



81 GARDENS LOT

81ST + MINNESOTA

FOR SALE OR BUILD-TO-SUIT

7201 South Lyncrest Place | Sioux Falls, SD 57108



SIZE

1.14 acres



PRICE

Sale: \$20.00 psf

Build-To-Suit: Contact Broker



LOCATION

The 81 Gardens development is located on the NW corner of 81st Street and Minnesota Avenue, a Walmart-anchored corridor.



TRAFFIC

20,000 vpd



ZONING

C-2 Commercial (ideal site for office or commercial project)



AREA TENANTS

Walmart, Luther Automotive, ALDI, Jersey Mike's Subs, Nekter Juice Bar, Starbucks, McDonald's, Scooter's Coffee, Pizza Hut, Circle K, OrangeTheory, Little Caesars, Silverstar Car Wash

Co-Listed with Raquel Blount of Lloyd Companies.
Information deemed reliable but not guaranteed.



VanBuskirkCo.com

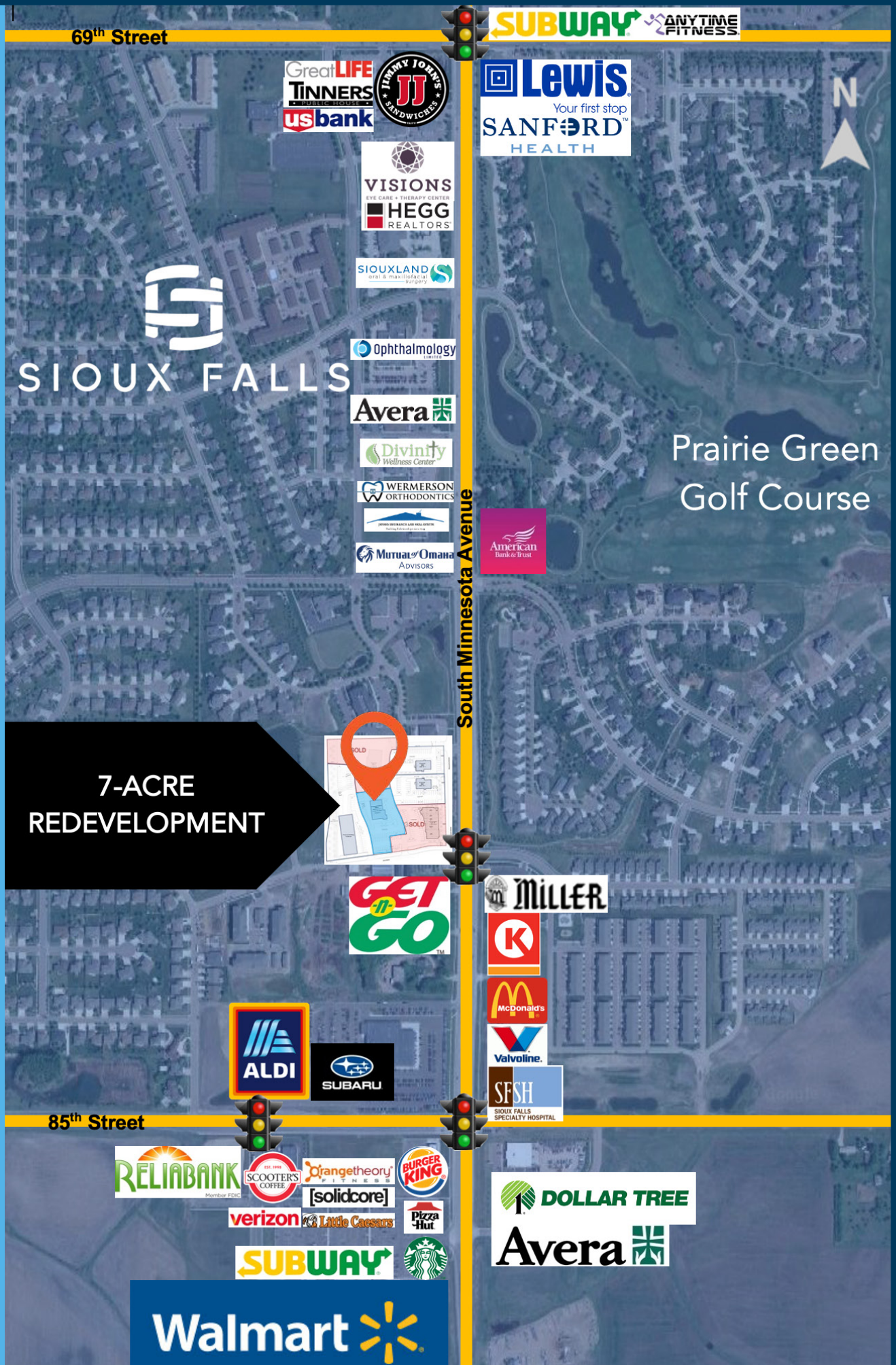
2571 Westlake Drive #100
Sioux Falls, South Dakota 57106



605.376.0127

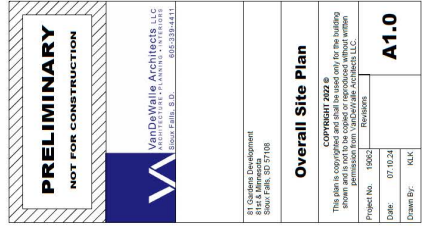
ryan@vanbuskirkco.com

AREA MAP



LEGAL DESCRIPTION:		PROJECT DATA		SITE AREA (ENTIRE SITE)		SITE DENSITY (ENTIRE SITE)	
1	OCCUPANCY GROUP:	CO-1	REAR	1	1	1	1
2	FORM:	REAR		2	2	2	2
3	REQUIRED YARDS:	REAR		3	3	3	3
4	FRONT			4	4	4	4
5	REAR			5	5	5	5
6	SIDE			6	6	6	6
7	REAR			7	7	7	7
8	FLOOR AREA:			8	8	8	8
9	SEE UNIT PLANS			9	9	9	9
10				10	10	10	10
11				11	11	11	11
12				12	12	12	12
13				13	13	13	13
14				14	14	14	14
15				15	15	15	15
16				16	16	16	16
17				17	17	17	17
18				18	18	18	18
19				19	19	19	19
20				20	20	20	20
21				21	21	21	21
22				22	22	22	22
23				23	23	23	23
24				24	24	24	24
25				25	25	25	25
26				26	26	26	26
27				27	27	27	27
28				28	28	28	28
29				29	29	29	29
30				30	30	30	30
31				31	31	31	31
32				32	32	32	32
33				33	33	33	33
34				34	34	34	34
35				35	35	35	35
36				36	36	36	36
37				37	37	37	37
38				38	38	38	38
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44				44	44	44	44
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47				47	47	47	47
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57				57	57	57	57
58				58	58	58	58
59				59	59	59	59
60				60	60	60	60
61				61	61	61	61
62				62	62	62	62
63				63	63	63	63
64				64	64	64	64
65				65	65	65	6

The site plan shows a proposed development with several lots and parking areas. Lot A is a large rectangular lot on the left. Lot B1 is a smaller lot above Lot A. Lot B2 is a lot to the right of Lot B1. Lot B3 is a lot to the right of Lot B2. Lot C is a lot below Lot B3. Lot D is a lot to the right of Lot C. The plan includes parking spaces, a building footprint, and a road layout.



SITE OVERVIEW

