

201 New Hope Road Crooks, SD 57020

PROPERTY HIGHLIGHTS

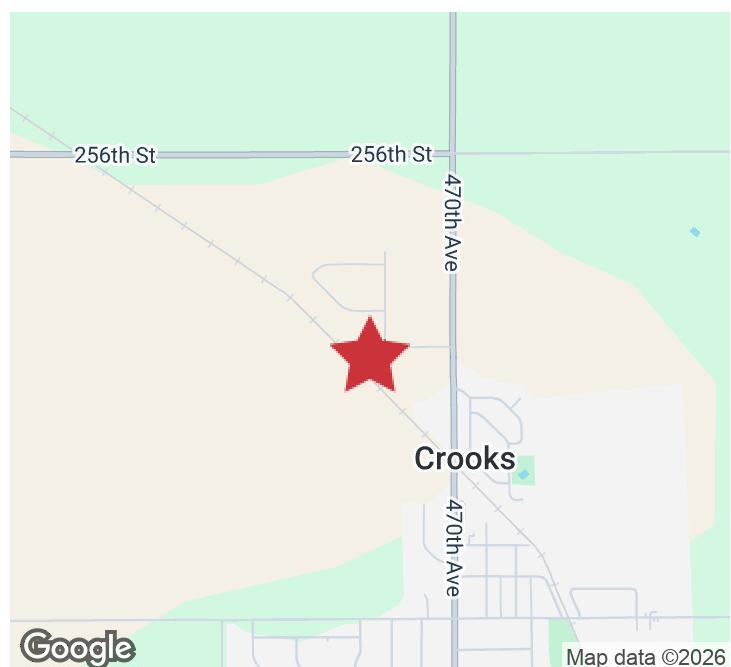
- Utilities to site, including water, sewer, 3-phase electrical service, natural gas and data
- Ideal for contractor shops, storage buildings, industrial warehouse, and manufacturing
- Lot sizes are adjustable and can be subdivided
- Zoning: I-1
- New interstate interchange to be constructed within 3-5 years to accommodate for Foundation Park
- Owner is a South Dakota licensed real estate agent

LOCATION DESCRIPTION

The land is located just off 256th Street and 470th Avenue in South Dakota. Neighbors include Red Barn Fireworks, Winter-Green Venue, Crooks Country Corner, and AG Storage. Located just 3.5 miles from I-29 and great proximity to Sioux Falls.

Traffic Count for 470th Street: 1,317 vehicles per day

Sale Price	\$596,027 (\$3.25 PSF)
Lot Size	4.21 AC (183,393 SF)
Lot 4A 1.73 AC (75,386 SF)	\$245,004
Lot 4B 2.48 AC (108,007 SF)	\$351,023



CLAYTON HAUG

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PHOTOS

201 NEW HOPE RD
Crooks, SD 57020

FOR SALE

Land



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SITE PLAN

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LOCATION MAP

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