




ENCORE PARK

LAND FOR SALE



 TBD
Brandon, SD 57005

 1.22 - 39.4 Acres +/-

 \$4.50 - \$9.00 PSF

LOCATION

Located on the northeast corner of West Holly Boulevard and Lancer Avenue and half a mile from Veterans Parkway

DESCRIPTION

- Nearby neighbors include: Fareway Grocery Store, Hegg Modular, Bob's Water Service, Contractor shops, and multi-family.
- Rail available along all Block 2 lots as well as Lot 2, Block 3
- Storage/shop condo's options are limited
- Block 1 & 2 north of the rail can be combined for approximate 39 acres +/-
- Just five miles east of Sioux Falls, Brandon is a tremendous suburb-like area to live/work in, with highly rated schools, with a growing business development. With a population of 10,030, many individuals here enjoy the comfort of living/working outside of the bigger city of Sioux Falls.
- Sellers are licensed real estate brokers in the state of South Dakota
- Contact Broker for additional information

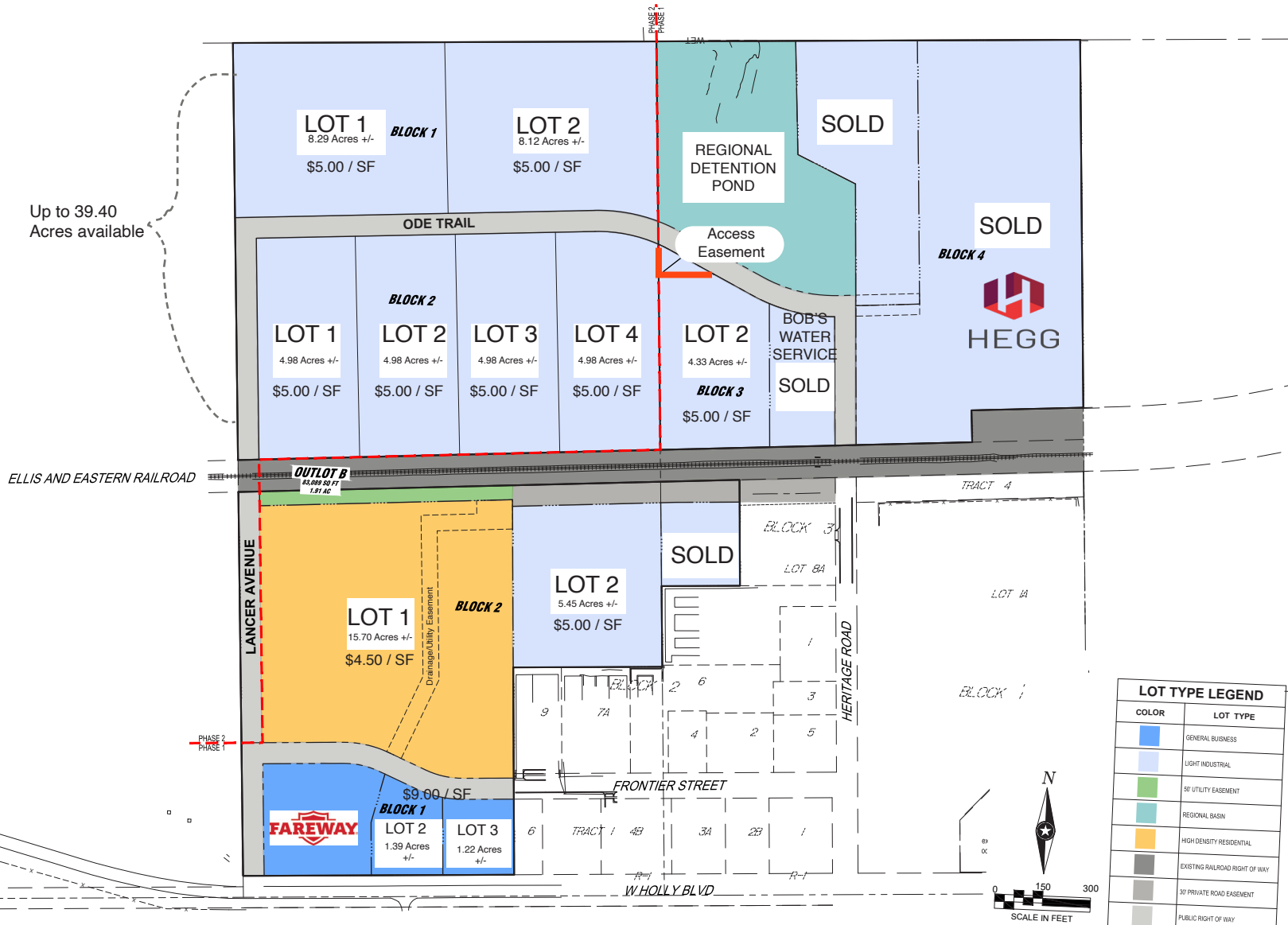
KRISTEN ZUEGER SIOR | 605.376.1903 | kristen.zueger@lloydcompanies.com

150 E. 4th Place Suite 600, Sioux Falls, SD 57104 | 605.323.2820

Find out more at LloydCompanies.com | Information deemed reliable, but not guaranteed.

