



**FOR SALE**



# REDSTONE DEVELOPMENT

RARE I-90 & I-29 FRONTAGE & VISIBILITY

**Bender**  
COMMERCIAL



**5801 NORTH KIWANIS AVENUE  
SIOUX FALLS, SD**



**41.16 ACRES  
SUBDIVIDABLE**



**\$6.00 - \$20.00/SF**

- Development land along North Kiwanis Avenue with frontage along I-90 in northwest Sioux Falls.
- Zoned C-4 Commercial and LW Live-Work.
- Located in an Opportunity Zone.
- Parcel can be subdivided - 1 acre to entire parcel.
- Price varies upon parcel size - contact brokers for details.
- Additional land available.
- Great location near the Sanford Sports Complex, Foundation Park, Fleet Farm, and Sioux Falls Airport.
- Great visibility with a combined I-29/I-90 traffic count of 69,220 ADT.

**ROB KURTENBACH**

rk@benderco.com  
605-940-0559

**REGGIE KUIPERS, SIOR**

reggie@benderco.com  
605-496-2966



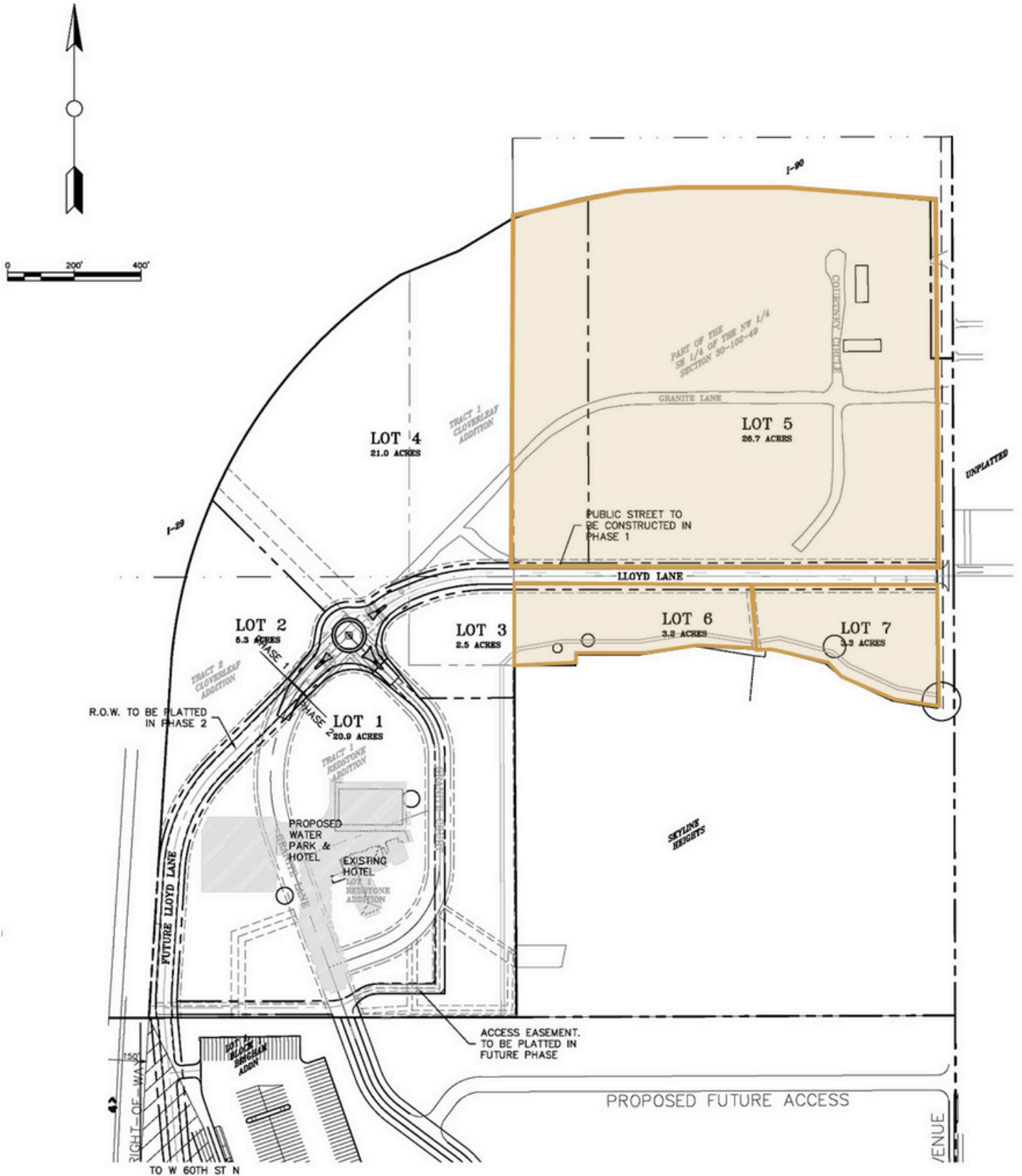
Bender Commercial Real Estate Services | 305 West 57th Street | Sioux Falls, SD 57108 | 605-336-7600 | benderco.com

