

**FOR  
SALE**

# WEST SIOUX FALLS OFFICE LAND

NW CORNER OF MARION ROAD & BENSON ROAD SIOUX FALLS SD 57107



LOCATED BY OUR BUSTLING HAZELTINE NEIGHBORHOOD



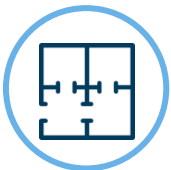
**SIZE**  
11.51 ACRES  
SUBDIVIDABLE



**PRICE**  
Call for price  
PLATTING FEES PAID



**LOCATION**  
Northwest corner of Marion  
and Benson Road in growing  
area of Sioux Falls.



**ZONING**  
Office/Commercial  
PO-PUD



**TRAFFIC**  
2019 combined  
traffic count at  
Marion and Benson  
Intersection was  
12,380 VPD



**NEIGHBORS**  
Southeast Tech Inst, Avera, USD  
Comm College for SF, Sanford  
Pentagon, Great Shots, Fleet Farm,  
Walmart and more

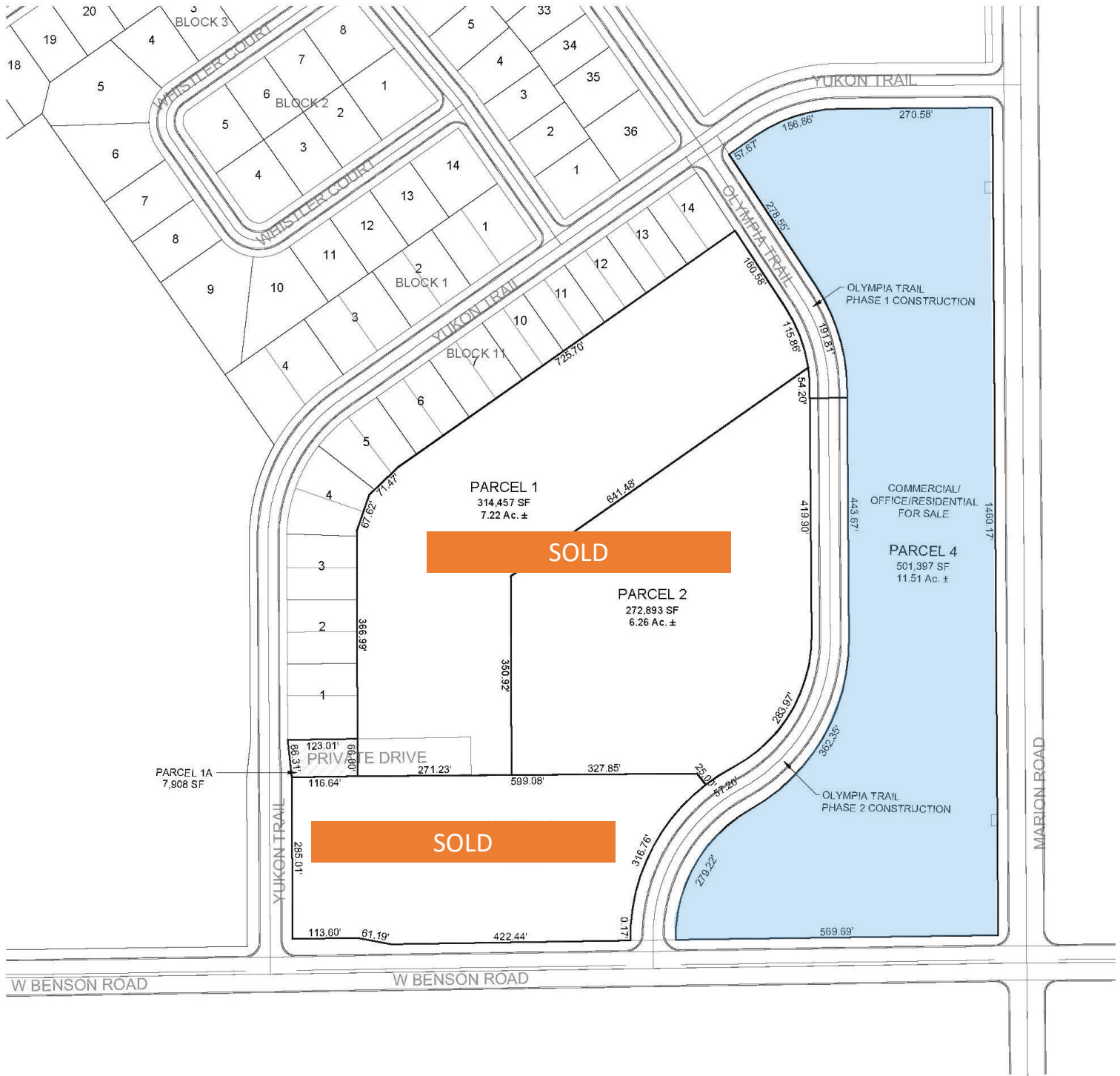
Information deemed reliable but not guaranteed.



