

## 26th & Ellis Commercial Land

26th Street & Ellis Road, Sioux Falls, SD 57106

Sale Price	<b>\$16.00/SF</b>
Lot Size	<b>3.37 AC TOTAL (146,699 SF)</b>

### PROPERTY HIGHLIGHTS

- Commercial land located on a major arterial intersection in growing western Sioux Falls
- Land subdividable into 2 or 3 parcels, pending buyer parcel requirements
- Continued demand for retail and services in West Sioux Falls
- Land to be replatted
- Utilities to site
- Lighted intersection in progress
- Zoning: C-2 Commercial

### LOCATION DESCRIPTION

26th Street Traffic Count: 7,300 vpd

Ellis Road Traffic Count: 16,600 vpd

Located in west central Sioux Falls at the corner of 26th Street and Ellis Road

Area neighbors include Shenanigans Sports Bar & Grill, Casey's, Frontier Elementary School, Memorial Middle School, Future Sioux Falls Northwest Elementary School



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President

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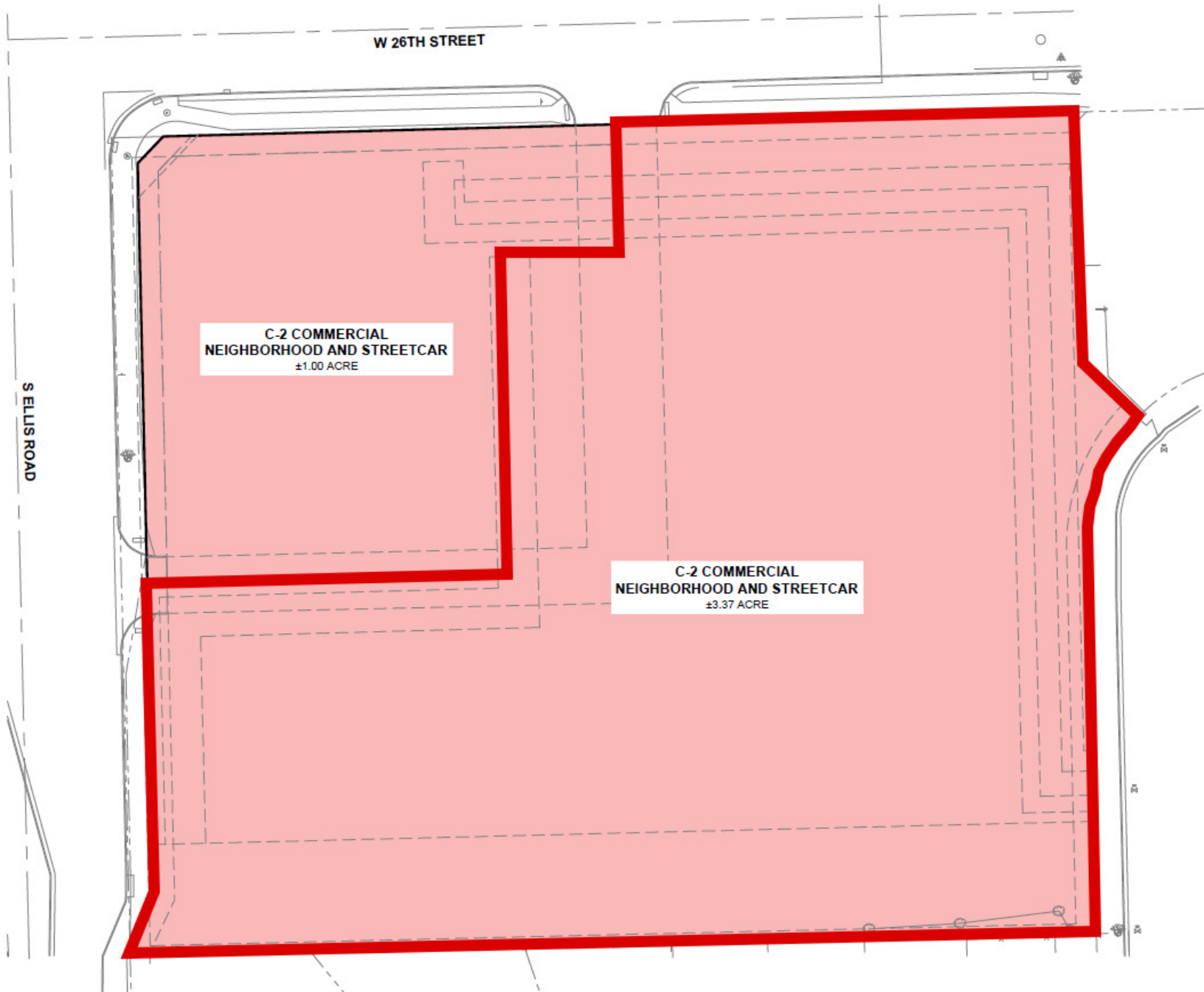
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# SITE PLAN

