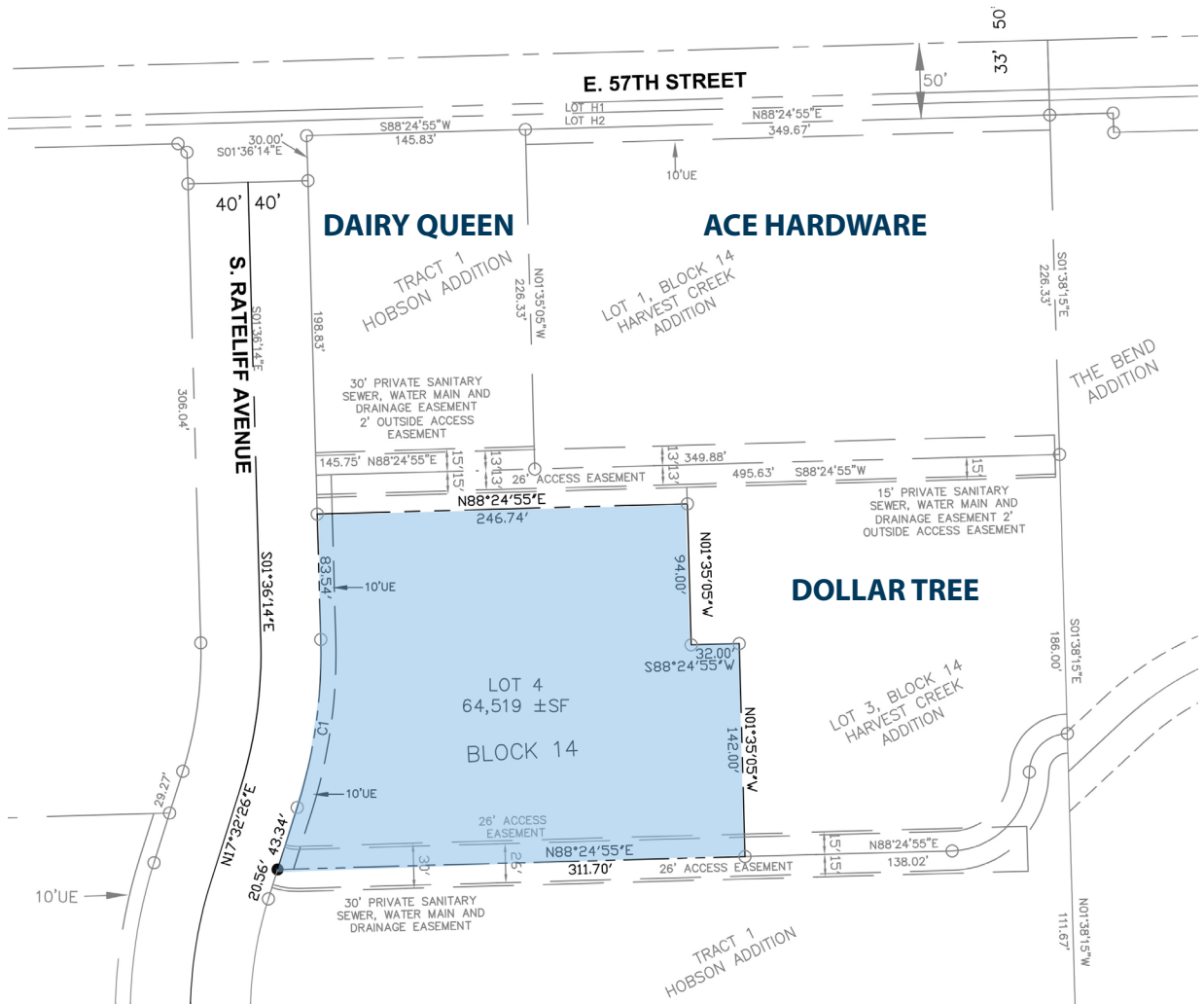
**PLAT OF
LOT 4, BLOCK 14
HARVEST CREEK ADDITION
TO THE CITY OF SIOUX FALLS,
LINCOLN COUNTY, SOUTH DAKOTA**



- = FOUND IRON PIN
- = SET PIN W/CAP #6972
- 10'UE — = 10' UTILITY EASEMENT (ADJACENT TO ALL FRONT PROPERTY LINES)



CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD DISTANCE	ARC LENGTH
C1	19°08'40"	340.00'	57.34'	N07°58'06"E	113.08'	113.61'



