



WILLOW SPRINGS LAND

10TH STREET & SIX MILE ROAD DEVELOPMENT LAND

Bender
COMMERCIAL



**8001 EAST 10TH STREET
SIOUX FALLS, SD**



35.08 ac



\$2,600,000

- Residential/Multi-Family development land available in east Sioux Falls.
- Zoned RS Residential, RA-1 Residential & CN Conservation.
- Located on the corner of East 10th Street and Six Mile Road.
- Verizon cell tower income of roughly \$20,000/year - national buyers interested in cell tower parcel - contact broker for details.
- Site to be delivered via minor plat.
- 10th Street expanding to a 4-lane road, per city plans. Preliminary engineering plans available upon request.
- Located north of Willow Run Golf Course and near Dawley Farm Village and Veterans Parkway.

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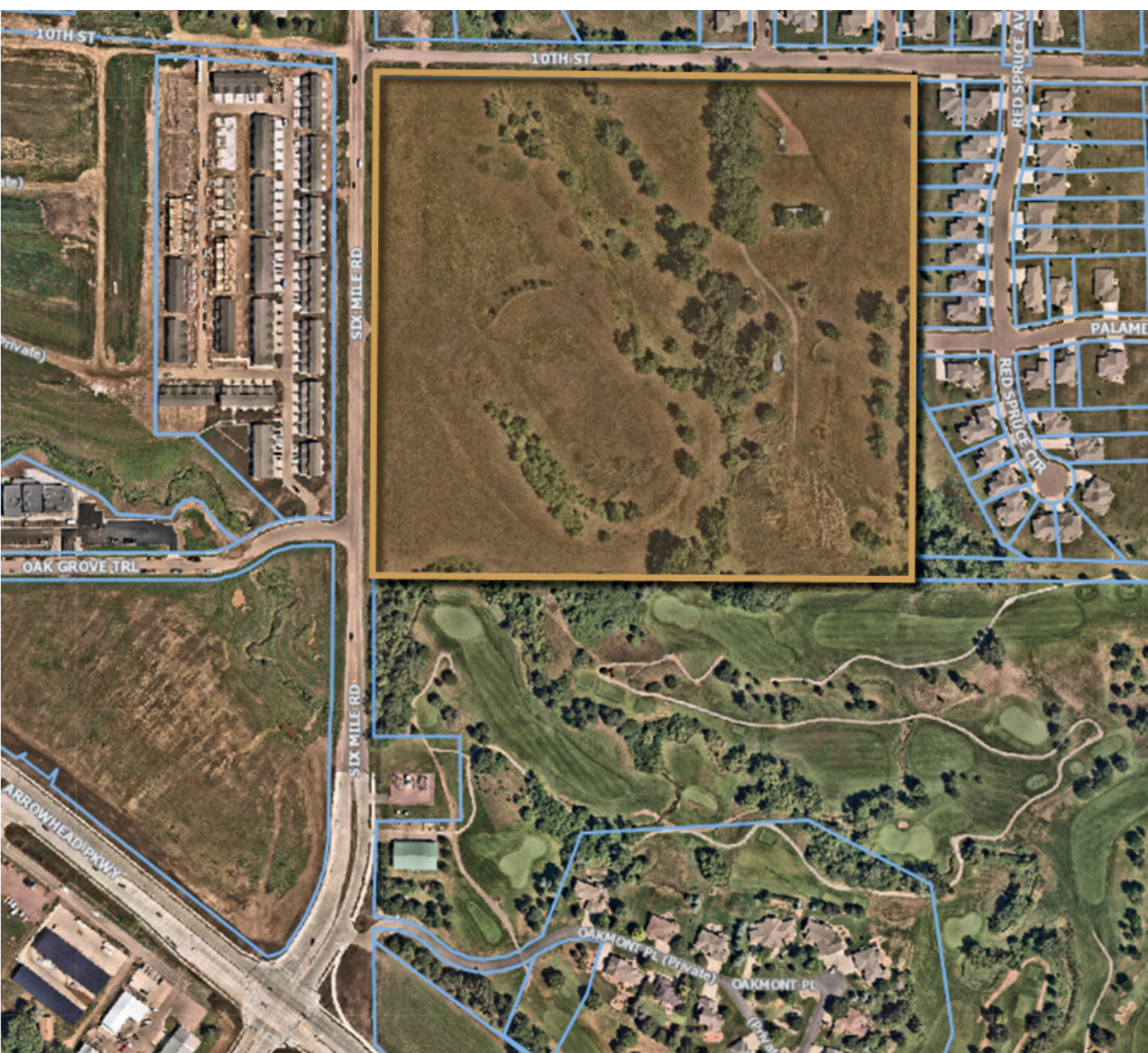
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10TH ST & SIX MILE RD DEVELOPMENT LAND



