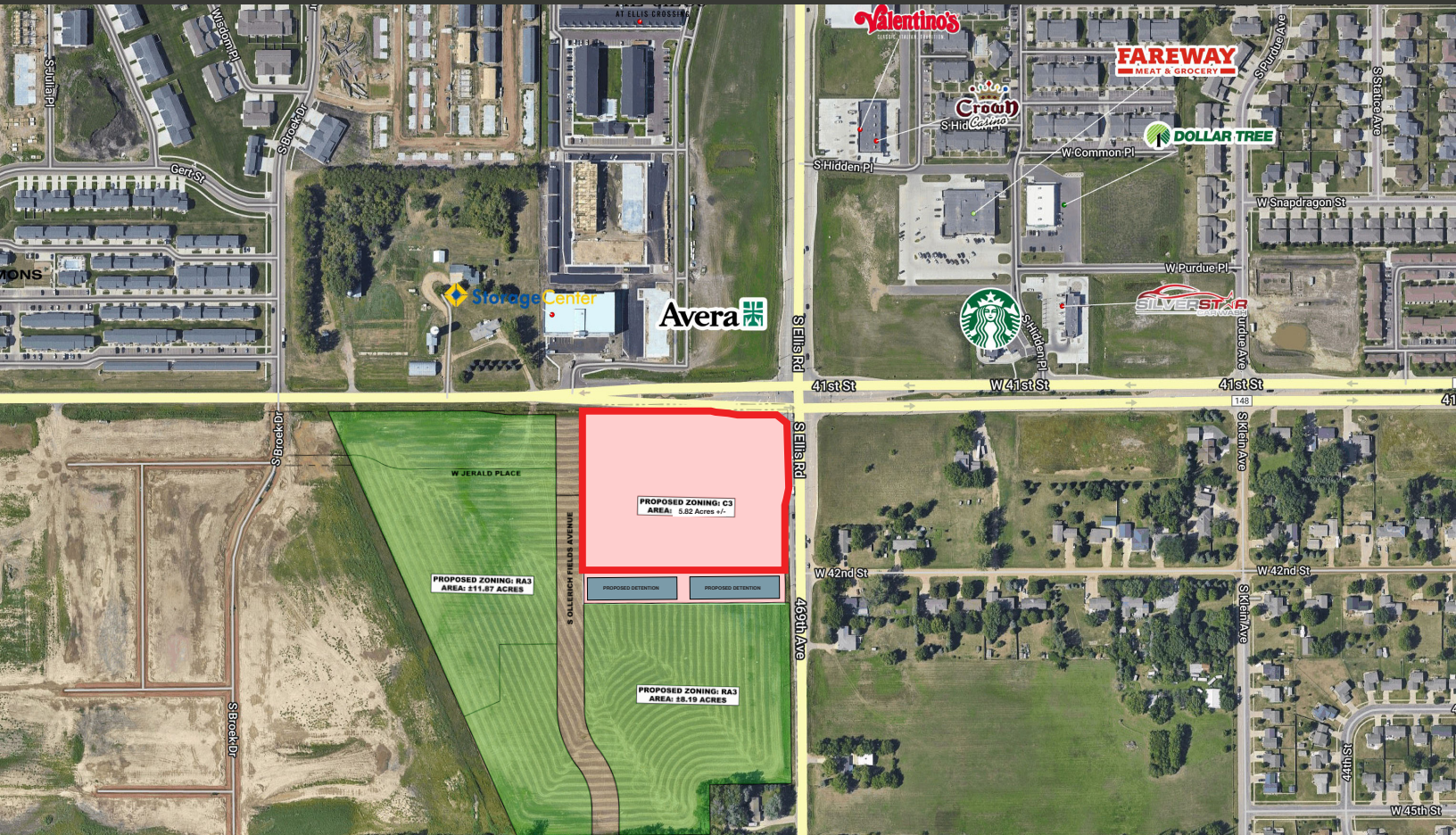



ELLIS CROSSING SOUTH

LAND FOR SALE



 **41st Street & Ellis Road**
Sioux Falls, SD 57106

 **5.82 Acres +/-**
(Subdividable)

 **\$16.00 / SF**

LOCATION

Fantastic opportunity to join the growing southwest side of Sioux Falls in an attractive location for businesses and residents alike, offering a range of amenities and opportunities for growth and development.

