



ASPEN RIDGE

BRANDON, SD

COMMERCIAL CORNER

TBD East Aspen Boulevard | Brandon, SD 57005



SIZE

1.67 acres (subdividable)



PRICE

\$10 psf



LOCATION

High-profile Aspen Boulevard commercial corner lot located south of the Brandon Golf Course.



BUILD-TO-SUIT

Custom build-to-suit opportunities available from Developer. Contact Broker for details.



SHOVEL READY

Site will be delivered annexed, zoned, level graded, streets built and water/sewer stubbed to the property line.



AREA TENANTS

Casey's, Brandon Golf Course, McHardy Park, Brandon Elementary East, Alliance Communications, US Post Office, and George Boom Funeral Home

Information deemed reliable but not guaranteed.

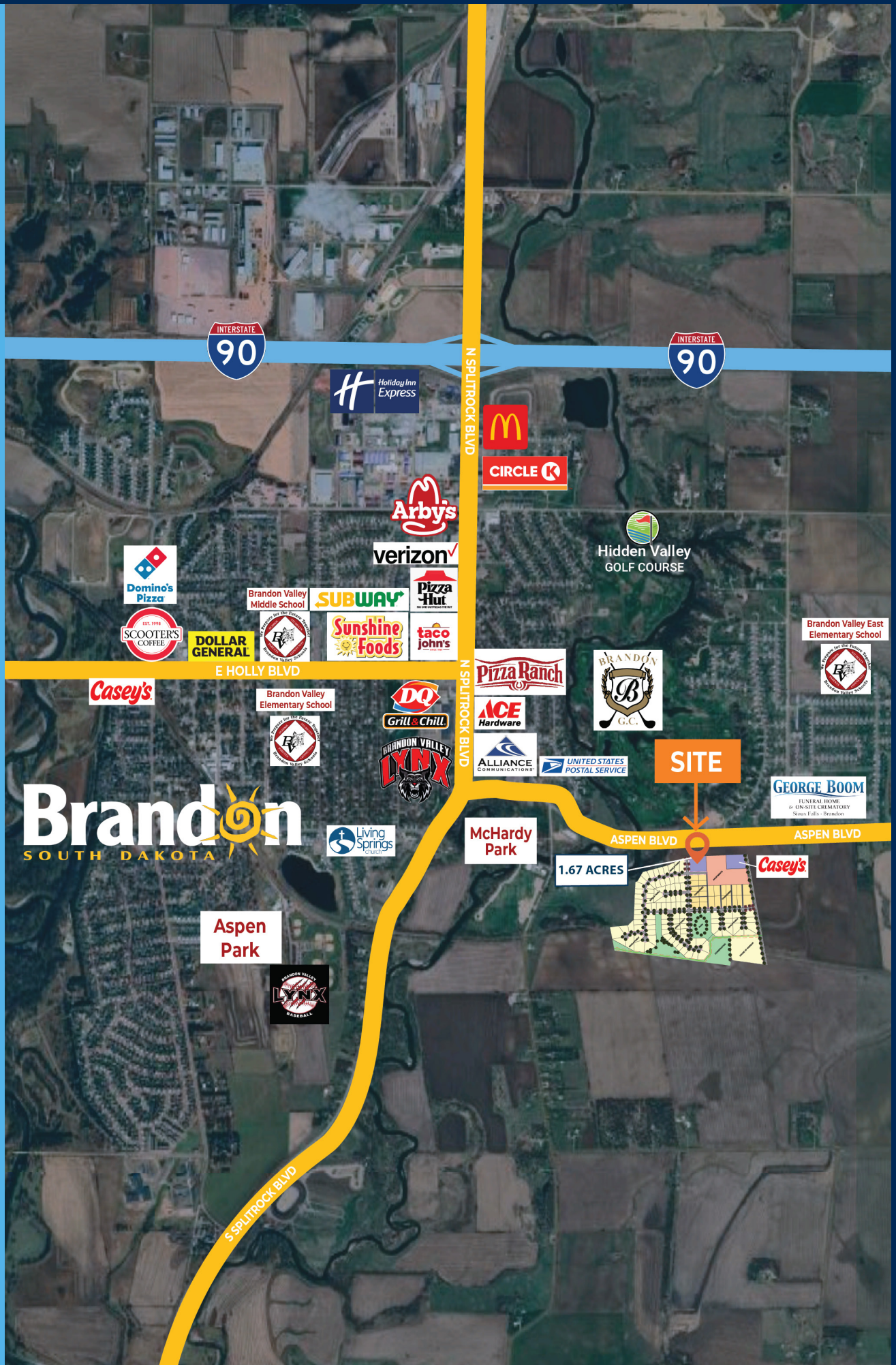


7400 South Bitterroot Place
Sioux Falls, South Dakota 57108

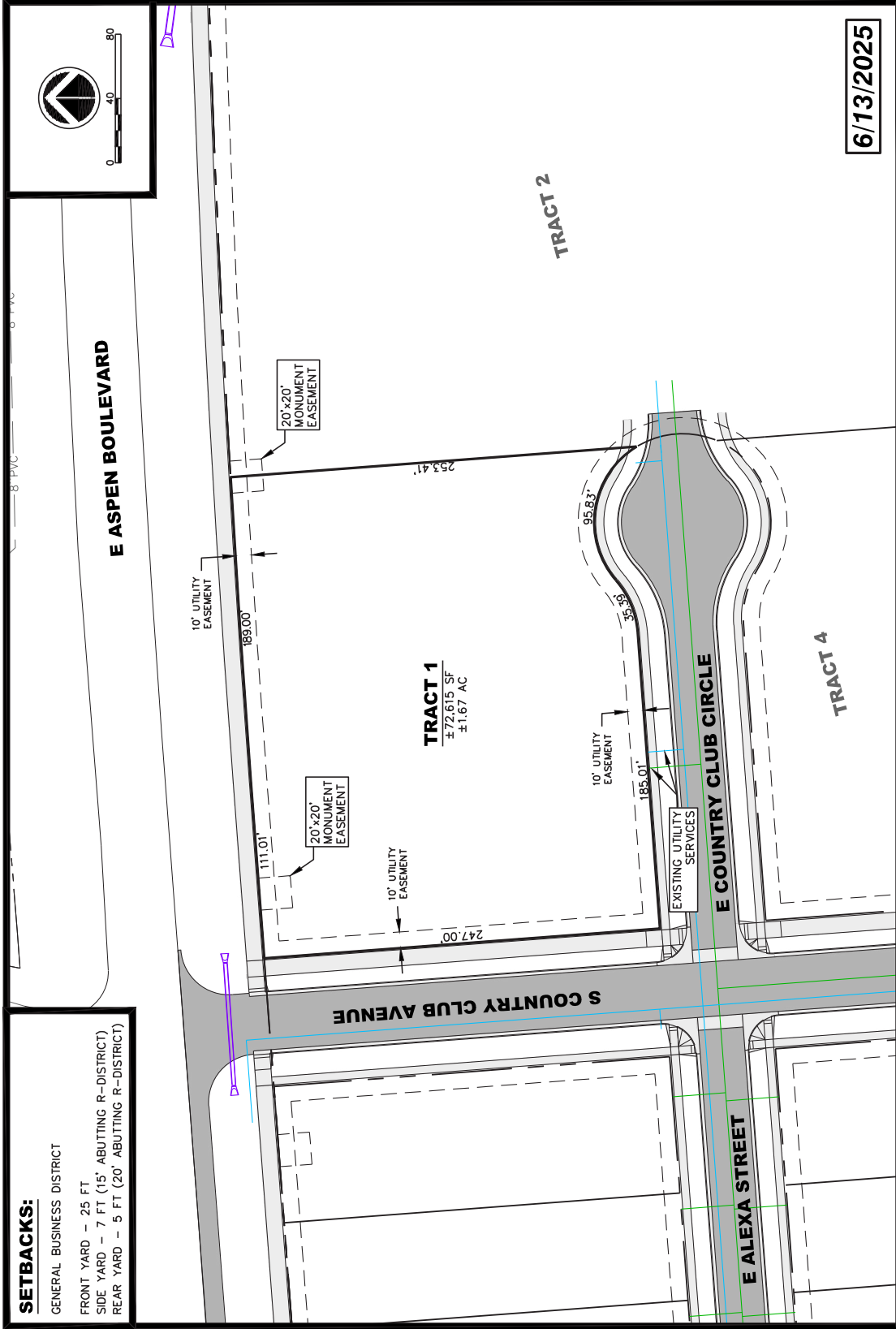


605.376.0127
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CITY OF BRANDON



PARCEL EXHIBIT



SETBACKS:

GENERAL BUSINESS DISTRICT
 FRONT YARD - 25 FT
 SIDE YARD - 7 FT (15' ABUTTING R-DISTRICT)
 REAR YARD - 5 FT (20' ABUTTING R-DISTRICT)

6/13/2025

DGR
 ENGINEERING

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 1300 S HIGHLINE AVENUE
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Tract 1
Aspen Ridge Development

ASPEN RIDGE
 BRANDON, SD

SITE PLAN



SITE OVERVIEW

