



HARVEST CREEK

57th + Highway 100

STRIP MALL LAND FOR SALE

5020 South Rateliff Avenue | Sioux Falls, SD 57110



SIZE

1.48 acres
(64,519 sqft)



PRICE

\$15.50 psf



LOCATION

Located in the new Harvest Creek retail development, near 57th Street and Veterans Parkway.



ZONING

C-2 Commercial



TRAFFIC

57th Street: 13,400 vpd
Veterans Parkway: 17,300 vpd



AREA TENANTS

Ace Hardware, Dollar Tree, Dairy Queen, Circle K, Harmodon Park, Barrel House, B&G Milky Way, Get-N-Go, Sport Games, and more!

Information deemed reliable but not guaranteed.



VanBuskirkCo.com

605.361.8211

2571 Westlake Drive #100
Sioux Falls, South Dakota 57106

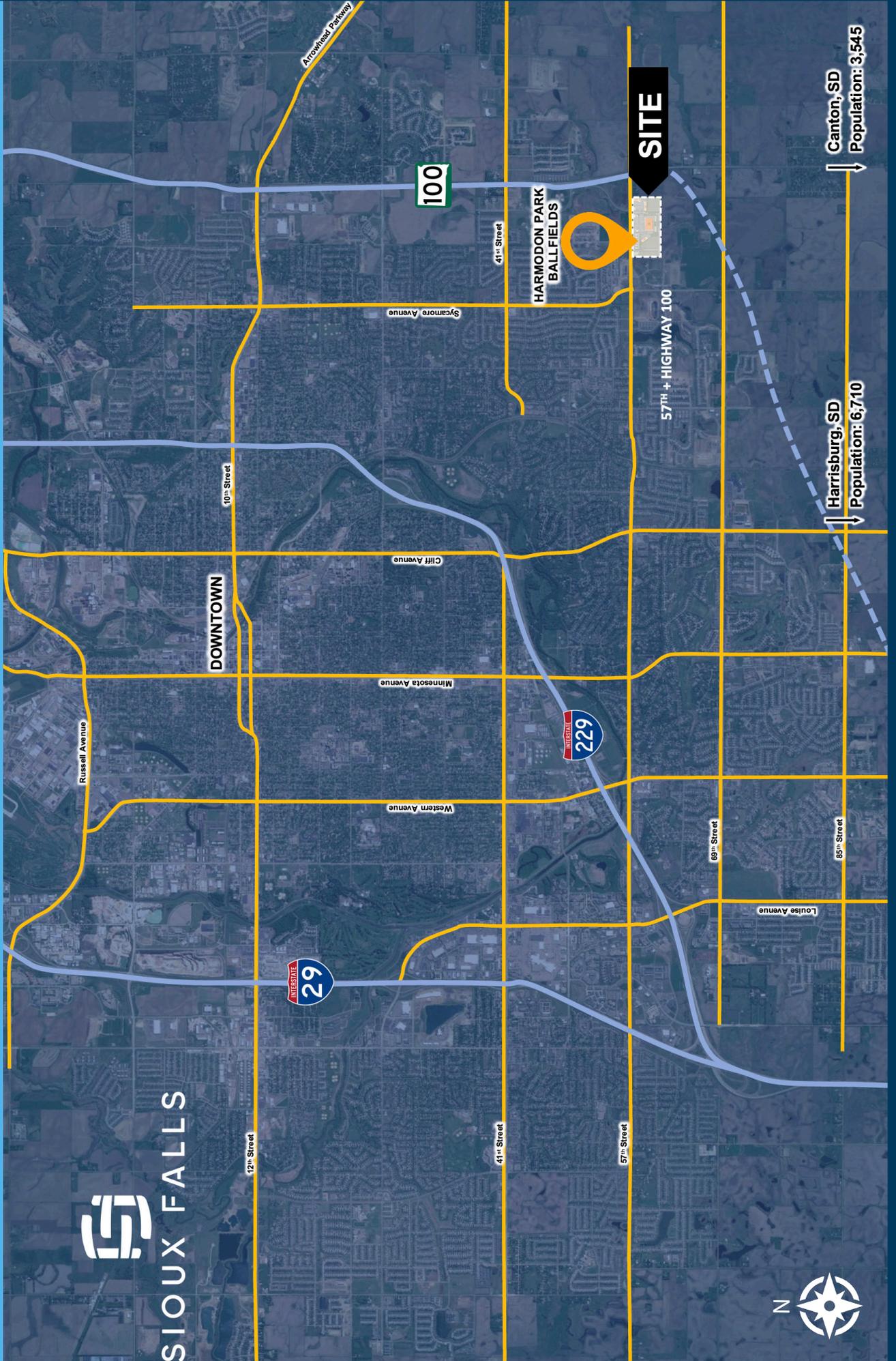


605.376.0127
ryan@vanbuskirkco.com

CITY MAP



SIoux FALLS



Canton, SD
Population: 3,545

Harrisburg, SD
Population: 6,710

SITE

HARMODON PARK
BALLFIELDS

100

229

29

DOWNTOWN

Russell Avenue

10th Street

12th Street

Minnesota Avenue

Cliff Avenue

41st Street

41st Street

57th Street

57th + HIGHWAY 100

69th Street

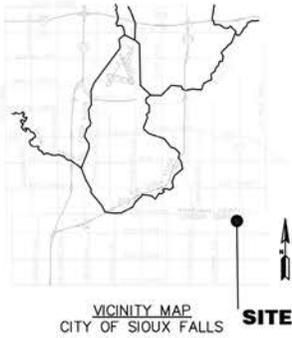
85th Street

Arrowhead Parkway

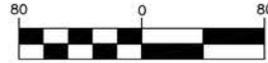
SITE OVERVIEW



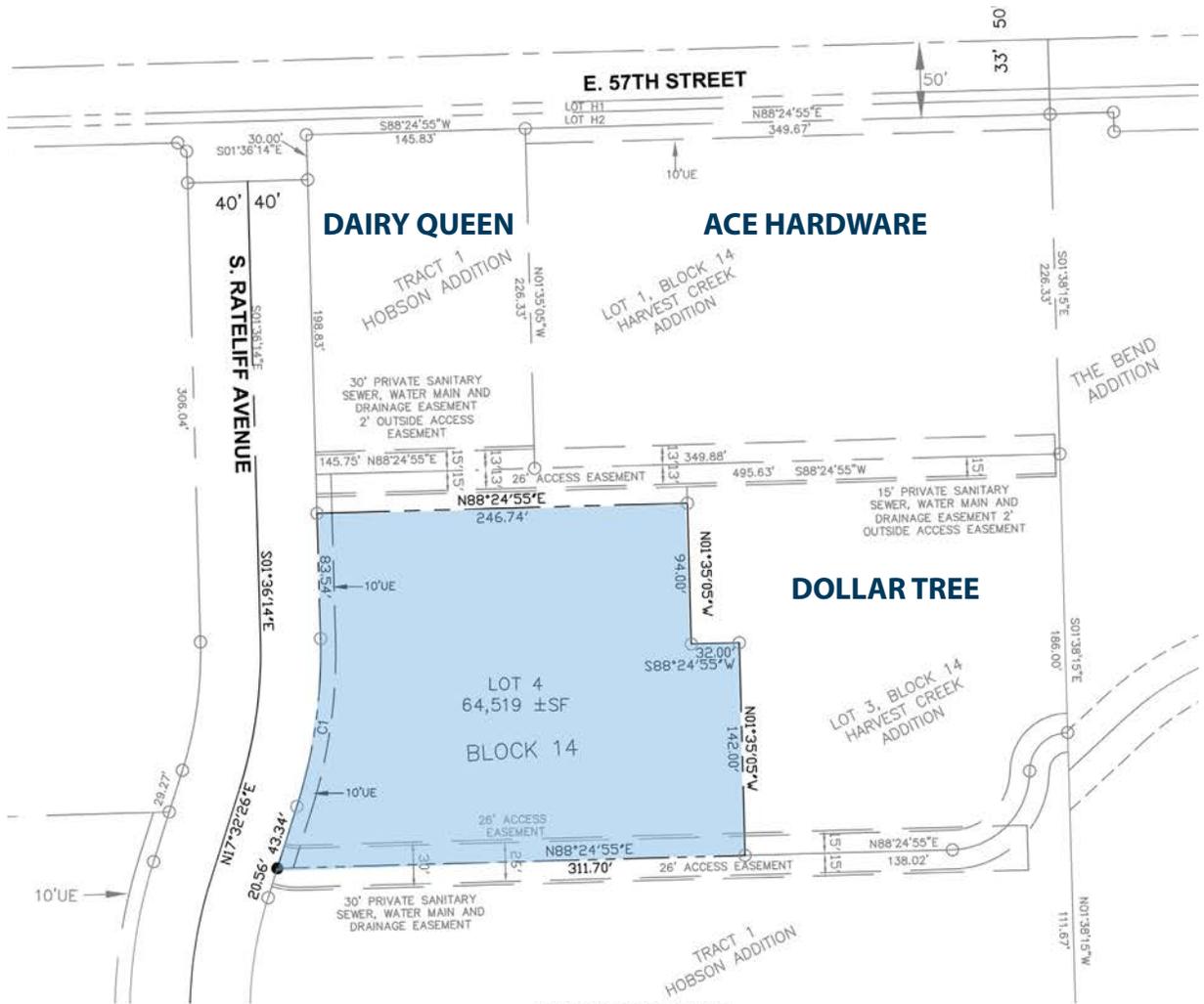
**PLAT OF
LOT 4, BLOCK 14
HARVEST CREEK ADDITION
TO THE CITY OF SIOUX FALLS,
LINCOLN COUNTY, SOUTH DAKOTA**