26TH & ELLIS COMMERCIAL LAND  
26th Street & Ellis Road, Sioux Falls, SD 57106

FOR SALE

Land





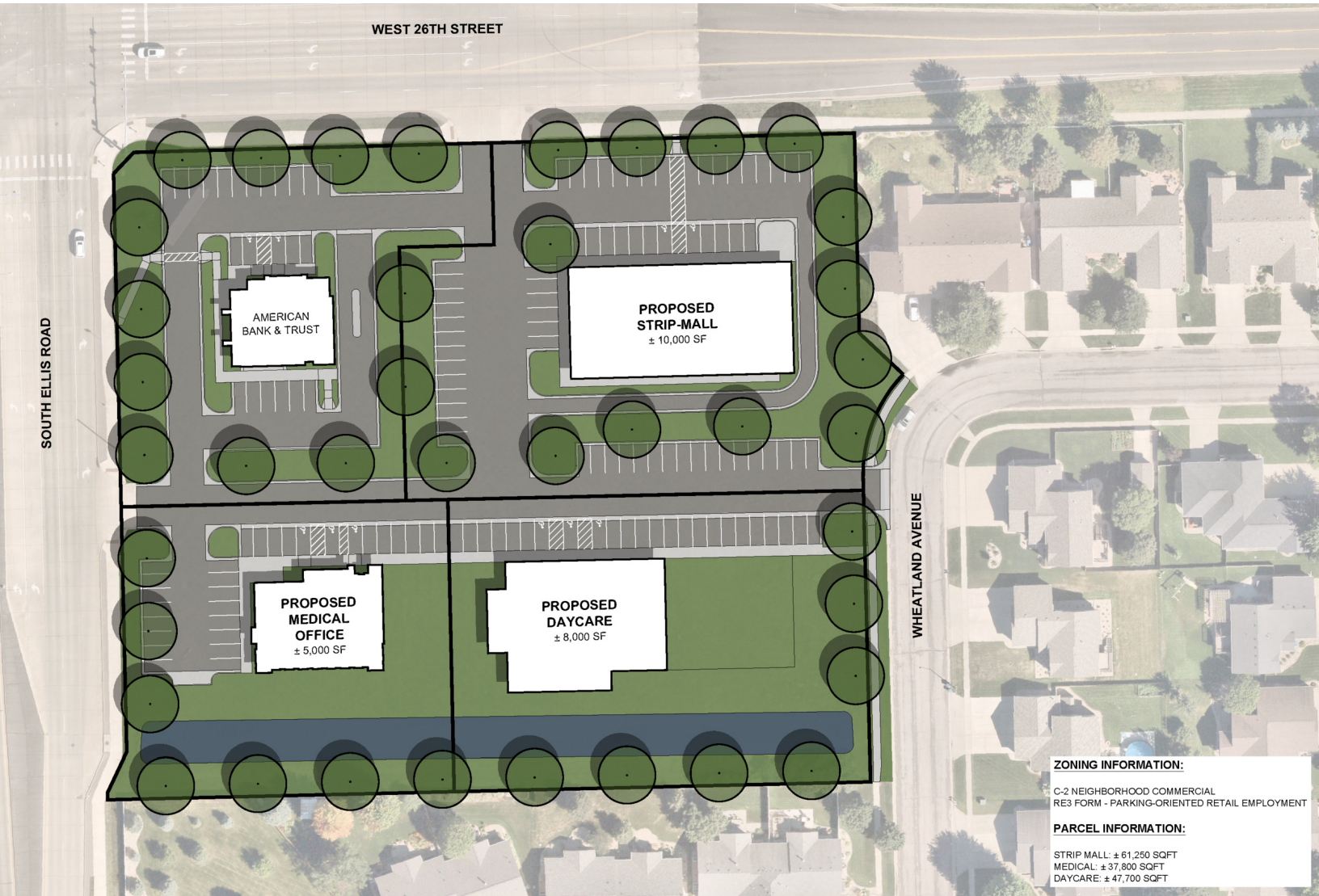