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## CONCEPT LAYOUT





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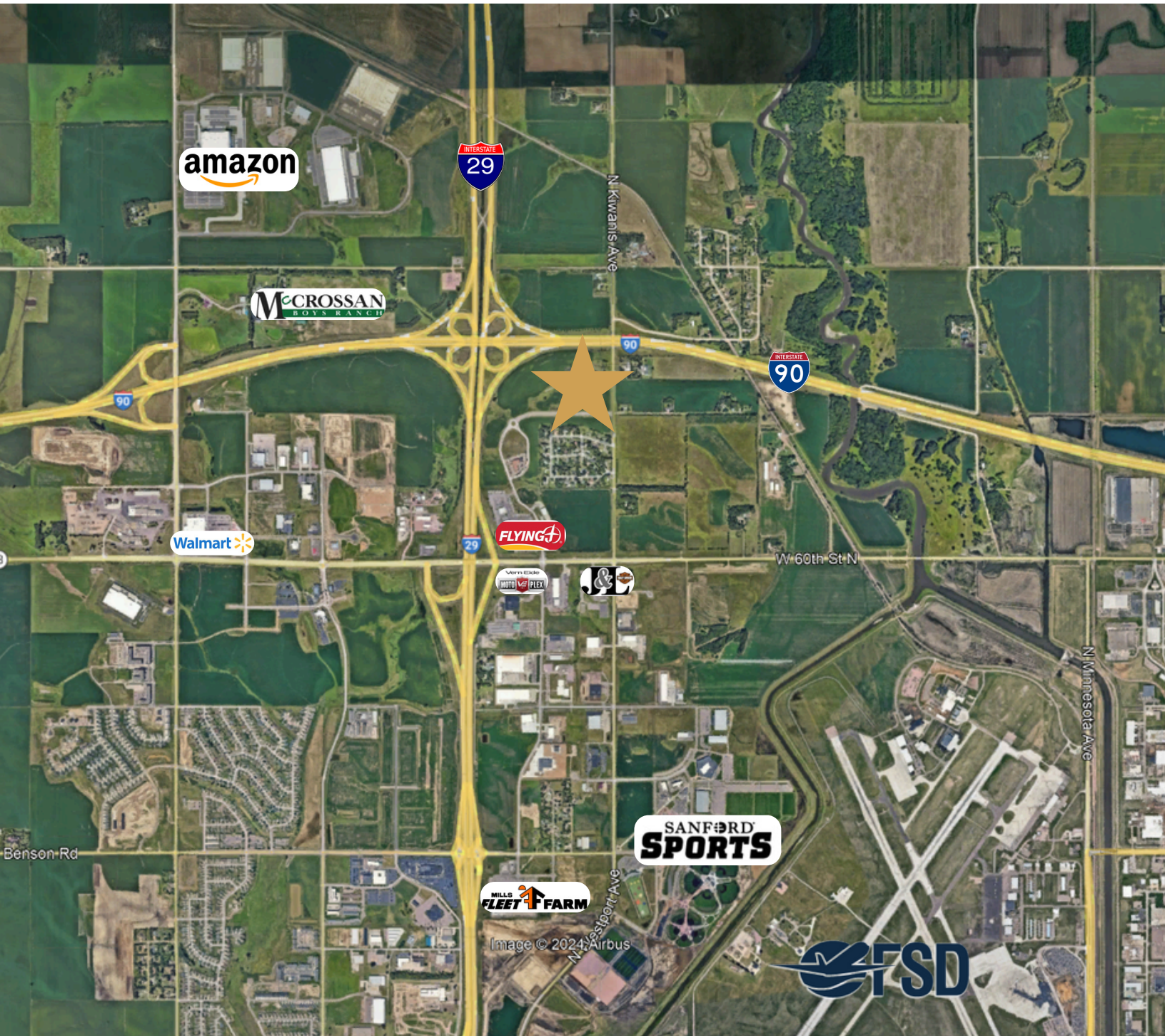




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