SITE PLAN

Concept only; subject to change



LOT TYPE LEGEND	
COLOR	LOT TYPE
Blue	GENERAL BUSINESS
Light Blue	LIGHT INDUSTRIAL
Green	50' UTILITY EASEMENT
Teal	REGIONAL BASIN
Orange	HIGH DENSITY RESIDENTIAL
Grey	EXISTING RAILROAD RIGHT OF WAY
Light Grey	30' PRIVATE ROAD EASEMENT
White	PUBLIC RIGHT OF WAY

PHASE ONE

Land along Holly Boulevard:

Block 1
 Lot 1: Sold
 Lot 2: 1.39 Acres \$9.00 PSF
 Lot 3: 1.22 Acres \$9.00 PSF

Block 2
 Lot 1: 15.70 Acres \$4.50 PSF
 Lot 2: 5.45 Acres \$5.00 PSF (partially under contract)
 Lot 3: Sold

PHASE TWO

Land south of Ode Trail:

Block 2
 Lot 1: 4.98 Acres \$5.00 PSF
 Lot 2: 4.98 Acres \$5.00 PSF
 Lot 3: 4.98 Acres \$5.00 PSF
 Lot 4: 4.98 Acres \$5.00 PSF

Land north of Ode Trail:

Block 1
 Lot 1: 8.29 Acres \$5.00 PSF
 Lot 2: 8.12 Acres \$5.00 PSF

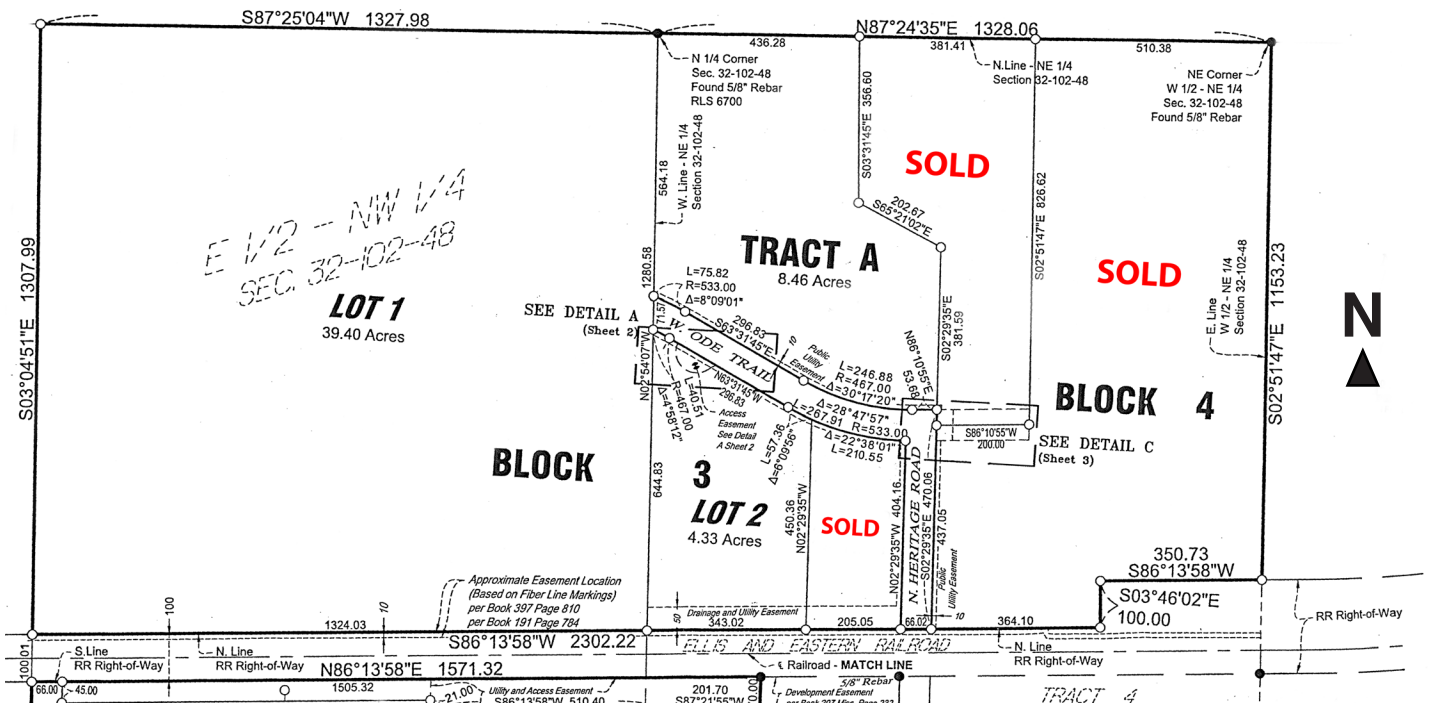
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SITE PLAN