# CONCEPT A

26TH & ELLIS COMMERCIAL LAND

Sioux Falls, SD 57106

FOR SALE

Land



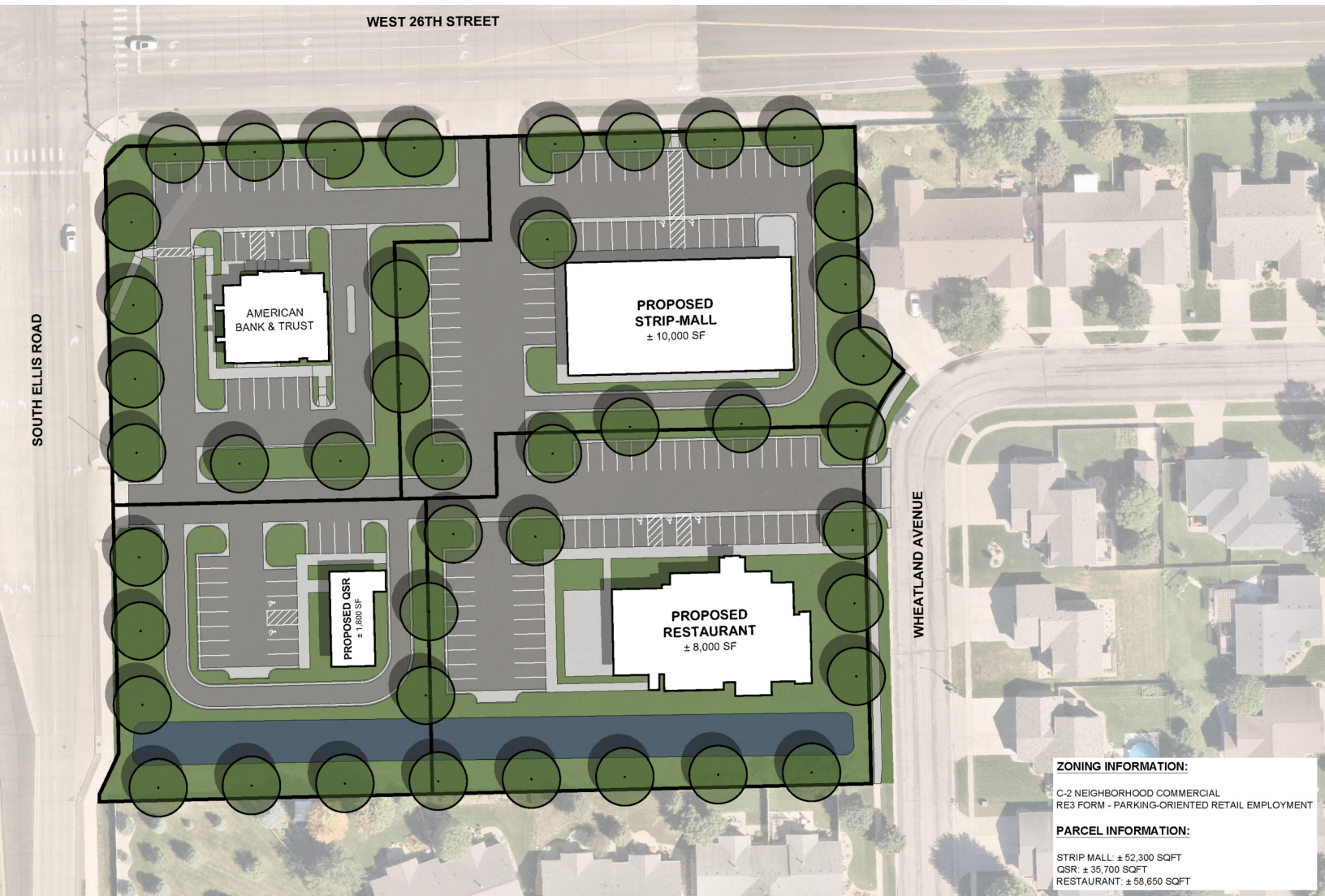
# CONCEPT B

26TH & ELLIS COMMERCIAL LAND