DESCRIPTION

- Significant expansion in residential development, with new housing subdivisions and apartment complexes popping up in recent years in this region
- Ellis Road frontage, the main corridor going north and south on the west side of Sioux Falls
- Seller may consider subdividing to smaller lots
- Contact Broker for additional information and for a copy of the development engineering plans
- Area neighbors include several rooftops, Sanford Clinic, St. Katharine Drexel Elementary, Discovery Elementary, Memorial Middle School, Tea Area Frontier Elementary, Silverstar Sanford Family Wellness, Lewis, Valentino's, Starbucks, Dollar Tree and Fareway

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JORDAN RIEFFENBERGER CCIM, SIOR | 605.275.4258 | jordan@lloydcompanies.com

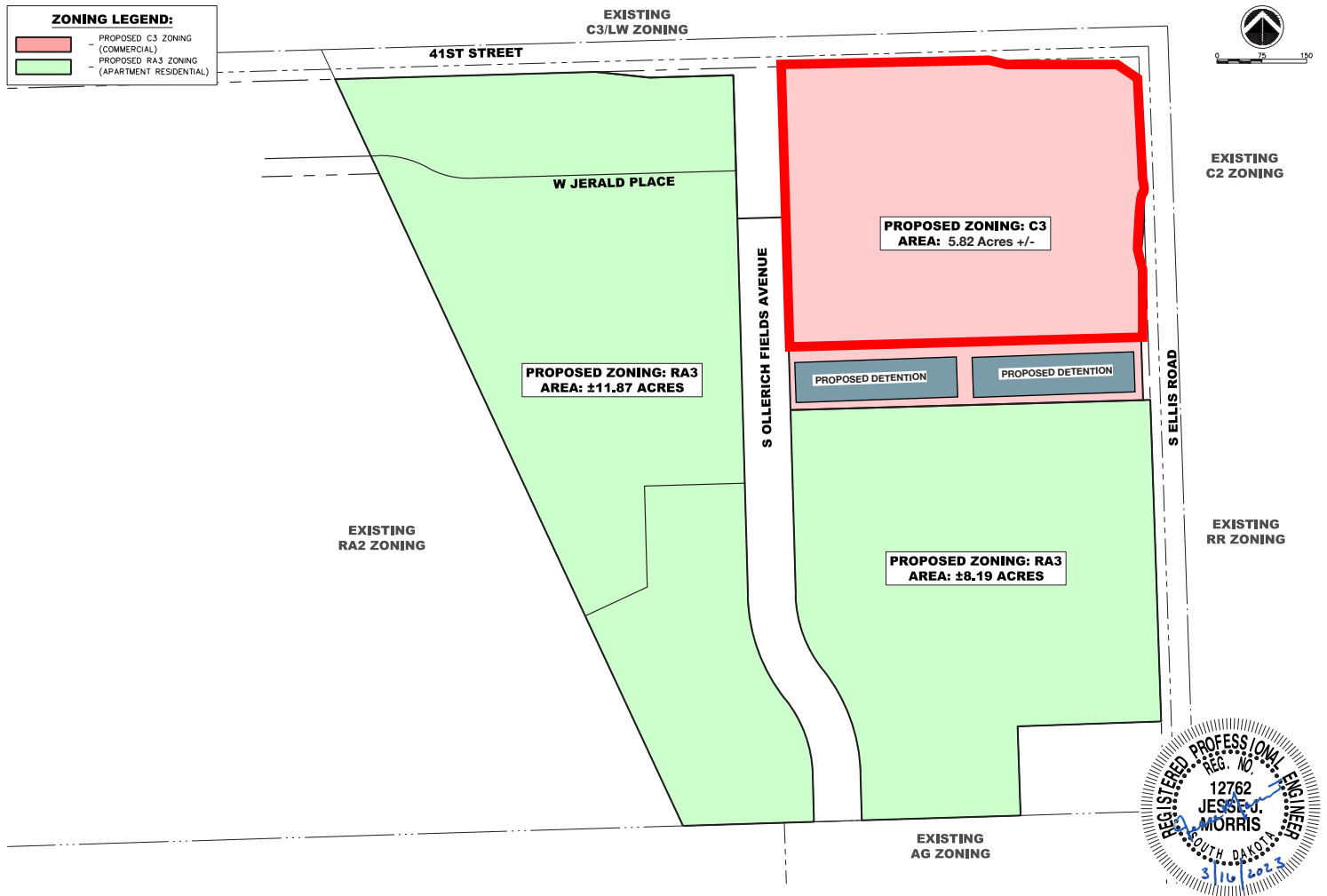
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ZONING