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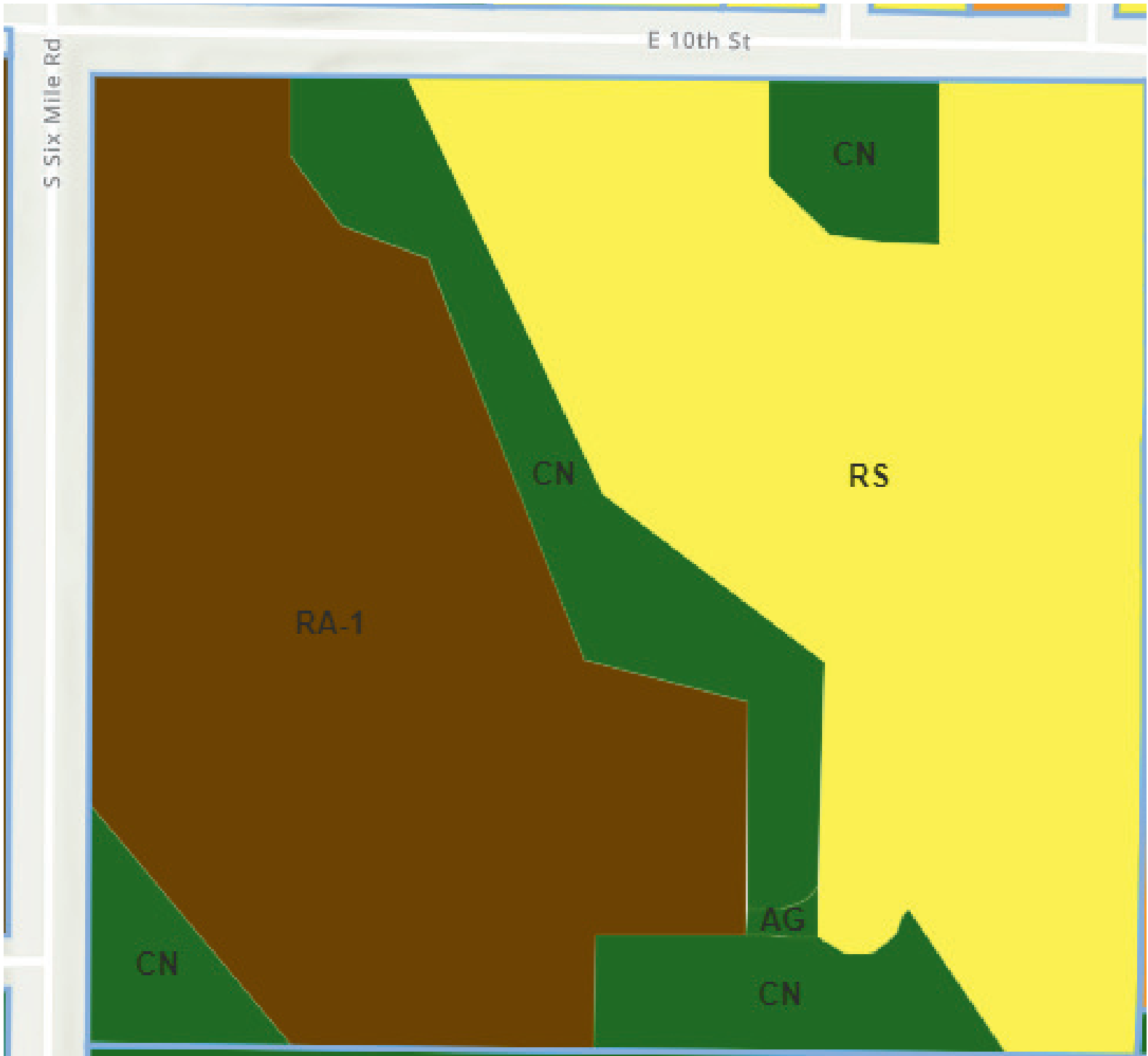
PRELIMINARY CONCEPT LAYOUT



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