- = FOUND IRON PIN
- = SET PIN W/CAP #6972
- 10'UE — = 10' UTILITY EASEMENT (ADJACENT TO ALL FRONT PROPERTY LINES)



CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD DISTANCE	ARC LENGTH
C1	19°08'40"	340.00'	57.34'	N07°58'06"E	113.08'	113.61'



SURVEYOR'S CERTIFICATE

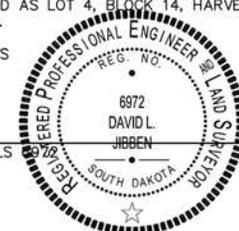
I, DAVID L. JIBBEN, OF DESIGN AND DEVELOP ENGINEERING, LLC., A REGISTERED LAND SURVEYOR IN THE STATE OF SOUTH DAKOTA, DO HEREBY CERTIFY THAT I DID, ON OR BEFORE JANUARY 11, 2023 SURVEY A PORTION OF TRACT 1 OF HOBSON'S ADDITION, AN ADDITION IN THE EAST HALF OF SECTION 8, TOWNSHIP 100 NORTH, RANGE 49 WEST OF THE 5TH PRINCIPAL MERIDIAN, SIOUX FALLS, LINCOLN COUNTY, SOUTH DAKOTA, AS SHOWN ON THE ABOVE PLAT. THAT PORTION OF LAND SHALL HEREAFTER BE KNOWN AND DESCRIBED AS LOT 4, BLOCK 14, HARVEST CREEK ADDITION TO THE CITY OF SIOUX FALLS, LINCOLN COUNTY, SOUTH DAKOTA CONTAINING 1.48± ACRES.

I FURTHER CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE ABOVE PLAT CORRECTLY REPRESENTS THE SAME, IS TRUE AND CORRECT AND THAT IT WAS MADE UNDER MY DIRECT SUPERVISION.

DATED THIS _____ DAY OF _____, 20____.