Concept only; subject to change



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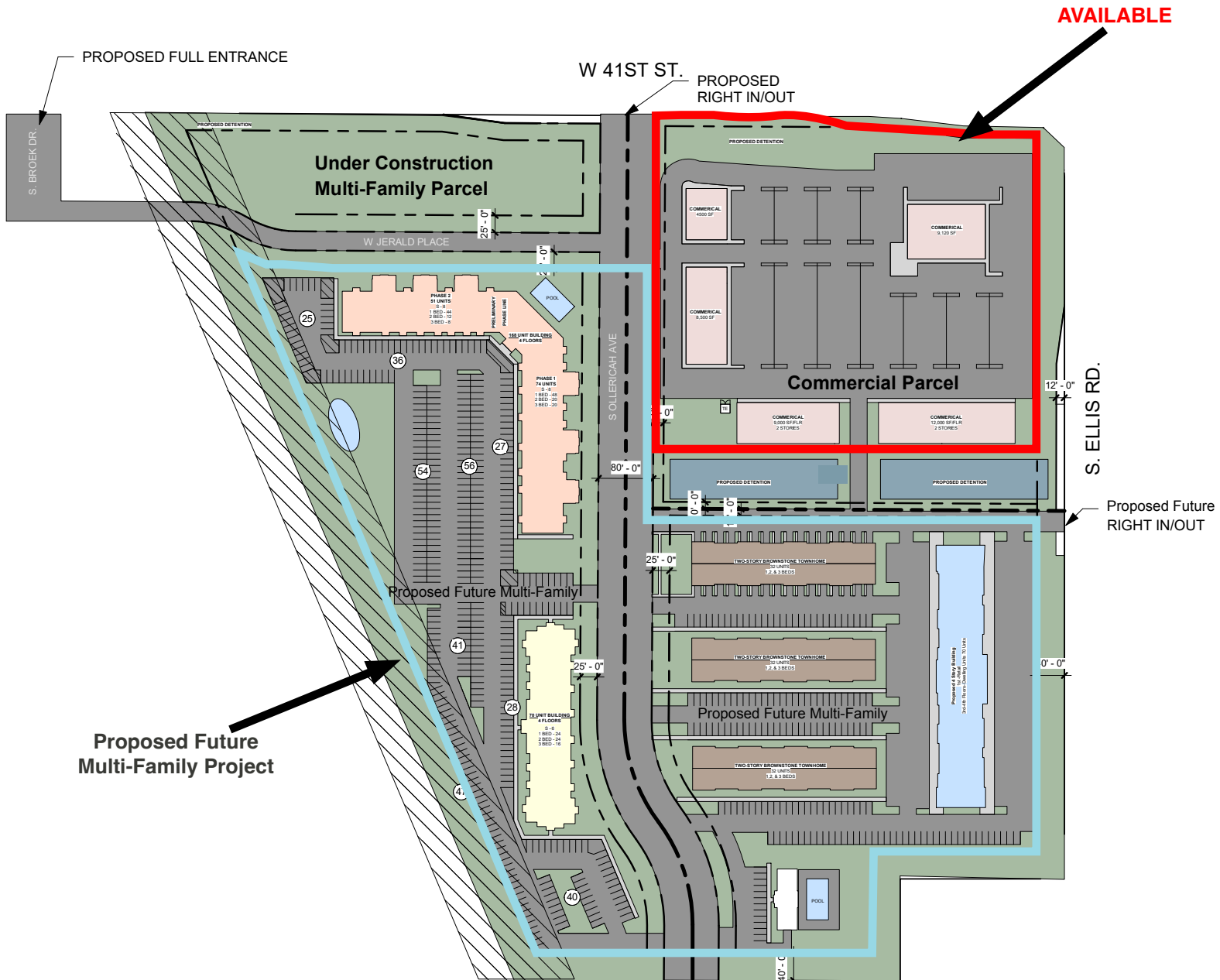
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Find out more at LloydCompanies.com | Information deemed reliable, but not guaranteed.

