

4101 S. Ellis Road

Sioux Falls, SD 57106

PROPERTY HIGHLIGHTS

- Minor plat completed, not approved
- 664 feet Ellis Road frontage
- Annexed, preliminary development plan completed by Willadsen Lund Engineering
- Wet land delineation by Sayer Associates
- Water/Sewer study by HDR
- Zoning: LW, RD-1, RS
- Natural gas pipeline easement

LOCATION DESCRIPTION

Area Neighbors: McDonald's, Starbucks, Silverstar Car Wash, Dollar Tree, Gilberto's, Roosevelt High School, Fareway, Scooter's, Flyboy Donut's, US Bank, Taco Bell, Valvoline Instant Oil Change

41st Street Traffic Count: 12,102

Ellis Road Traffic Count: 13,846

Sale Price	\$3,100,000
Lot Size	48.02 AC (2,091,751 SF)
Real Estate Taxes	\$3,878.76



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PARCEL

LAMMERS DEVELOPMENT LAND

4101 S. Ellis Road, Sioux Falls, SD 57106

FOR SALE

Land



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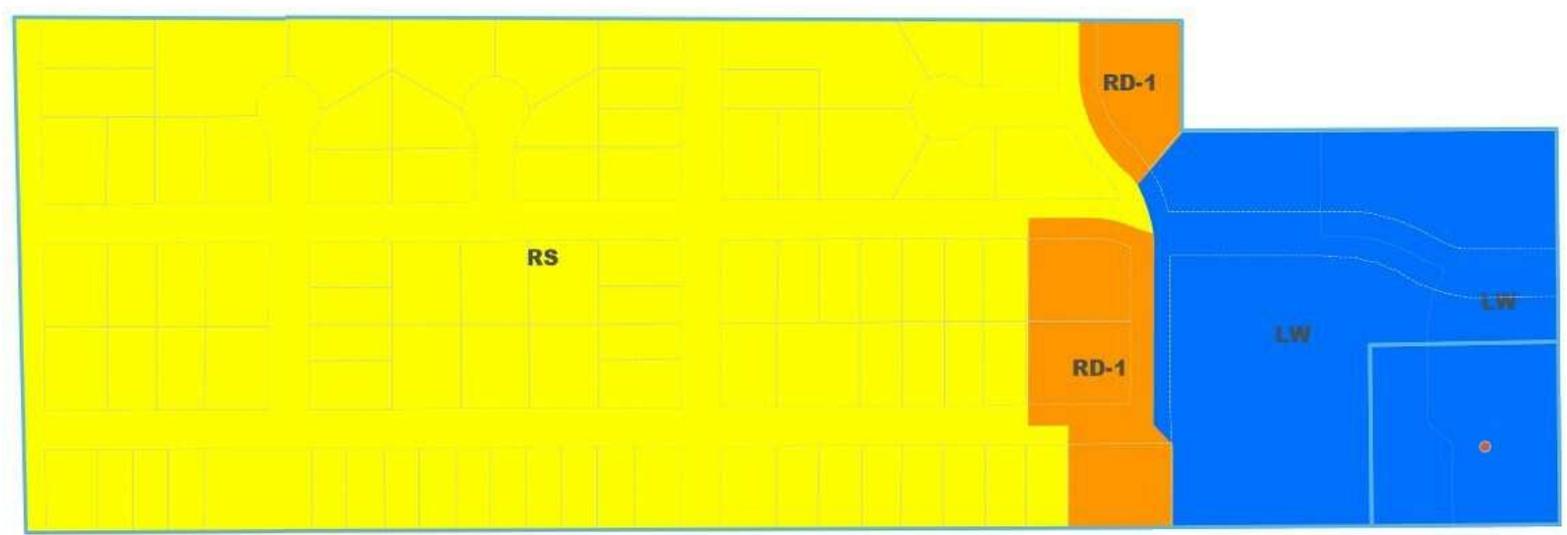
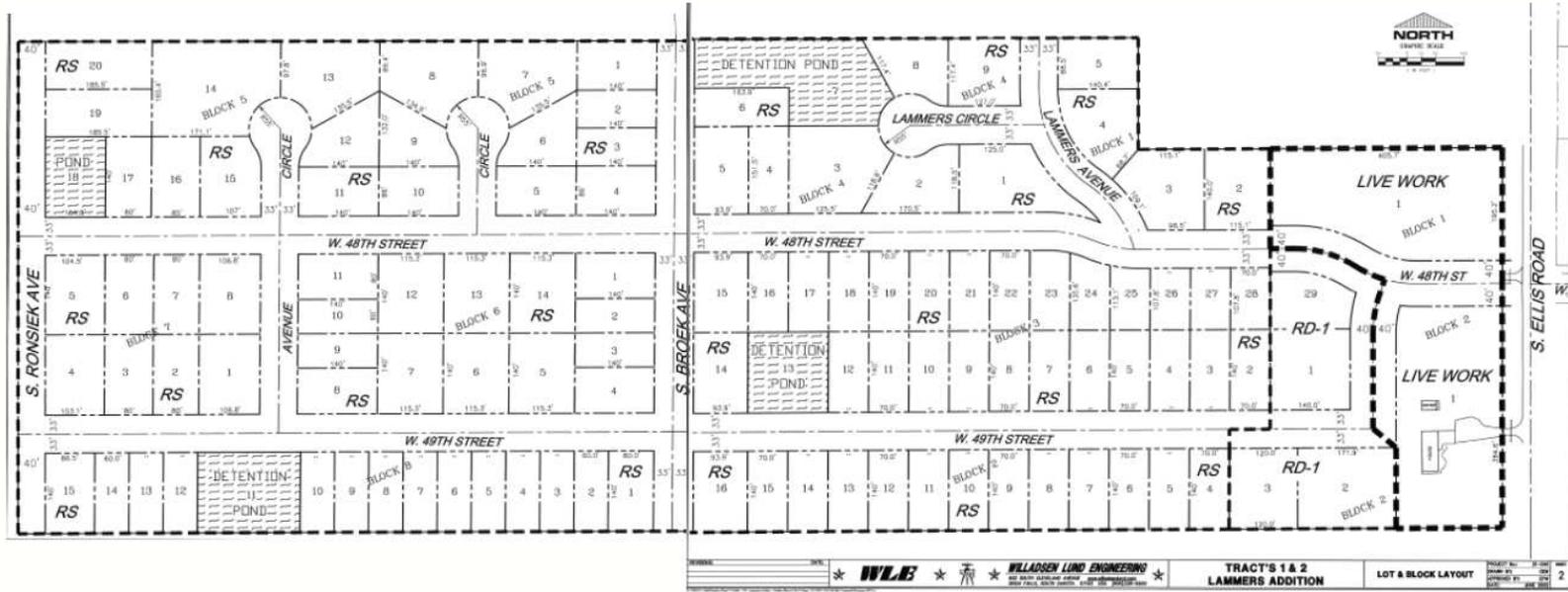
SITE PLANS