PLAT OF
LOTS 1-3, BLOCK 1; LOTS 1-4, BLOCK 2; LOTS 1-3, BLOCK 3;
LOTS 1 AND 2, BLOCK 4 AND TRACT A, ENCORE PARK ADDITION
TO THE CITY OF BRANDON, MINNEHAHA COUNTY, SOUTH DAKOTA



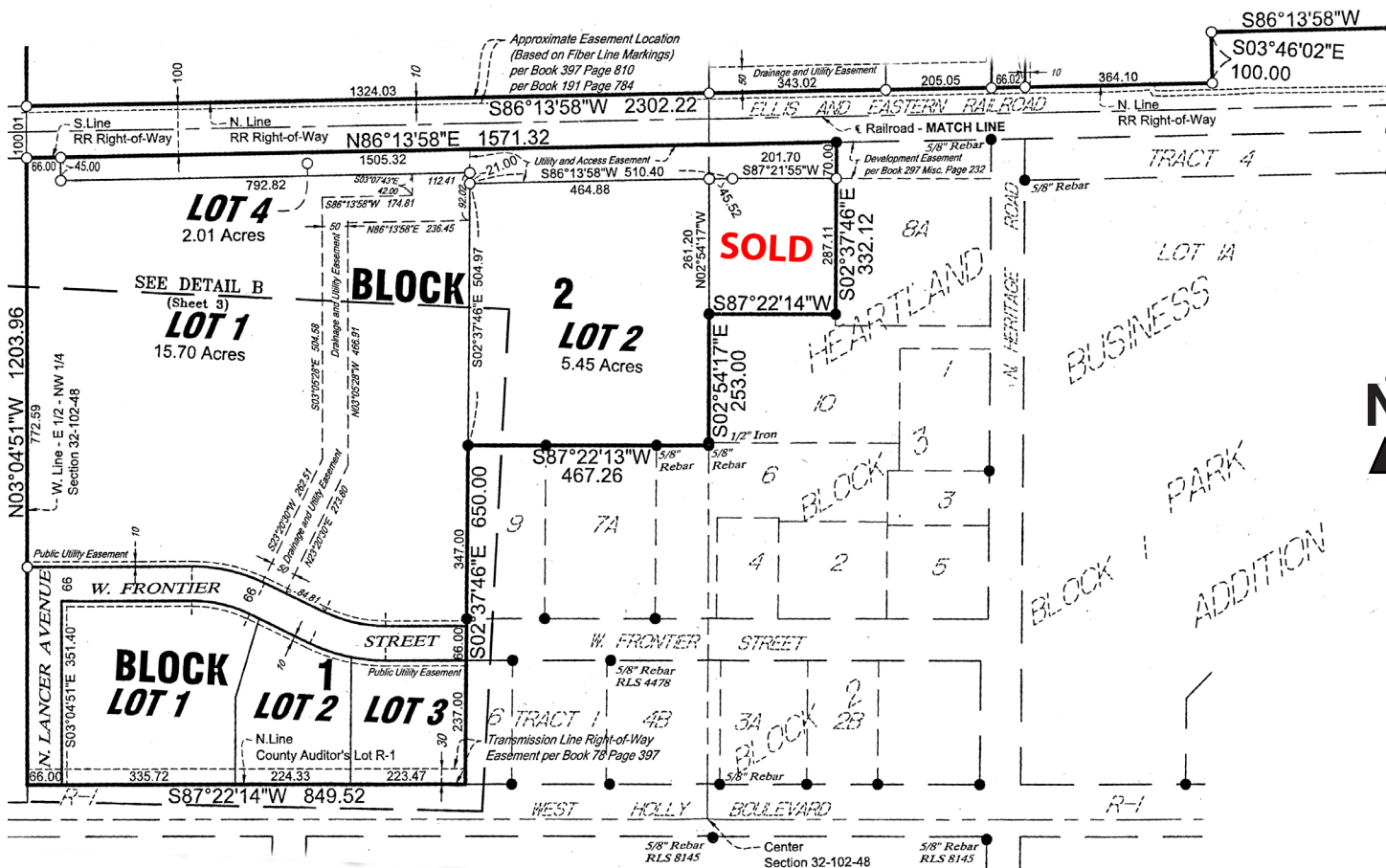