SITE PLAN CONCEPT

For Concept Purposes Only



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ELLIS CROSSING SOUTH

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SITE MAP



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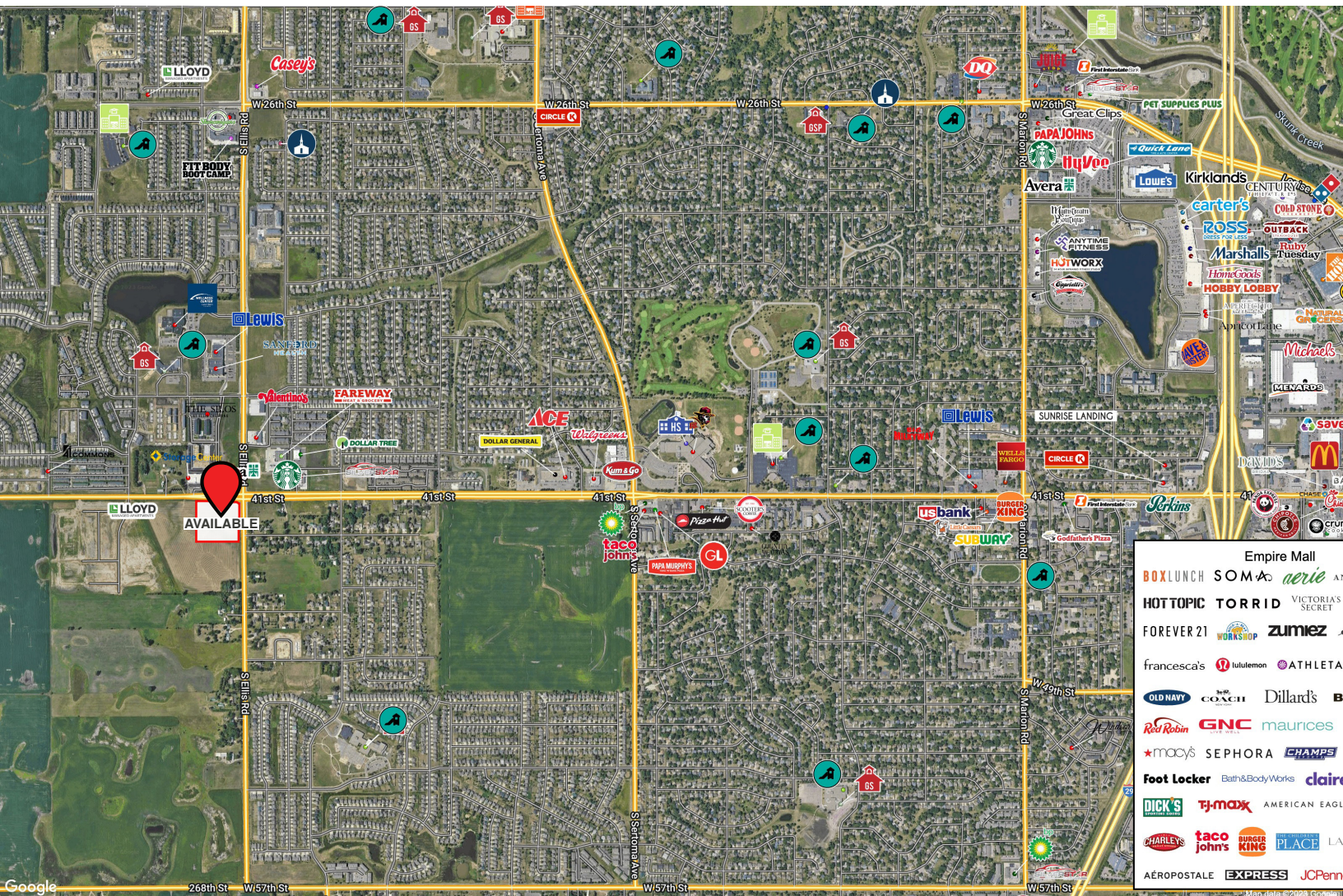
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ELLIS CROSSING SOUTH

LAND FOR SALE



AREA MAP



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