



Worthing Economic Development Land Worthing, SD 57077

Sale Price	\$2.50 - \$3.50/SF
Lot Sizes	1.35 AC TO 4 AC

PROPERTY HIGHLIGHTS

- Rare small light industrial lots for sale
- Lot sizes vary
- Adjacent to rail
- Flexible uses
- City water and sewer
- Covenants and restrictions apply
- The WEDC will construct infrastructure to each lot as they are sold, following the phasing plan recommended by the civil engineer

LOCATION DESCRIPTION

Located 10 miles south of Sioux Falls, SD and one mile east of I-29

Area neighbors include V&L Manufacturing, KJ Automotive, Krump Concrete Construction



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CONCEPT PLAN

WORTHING ECONOMIC DEVELOPMENT LAND
 Worthing, SD 57077

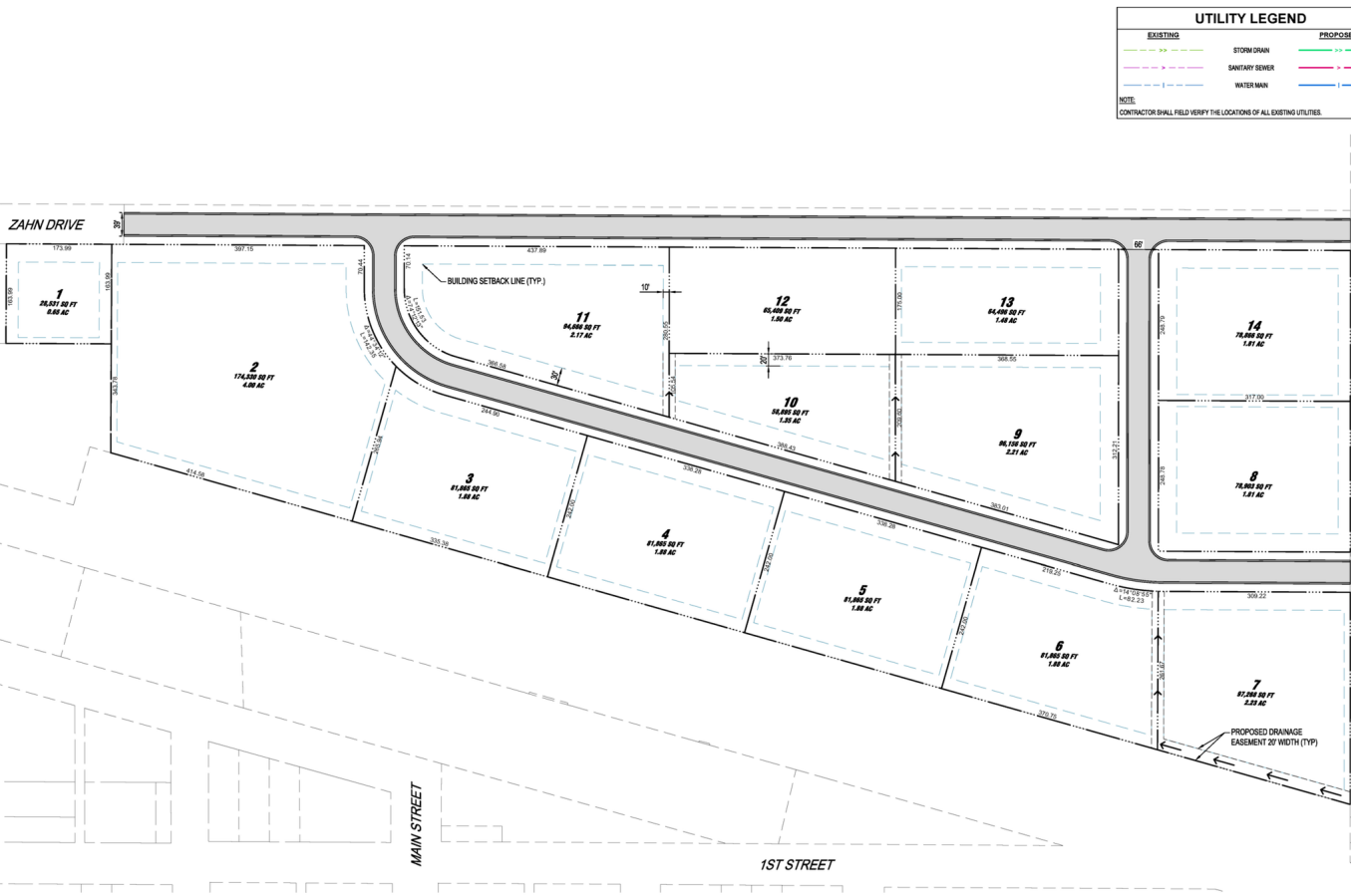
FOR SALE
 Land



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Land



UTILITY LEGEND	
EXISTING	PROPOSED
STORM DRAIN	STORM DRAIN
SANITARY SEWER	SANITARY SEWER
WATER MAIN	WATER MAIN

NOTE:
CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES.

SITE SUMMARY		
ZONING:	I-1 LIGHT INDUSTRIAL / I-2 GENERAL INDUSTRIAL	
SITE AREA	1,448,819 SF (33.3 AC)	
LOT AREA	1,086,571 SF (25.2 AC)	
RIGHT OF WAY AREA	284,838 SF (6.5 AC)	
STORM DETENTION AREA	65,409 SF (1.5 AC)	
REQUIRED SETBACKS		
	PARKING	BUILDING
FRONT YARD	10'	30'
SIDE YARD	0'	20'
REAR YARD	0'	10'

CONCEPT 1



AERIAL

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