

**AGRI RESEARCH LAND**  
**2100 & 2500 WEST 60<sup>TH</sup> STREET NORTH**  
**SIOUX FALLS, SD**

Real Estate Services

**Bender**  
COMMERCIAL

**FOR SALE**  
**DEVELOPMENT LAND – NORTH SIOUX FALLS**

*We open doors.*



**PROPERTY FEATURES:**

- **149.42 acres**
- **For Sale: \$44,500/acre**
- Development land available along 60<sup>th</sup> Street North near Interstate-29.
- 5-acre corner parcel (Kiwanis Avenue and West 60<sup>th</sup> Street North) is zoned C-4 Commercial and is located in Sioux Falls city limits.
- Mixed use development possibilities.
- Close proximity to Sioux Falls Regional Airport and Sanford Sports Complex.
- Easy access to I-29 and I-90.
- Annexation needed for most of the property.
- Sewer runs through the property. Water access is via Kiwanis Avenue.

*For More Information, Please Contact:*

**ROB FAGNAN, SIOR**  
rob@benderco.com  
(605) 782-1672

**MICHAEL BENDER, CCIM, SIOR**  
michael@benderco.com  
(605) 782-1662



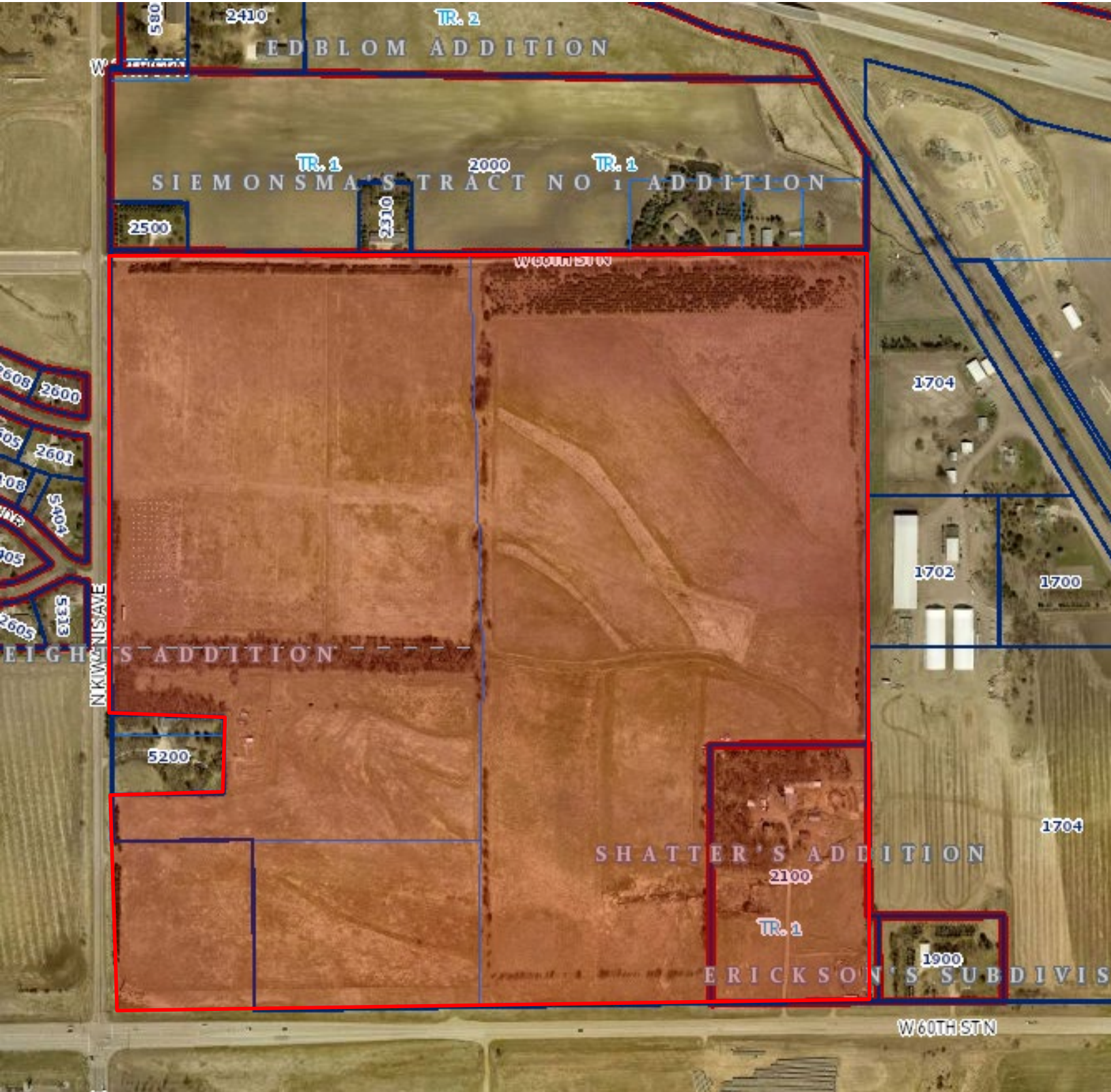


**AGRI RESEARCH LAND**  
**2100 & 2500 WEST 60<sup>TH</sup> STREET NORTH**  
**SIOUX FALLS, SD**

Real Estate Services

**Bender**  
COMMERCIAL

*We open doors.*





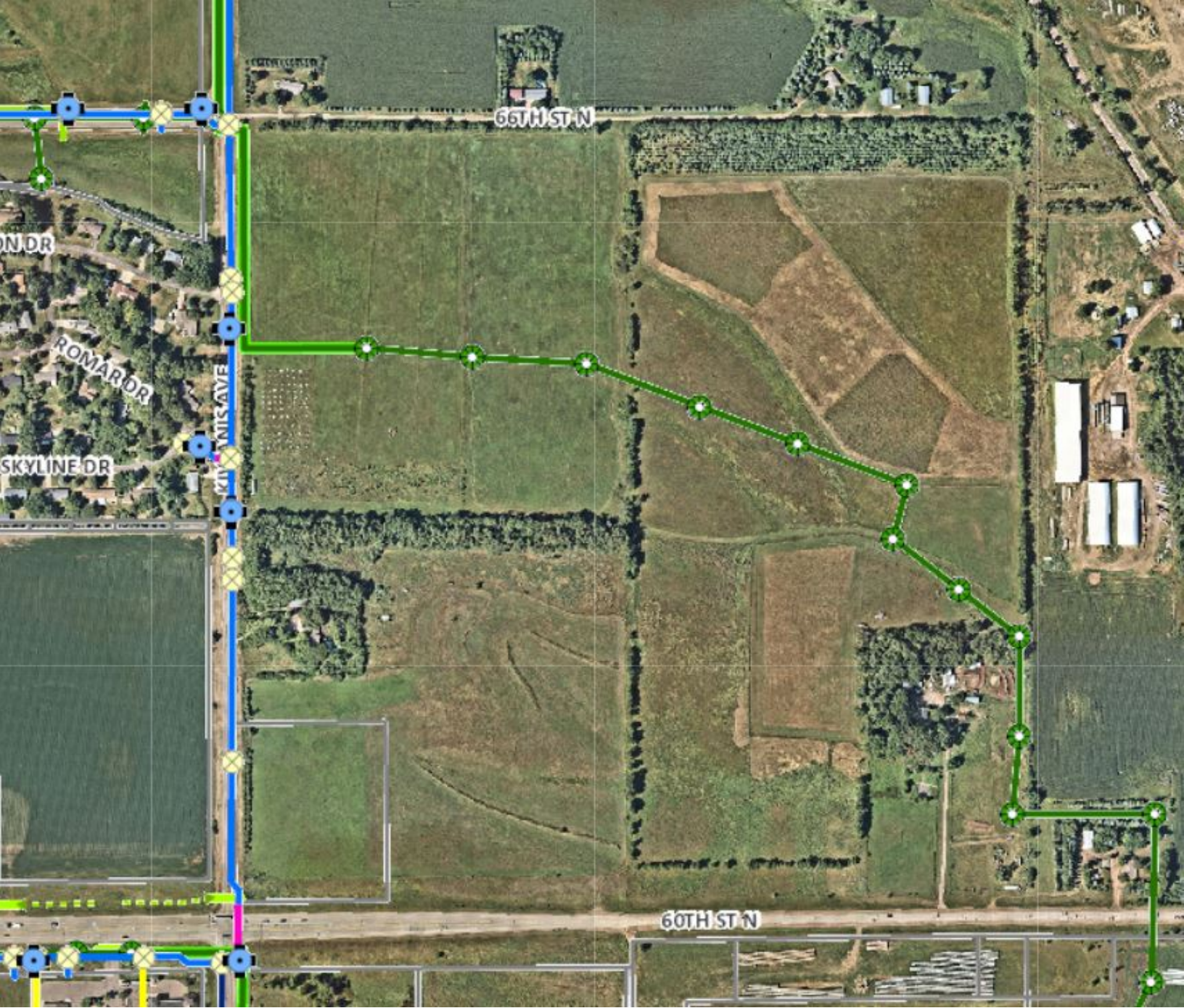
AGRI RESEARCH LAND  
2100 & 2500 WEST 60<sup>TH</sup> STREET NORTH  
SIOUX FALLS, SD

Real Estate Services

Bender  
COMMERCIAL

Utility Map

*We open doors.*





**AGRI RESEARCH LAND**  
**2100 & 2500 WEST 60<sup>TH</sup> STREET NORTH**  
**SIOUX FALLS, SD**

Real Estate Services

**Bender**  
COMMERCIAL

*We open doors.*

