



FOR SALE

VETERANS PARKWAY LAND

DEVELOPMENT LAND

Bender
COMMERCIAL



**3101 & 3103 VETERANS PARKWAY
SIOUX FALLS, SD**



6.97 AC



\$7.75/SF

- Development land located along Veterans Parkway north of 41st Street in east Sioux Falls.
- Being sold “As Is” condition.
- Includes a 1,878 SF residential structure (built in 1962) with 3-car garage and several outbuildings.
- Currently not annexed into Sioux Falls. Zoned A1-Ag.
- Access to come from Huber Street (west) and Daylight Drive (north).
- Great visibility with a daily traffic count of 17,000 vehicles.
- Neighboring businesses include Kwik Star, B&G Milky Way, Valvoline Instant Oil Change, SportGames, Truks-N-Tykes Playcare, Self-Storage Solutions and Harmodon Park.
- Perfect for medical office use, live/work, or multi-family project.

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Bender Commercial Real Estate Services | 305 West 57th Street | Sioux Falls, SD 57108 | 605-336-7600 | benderco.com

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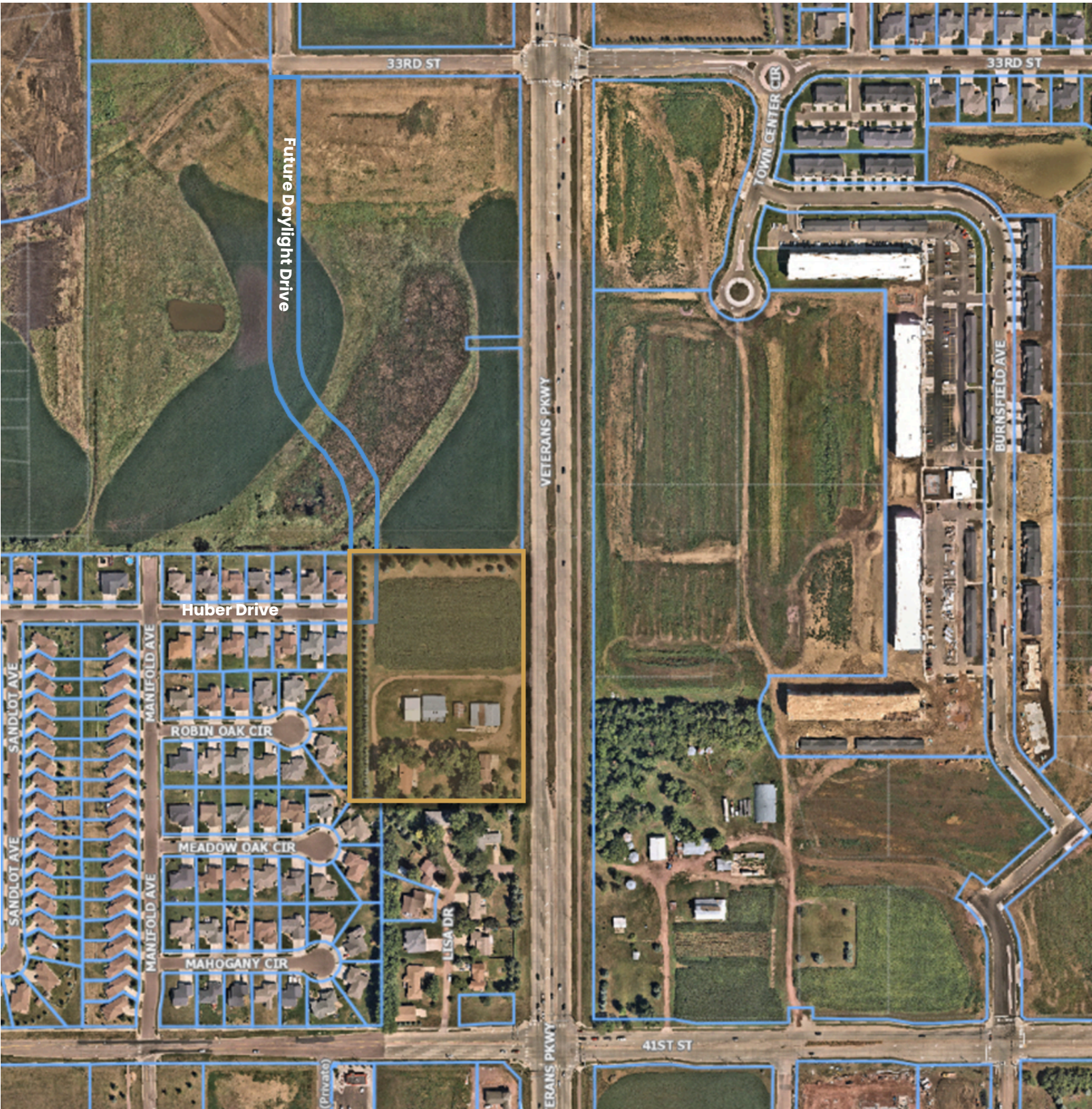
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