Sioux Falls, SD 57106

FOR SALE

Land



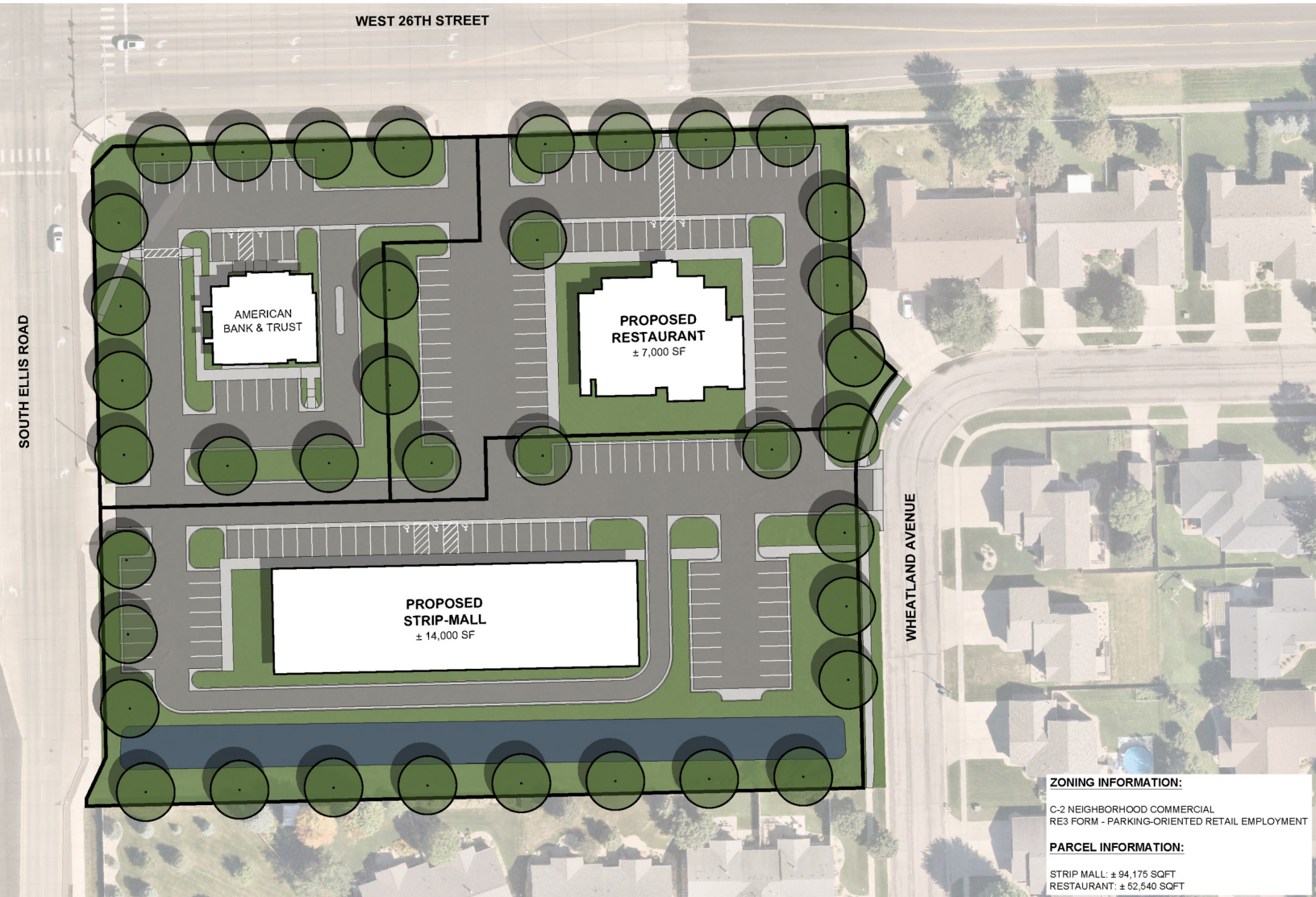
# CONCEPT C

26TH & ELLIS COMMERCIAL LAND

Sioux Falls, SD 57106

FOR SALE

Land

