



**FOR SALE**

# BOLO LAND

LIVE/WORK & MULTI-FAMILY DEVELOPMENT LAND




**LOUISE AVENUE & 272ND STREET**  
**HARRISBURG, SD**

**UP TO 53 AC**

**\$ \$3.00/SF**

- Development land located on the northeast corner of 472nd Avenue (Louise Avenue) and 272nd Street.
- Located near Harrisburg Adventure Elementary School and Bakker Crossing Golf Course.
- Concept plan shows mix of Live/Work and Multi-Family uses.
- Developer will supply access to sewer main along eastern boundary, buyer to be responsible for additional utilities.
- Lincoln County Rural Water service available in both Louise Avenue and 272nd Street.
- Conveniently located in Harrisburg city limits and within 1 mile from I-29, 1/2 mile from Sioux Falls, 1/2 mile from future SD 100/South Veterans Parkway and less than 2 miles from Tea.
- Site to be delivered with annexation and zoning approval with the City of Harrisburg.
- Subdividable options available - contact broker for size and pricing options.

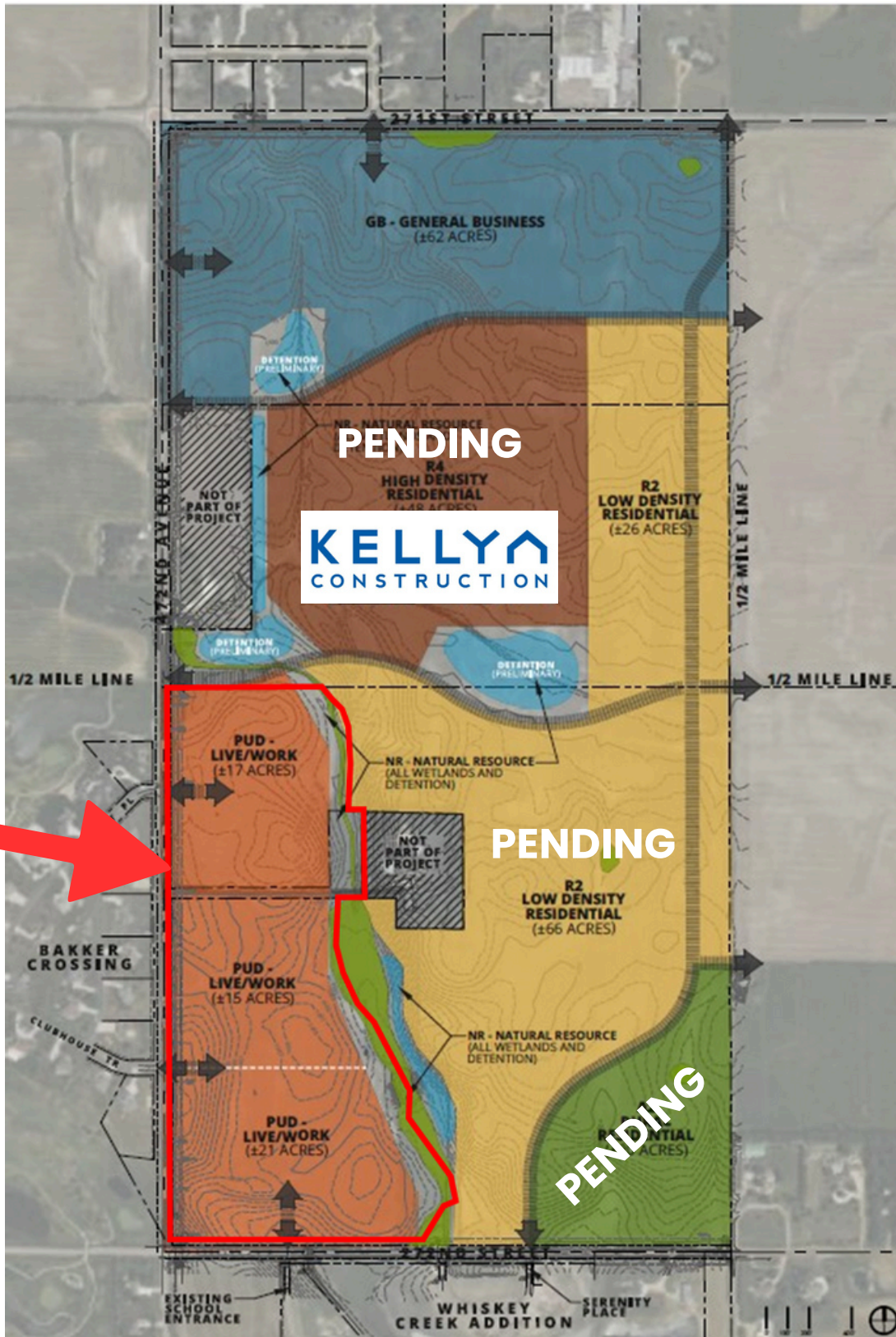
<p><b>ROB KURTENBACH</b>  rk@benderco.com  605-940-0559</p>	<p><b>REGGIE KUIPERS, SIOR</b>  reggie@benderco.com  605-782-1663</p>
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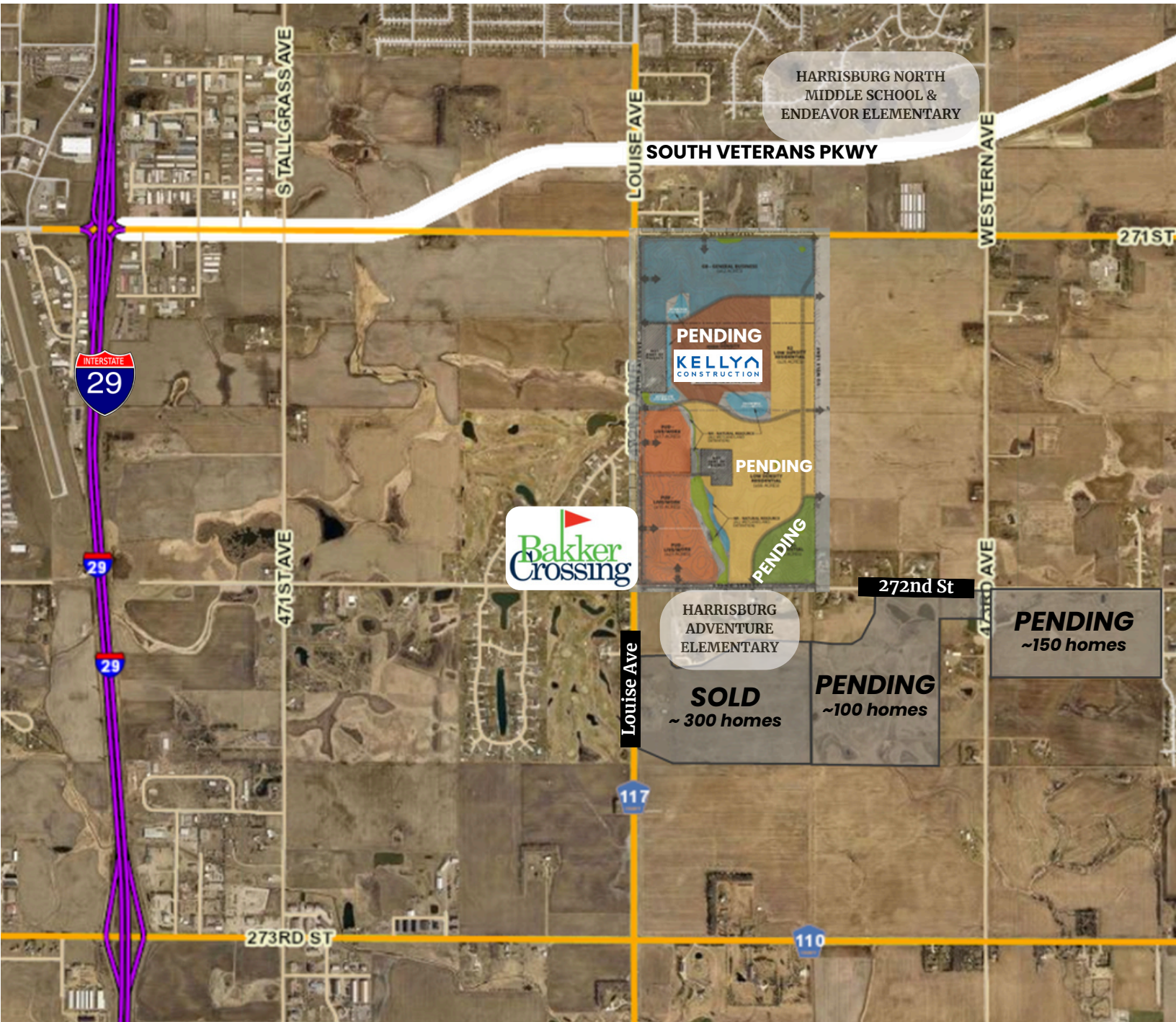
## CONCEPT PLAN



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