SURVEYOR'S CERTIFICATE

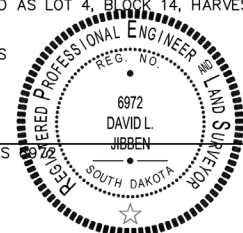
I, DAVID L. JIBBEN, OF DESIGN AND DEVELOP ENGINEERING, LLC., A REGISTERED LAND SURVEYOR IN THE STATE OF SOUTH DAKOTA, DO HEREBY CERTIFY THAT I DID, ON OR BEFORE JANUARY 11, 2023 SURVEY A PORTION OF TRACT 1 OF HOBSON'S ADDITION, AN ADDITION IN THE EAST HALF OF SECTION 8, TOWNSHIP 100 NORTH, RANGE 49 WEST OF THE 5TH PRINCIPAL MERIDIAN, SIOUX FALLS, LINCOLN COUNTY, SOUTH DAKOTA, AS SHOWN ON THE ABOVE PLAT. THAT PORTION OF LAND SHALL HEREAFTER BE KNOWN AND DESCRIBED AS LOT 4, BLOCK 14, HARVEST CREEK ADDITION TO THE CITY OF SIOUX FALLS, LINCOLN COUNTY, SOUTH DAKOTA CONTAINING 1.48± ACRES.

I FURTHER CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE ABOVE PLAT CORRECTLY REPRESENTS THE SAME, IS TRUE AND CORRECT AND THAT IT WAS MADE UNDER MY DIRECT SUPERVISION.

DATED THIS _____ DAY OF _____, 20____.