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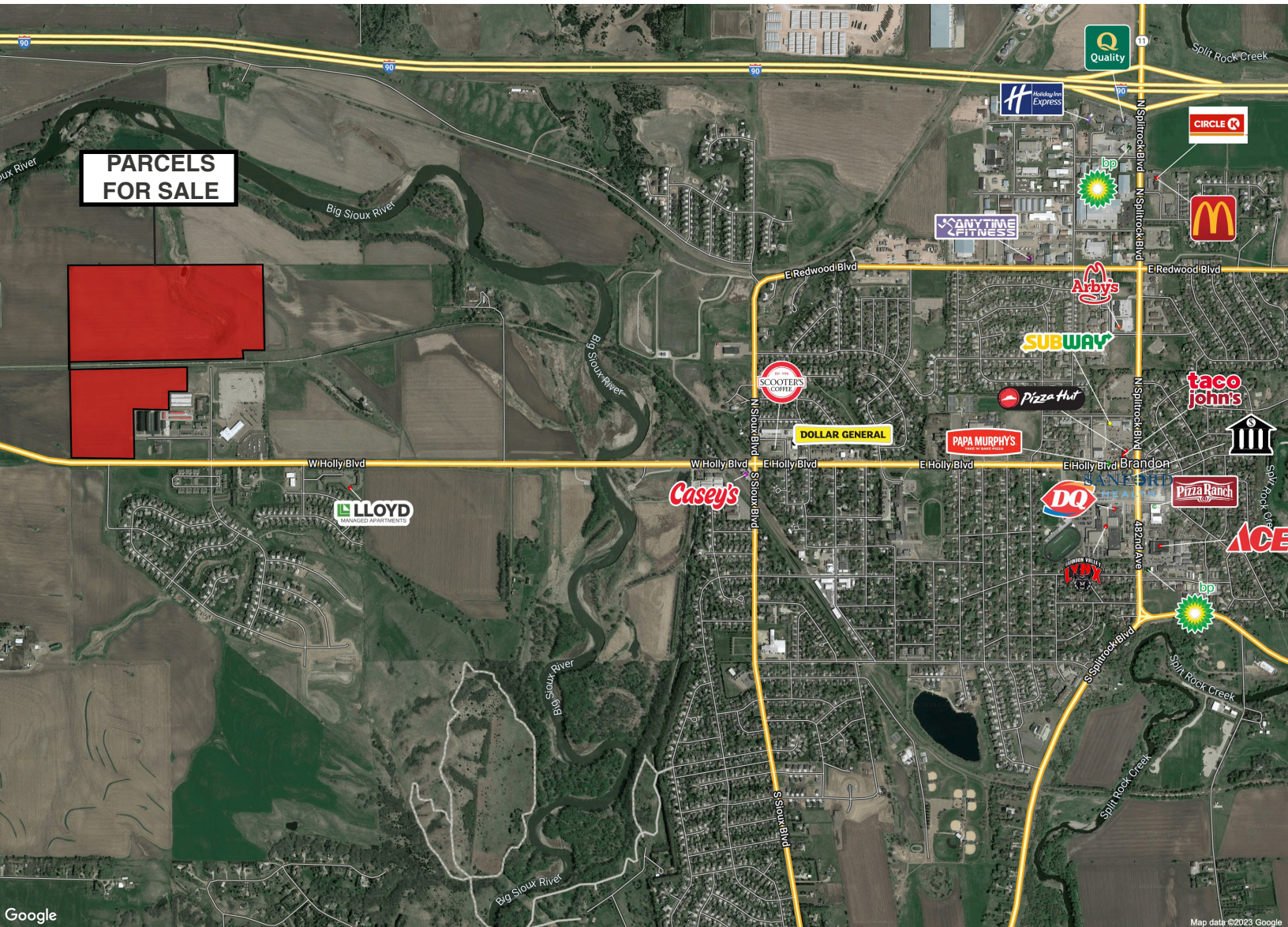


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AREA MAP



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