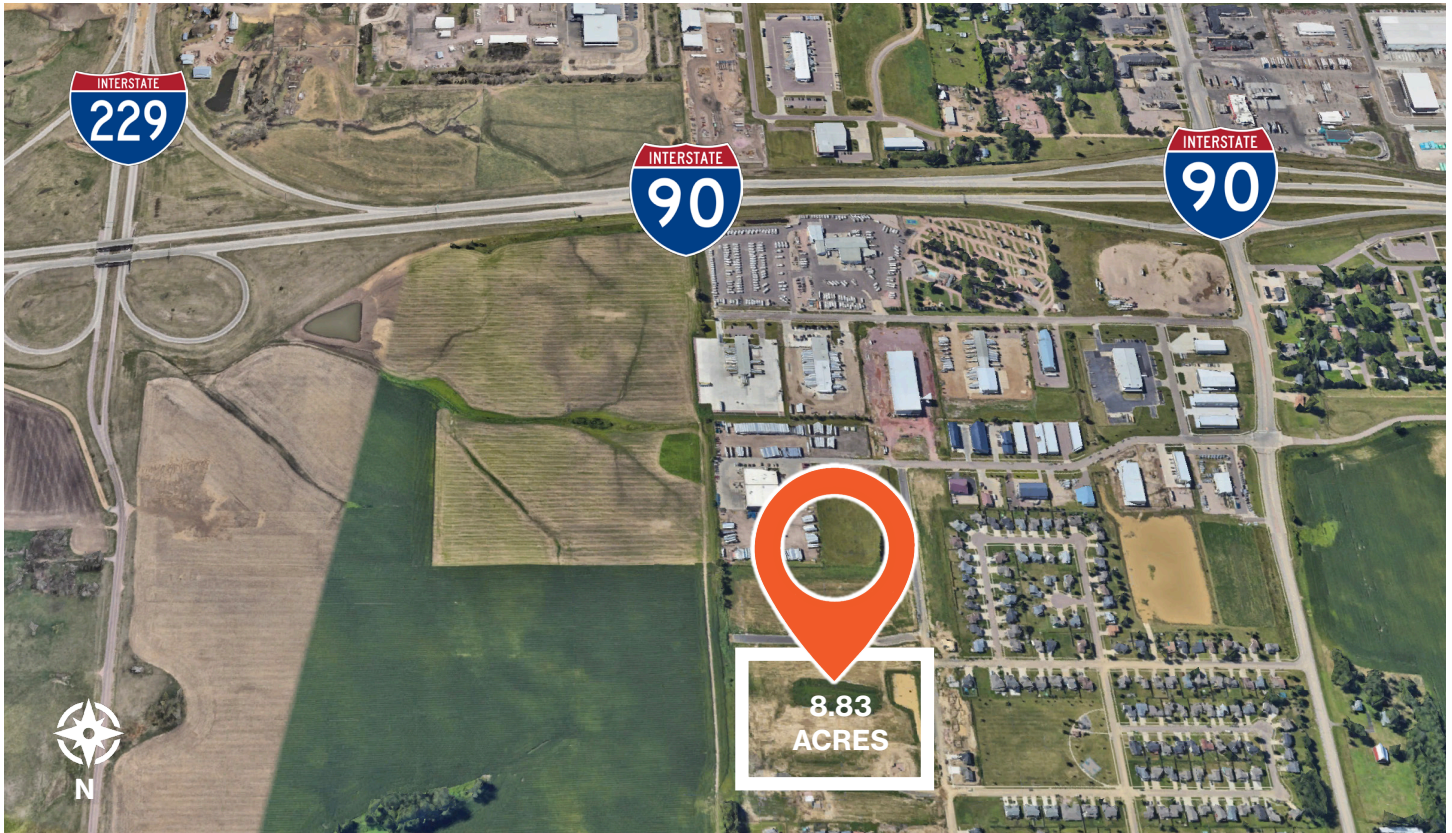


# FOR SALE

## Granite Valley Land

FULLY IMPROVED, BUILD-READY LAND

6000 North Seubert Avenue | Sioux Falls, SD 57104



### SIZE

384,665 +/- sqft  
8.83 +/- acres



### PRICE

\$3.85 psf



### LOCATION

North Sioux Falls development with easy access to I-90 and I-229.