PREPARED BY: DESIGN AND DEVELOP ENGINEERING, LLC
600 LAKEVIEW CIRCLE
TEA, SD 57064
PHONE: (605) 214-1693

DAVID L. JIBBEN, RLS



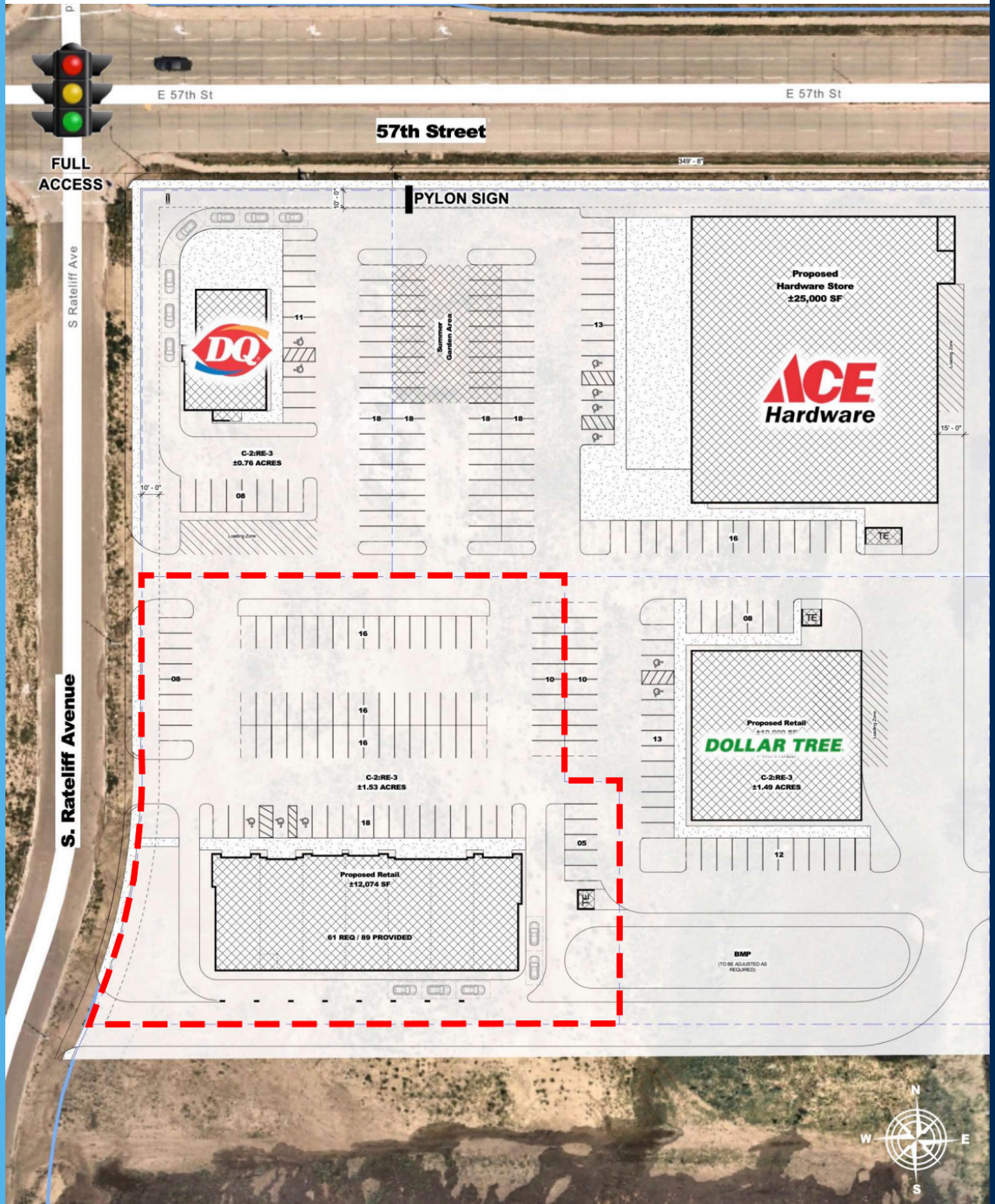
PLAT



HARVEST CREEK

57th + Highway 100

SITE PLAN

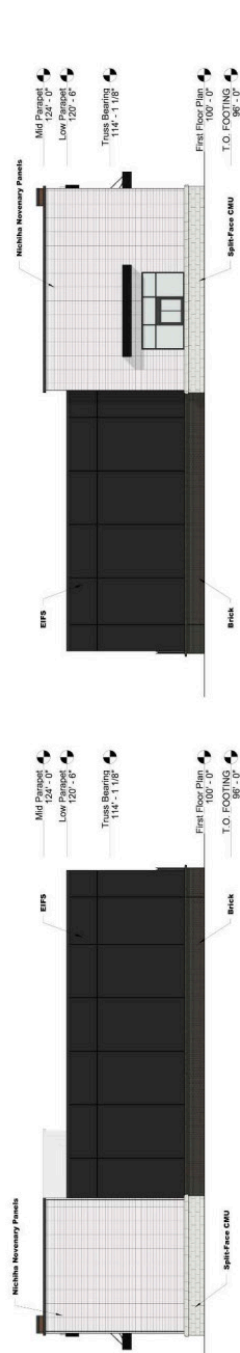


CONCEPTUAL DESIGN



1 North Elevation

Scale: 1/8" = 1'-0"

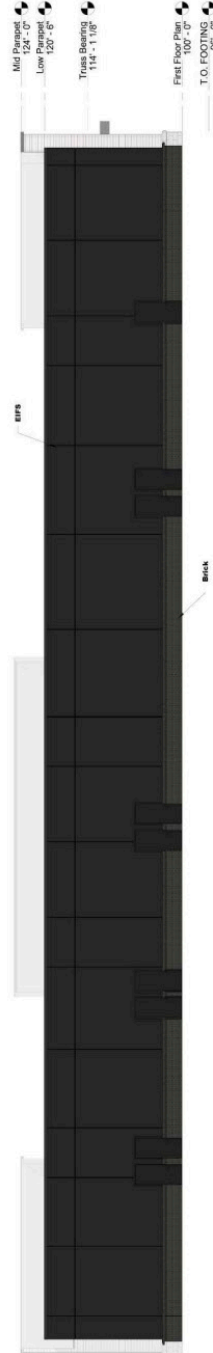


2 West Elevation

Scale: 1/8" = 1'-0"

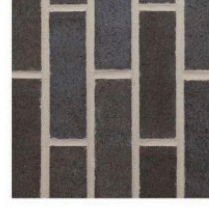
3 East Elevation

Scale: 1/8" = 1'-0"



4 South Elevation

Scale: 1/8" = 1'-0"



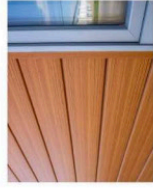
Carbon Black Brick



White Split Face CMU



Nichiha Illumination Series
Color: TBD
(Any Sherwin Williams color;
proposing a Brown tone color)




LUX Architectural Metal Siding



Nichiha Necessary Panels - Opal

PRELIMINARY
NOT FOR CONSTRUCTION



VanDeWalle Architects LLC
Architects, Engineers, Planners
10000 Rte. 108, Suite 100
Shawnee, MO 64153
Phone: 816.252.1100
Fax: 816.252.1101

Exterior Elevations

CONSTRUCTION
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Project No.: 210005
Date: 02/21/21
Drawn By: KJK