

WALMART TRACT 1
SIOUX FALLS, SD

AVAILABLE FOR LEASE OR SALE
TYPE



PROPERTY DESCRIPTION

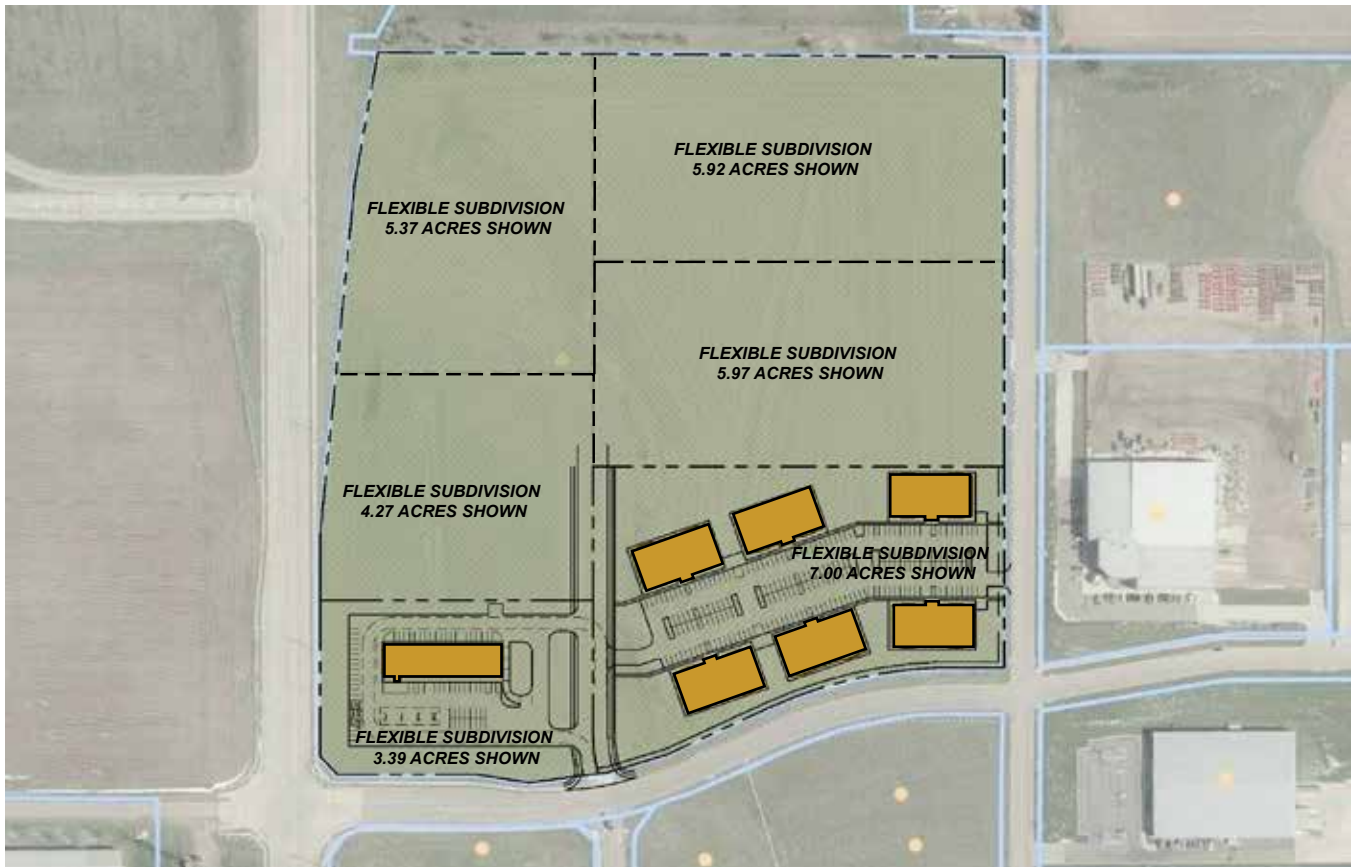
Zoning: C-4 District
RE-3 Form
(may vary)

Acreage: 31.920 Acres
Lot Area: 1,390,433 SF

- Only available lot next to North Walmart location. Frontage for Walmart side and for Marion Road/I-90 Interstate available.
- Fantastic site for small to large commercial development.

- Significant expansion in residential, commercial, industrial development in the neighborhood.
- Close to newly built Amazon Warehouse. Over 3 million square feet and several large operators in the neighborhood.
- Close to I-90 and I-29 Exit.
- Seller may consider subdividing to smaller lots.
- Owner is a licensed real estate broker with the State of South Dakota.

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CONCEPTUAL SITE PLAN

RETAIL CONCEPT (SW LOT)

Building Square Footage: 11,728 SF
Available Suites: 1 Total
Parking Shown: 59 Spaces
SUITE 1 - 11,728 SF (AVAILABLE)

OFFICE PARK CONCEPT (SE LOT)

Building Square Footage: 62,496 SF
Available Suites: 6 Total
Parking Shown: 209 Spaces
SUITE 1-6: 10,416 SF (ea.) (AVAILABLE)

Contact Broker
Vick Patel
Office: 605.610.6866
Cell: 605.376.3183

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