PREPARED BY: DESIGN AND DEVELOP ENGINEERING, LLC
600 LAKEVIEW CIRCLE
TEA, SD 57064
PHONE: (605) 214-1693

DAVID L. JIBBEN, RLS



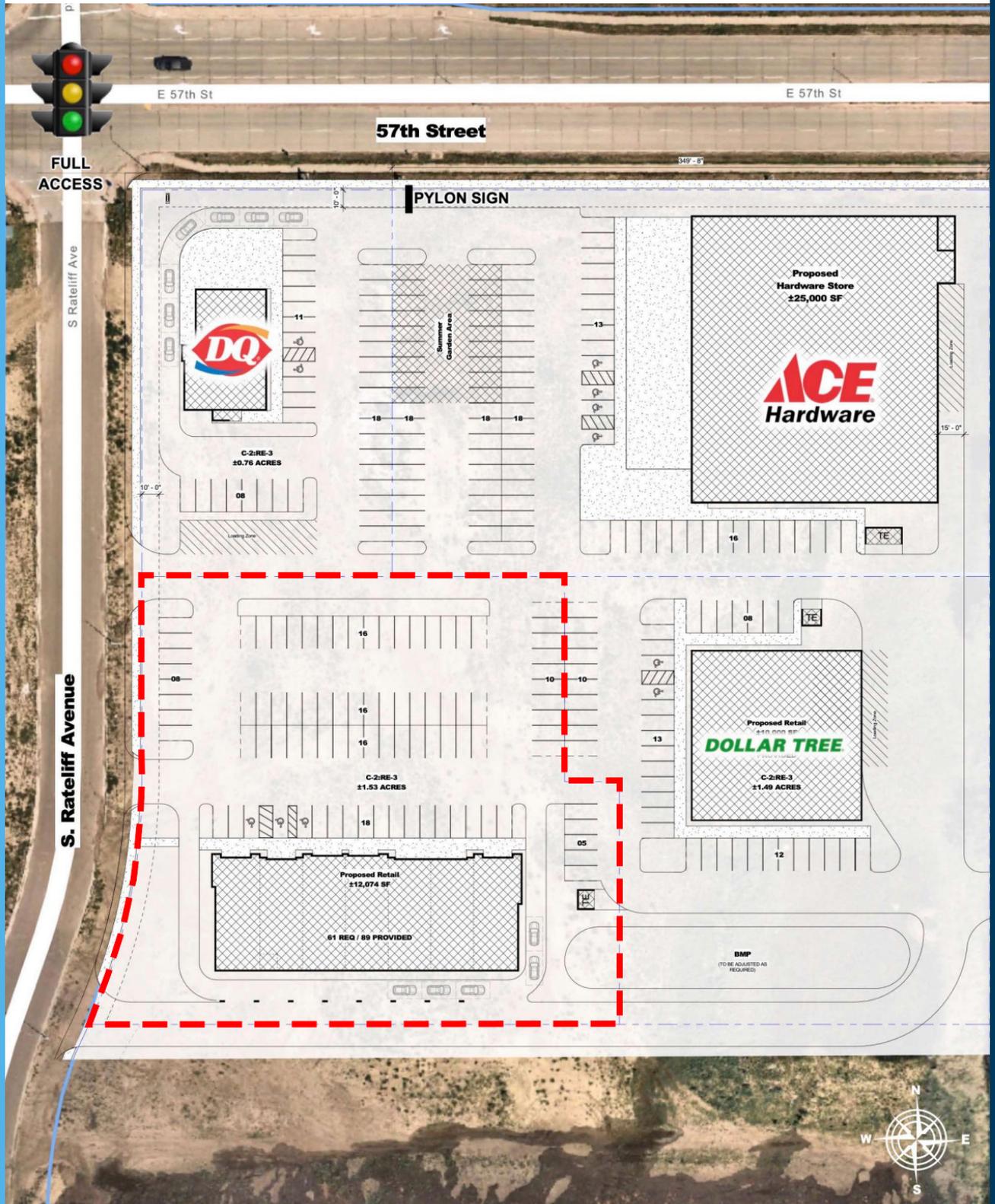
PLAT



HARVEST CREEK

57th + Highway 100

SITE PLAN



CONCEPTUAL FLOOR PLAN

