



MAPLE DEVELOPMENT LAND

SIX MILE ROAD + MAPLE STREET

DEVELOPMENT LAND NEAR VETERANS PARKWAY

1901 North Six Mile Road | Sioux Falls, SD 57110

TARGET Walmart MENARDS Lewis SANFORD

WILLOW RUN
ARBOR'S EDGE

Pine Lake Hills



SIZE

116.96 acres



PRICE

\$34,000 per acre



LOCATION

SW corner of Six Mile Road and Maple Street in NE Sioux Falls.



ZONING

Currently zoned AG-Agricultural



DEVELOPMENT

Property is reflected in City of Sioux Falls' Comprehensive Development Plan as Tier 3. Contact Broker for additional details.



SURROUNDING AREA

Pine Lake Hills, Arbor's Edge, Dawley Farm Village, Foss Fields, Canterbury Village, The Sanctuary, Willow Ridge, Willow's Edge, Willow Run

Information deemed reliable but not guaranteed.

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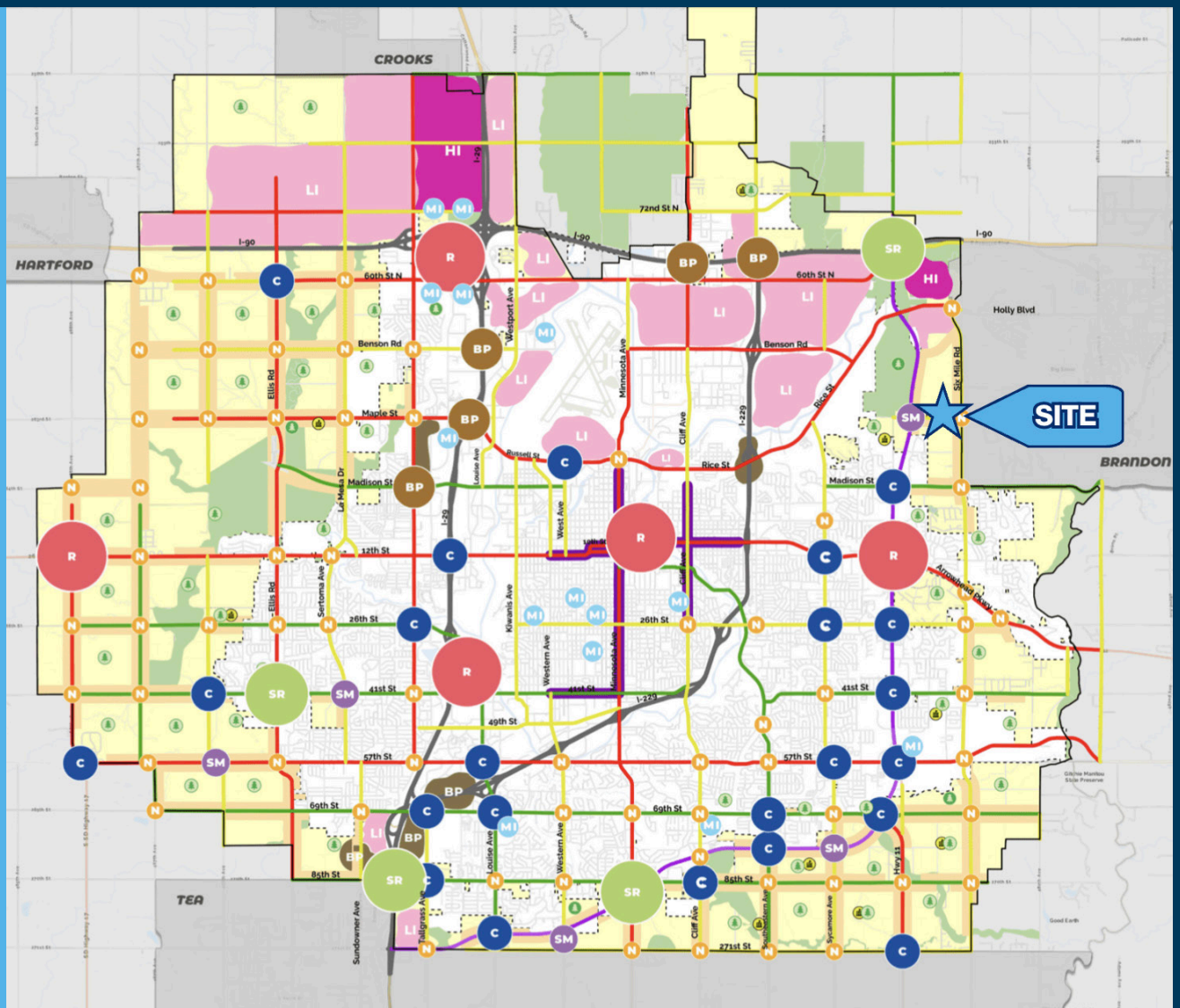
AREA MAP



PARCEL MAP



CITY OF SIOUX FALLS COMPREHENSIVE PLAN



LEGEND

- Sioux Falls City Limits
- Planning Boundary
- Neighboring Community Growth Areas

Arterial Type

- Interstate
- Regional Arterial
- Type 1 (Access at 1/4-mile)
- Type 2 (Access at 660 feet)
- Type 3 (Access at 330 feet)

Employment Centers

- Regional
- Sub-Regional
- Community

- Neighborhood
- Business Park
- Major Institution
- Suburban Mixed-Use
- Heavy Industrial
- Light Industrial
- Low-Density Residential
- Large Drainageway or Green Space
- Moderate Density Residential
- Large Park
- Small Park
- Schools

SITE OVERVIEW



Pine Lake Hills



NORTH SIX MILE ROAD

EAST MAPLE STREET