**STEVE  
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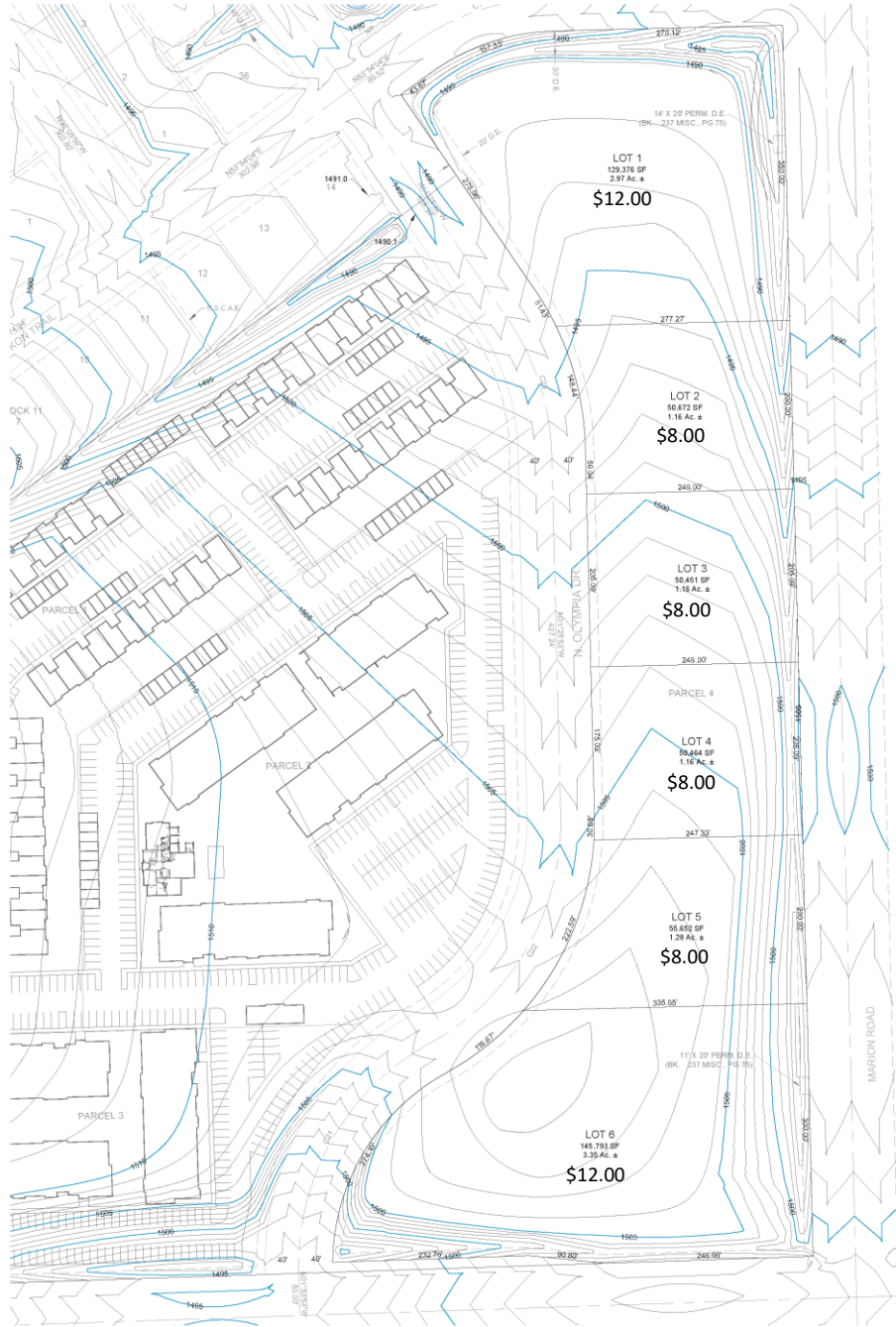
605.361.8211 | [VBCcommercial.com](http://VBCcommercial.com)

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# SIZE + PRICE PER SF



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## AERIAL IMAGES



Above Benson and Marion Intersection  
Facing North West



Above Parcel 4 facing South towards  
Marion and Benson Intersection



Above Yukon and Olympia Trail  
Facing South East



Above 54<sup>th</sup> Street facing South East  
towards Marion and Benson Intersection



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# AREA MAP



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