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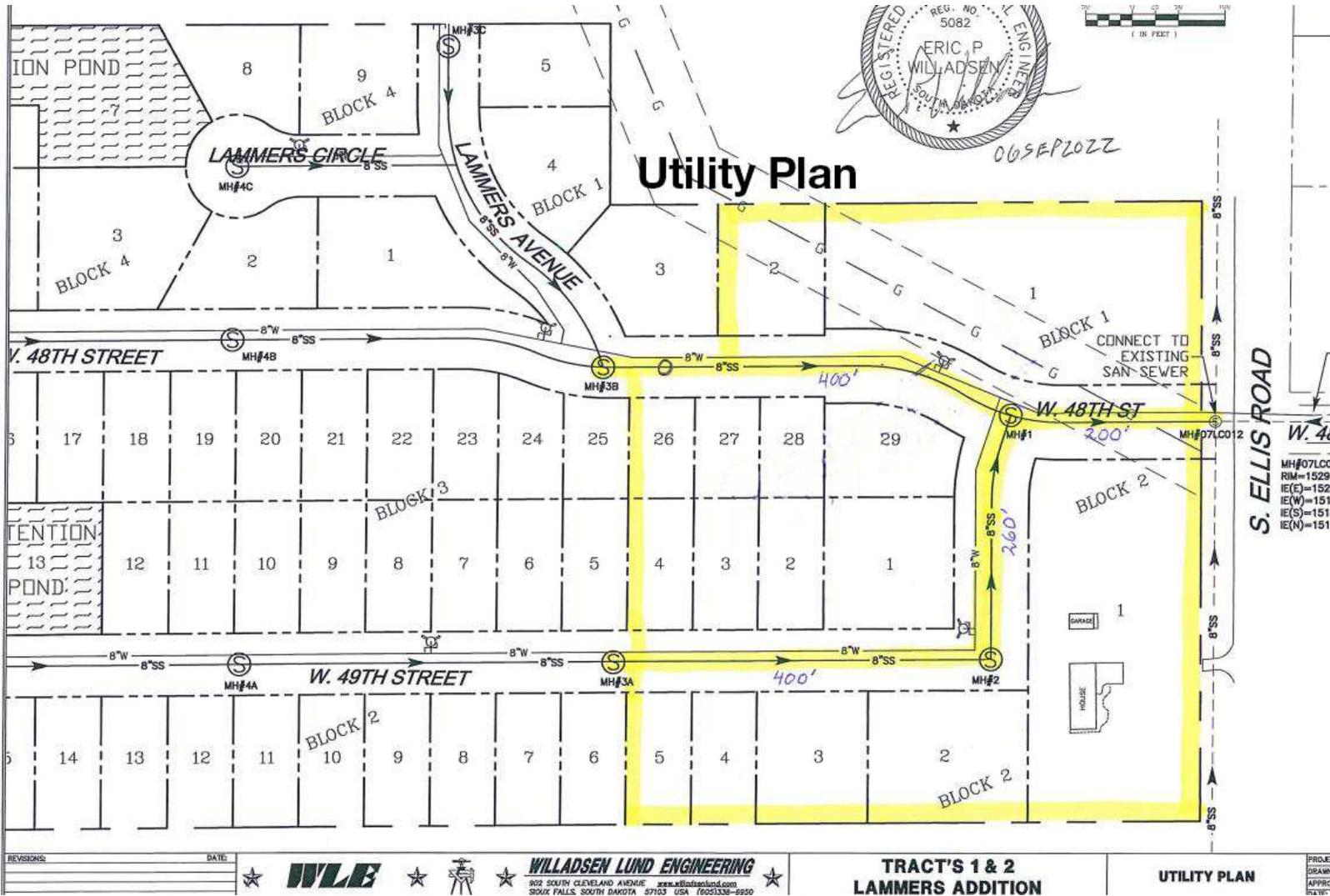
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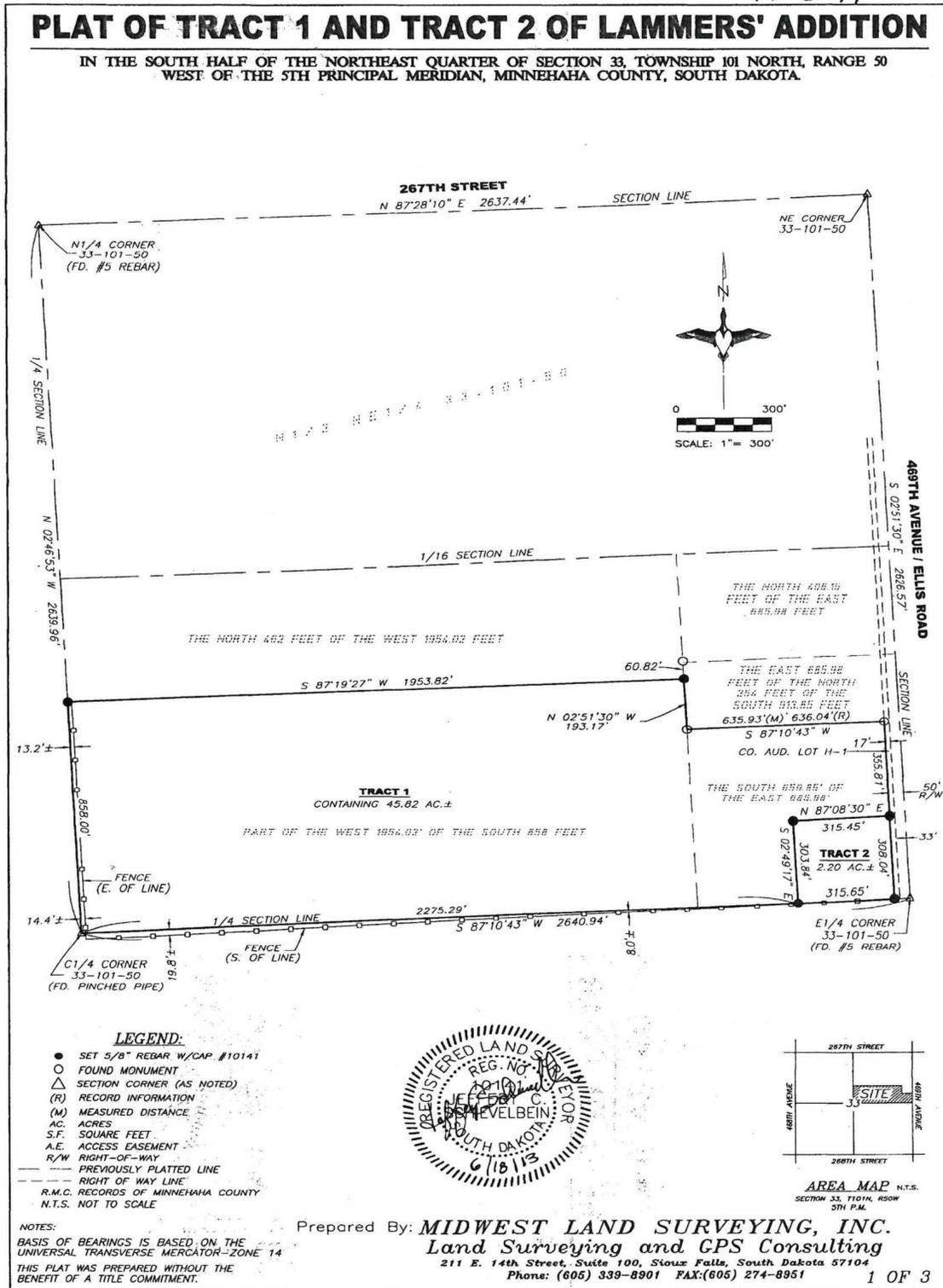
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D - 3-630
 M - 3-14



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ADDITIONAL PHOTOS

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LOCATION MAP

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SUBJECT PROPERTY

41st Street
Vehicles Per Day: 12,102

Ellis Road
Vehicles Per Day: 13,846

Google

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