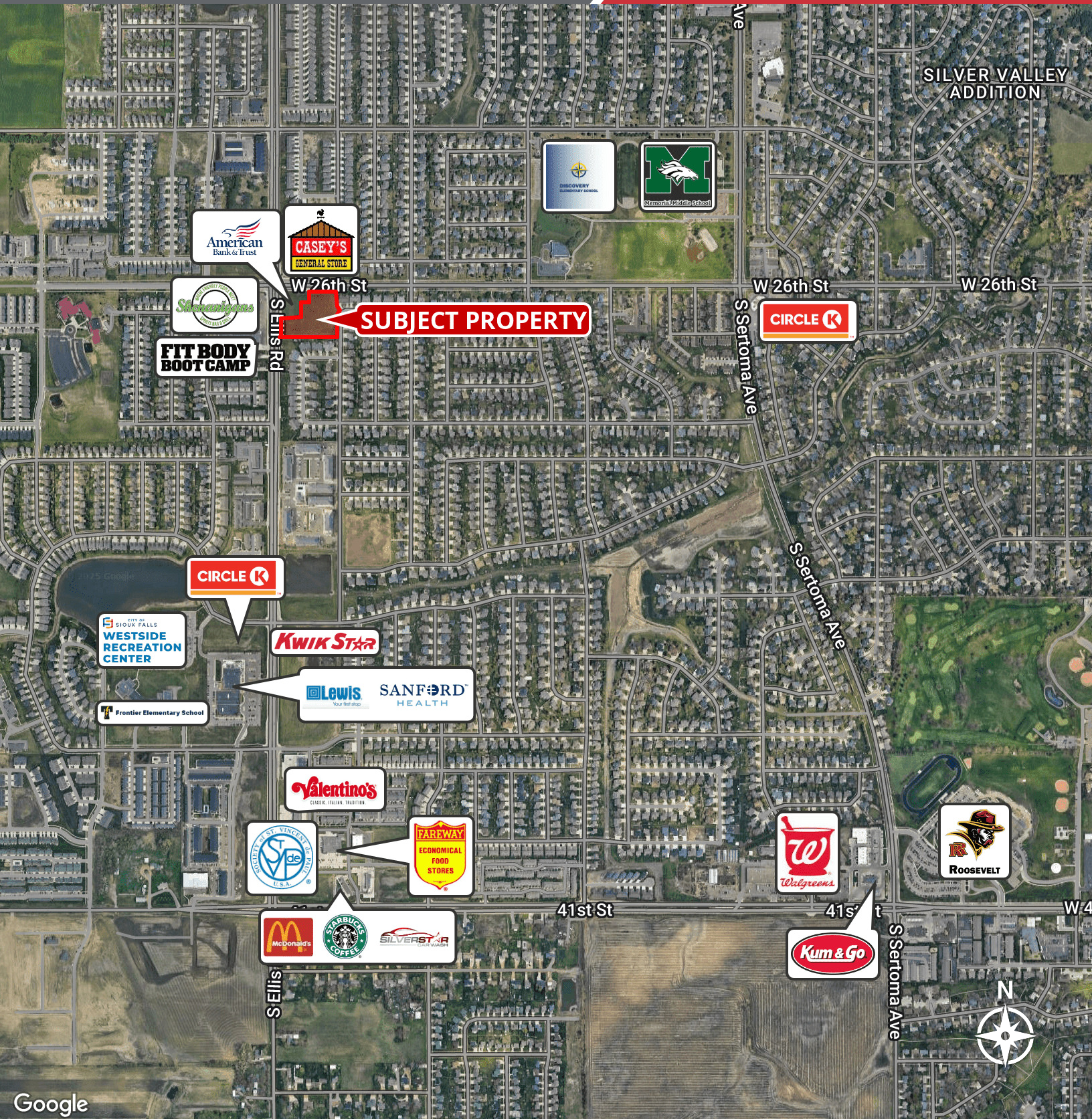


# AERIAL

26TH & ELLIS COMMERCIAL LAND  
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# FOR SALE

Land



Google