



HAZELTINE LAND

SIOUX FALLS, SD

Northwest Corner of Marion Road & Benson Road
Sioux Falls, SD 57107



SIZE

1.16 - 11.51 acres
(subdividable)



PRICE

\$8.00 - \$12.00 psf
See page 3 and 4 for details.



LOCATION

Northwest corner of Marion Road
and Benson Road in Sioux Falls, SD.



ZONING

PO-PUD



TRAFFIC

Benson Road: 8,800 vpd
Marion Road: 8,800 vpd



AREA TENANTS

Southeast Technical Institute,
University of South Dakota Community
College, Sanford Pentagon, Great
Shots, Fleet Farm, Walmart, Casey's,
Starbucks, Jimmy John's

Information deemed reliable but not guaranteed.



VBCLINK.COM

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Sioux Falls, South Dakota 57106

MIKE
VAN BUSKIRK

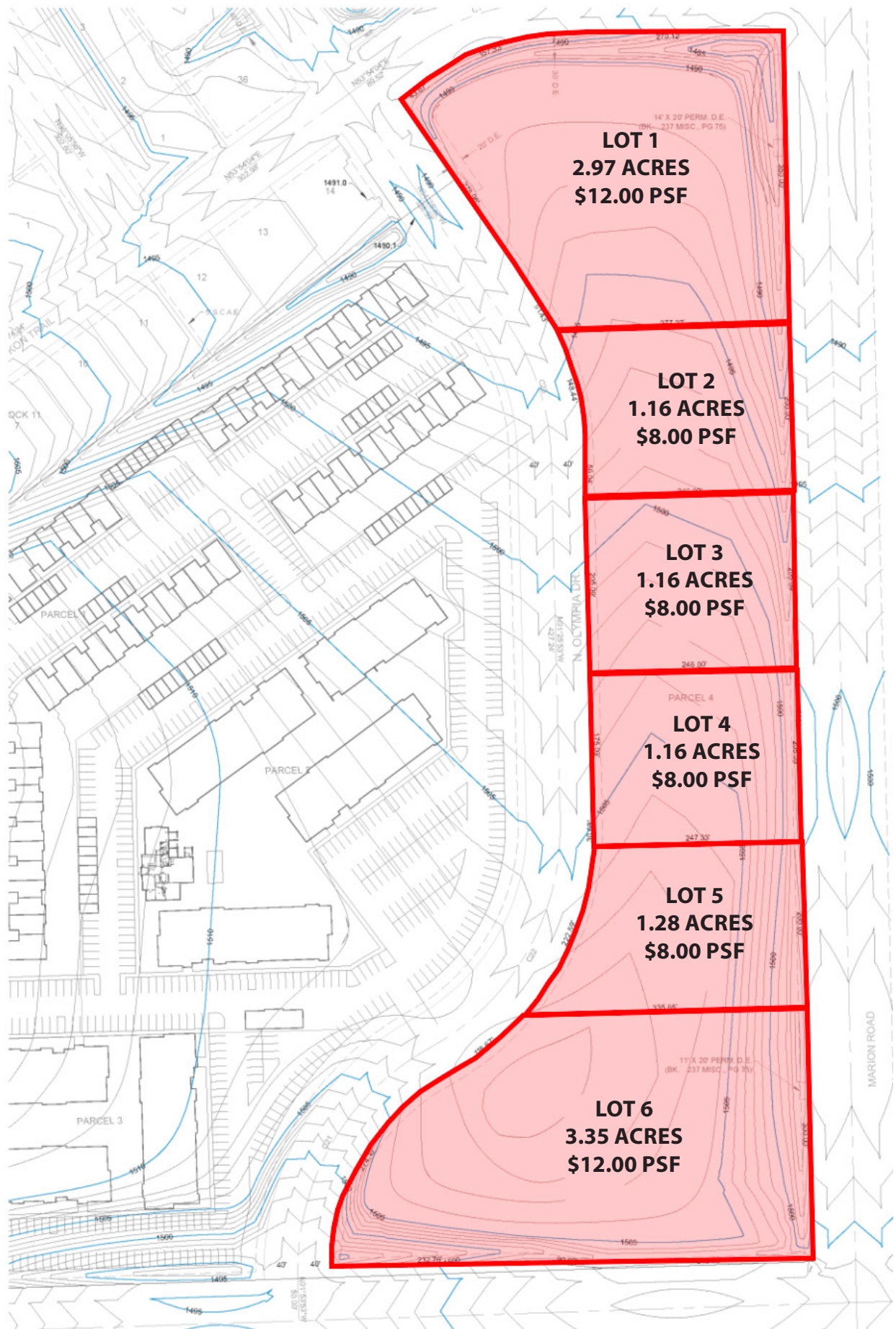
605.366.0936

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AREA MAP



SITE PLAN + PRICING



The map displays a residential development with the following details:

- Block 1 (SOLD):** 314,457 SF, 7.22 Ac. ±. Located in the center-left.
- Block 11 (SOLD):** 272,893 SF, 6.26 Ac. ±. Located in the center-right.
- Block 2:** Located to the north of Block 1.
- Block 3:** Located to the north of Block 2.
- Block 1A:** 7,908 SF. Located to the west of Block 1.
- Streets:** Yukon Trail, Olympia Trail, W Benson Road, and Marion Road.
- Other Features:**
 - Parcel 4:** 501,397 SF, 11.51 Ac. ±. Commercial/Office/Residential for sale.
 - Olympia Trail Phase 1 Construction:** Located to the east of Block 11.
 - Olympia Trail Phase 2 Construction:** Located to the south of Block 11.



PARCEL MAP