### SCHOOL

Brandon-Valley School District



### ZONING

RA2 - Multifamily moderate density



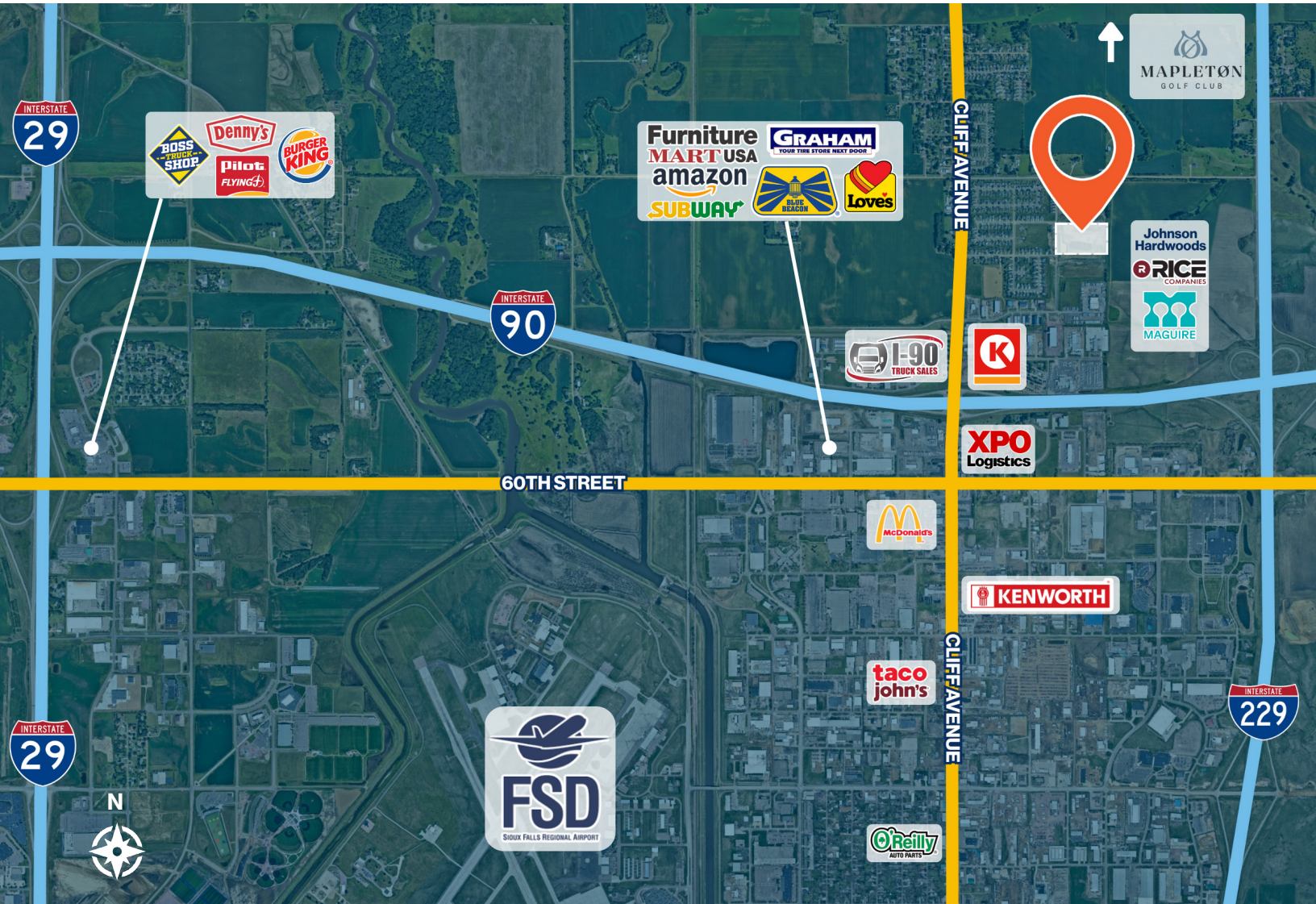
### AREA TENANTS

Granite Valley Park, Mapelton Golf Club, Walmart, Love's Travel Stop, Burger King, Arby's, Circle K, Get N Go, McDonald's, Sioux Falls Regional Airport

Information deemed reliable, but not guaranteed.

FOR  
SALE

Area Map  
Granite Valley Land



# FOR SALE

# Conceptual Plan 1 Granite Valley Land



**PROPERTY INFO:**  
 ZONING INFO:  
 SINGLE FAMILY = 8.08± ACRES  
 LOT INFO:  
 SINGLE-FAMILY LOTS = 32  
 STREETS INFO:  
 60' ROW W/ 33' BF-BF = 942 LF

**GRANITE VALLEY ADDITION**  
 PRELIMINARY SUBDIVISION LAYOUT  
 SIOUX FALLS, SOUTH DAKOTA

REVISIONS	
NO.	DATE
REVISION 1	DATE
REVISION 2	DATE
REVISION 3	DATE
REVISION 4	DATE
REVISION 5	DATE

**SUBDIVISION LAYOUT - CONCEPT A**

DESIGNED BY: J.C. COLE  
 CHECKED BY: J.C. COLE  
 APPROVED BY: J.C. COLE  
 DATE: 11/13/2020

**ISA**  
 SHEET NO. **A**



# FOR SALE

# Conceptual Plan 2 Granite Valley Land



**PROPERTY INFO:**  
 ZONING INFO:  
 SINGLE FAMILY = 8.08± ACRES  
 LOT INFO:  
 SINGLE-FAMILY LOTS = 39  
 STREETS INFO:  
 60' ROW W/ 33' BF-BF = 942 LF

**GRANITE VALLEY ADDITION**  
 PRELIMINARY SUBDIVISION LAYOUT  
 SIOUX FALLS, SOUTH DAKOTA

REVISIONS	
REVISION	DATE
REVISION 1:	DATE:
REVISION 2:	DATE:
REVISION 3:	DATE:
REVISION 4:	DATE:
REVISION 5:	DATE:

**SUBDIVISION LAYOUT - CONCEPT B**

DESIGNED BY: [Name]  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 APPROVED BY: [Name]  
 DATE: [Date]

ISSUED BY: [Name]  
 DATE: [Date]

**ISA**  
 INDEPENDENT SURVEYING ASSOCIATION

SHEET NO. **B**

# FOR SALE

# Conceptual Plan 3 Granite Valley Land



**FOR  
SALE**

*Parcel Map*  
**Granite Valley Land**

