



NORTH CLEVELAND LAND

LAND FOR SALE



 **815 & 1001 N Cleveland**
Sioux Falls, SD 57103

 **815 N Cleveland: 2.28 Acres +/-**
(99,316 SF +/-)
1001 N Cleveland: 1.14 Acres +/-
(49,658 SF +/-)

 **\$1.50 / SF**

LOCATION

This site offers convenient access to I-229, 12th street, and downtown Sioux Falls while maintaining a neighborhood-like setting.

DESCRIPTION

- 815 N Cleveland: zoned RA-2 Apartment Residential – Moderate Density (Form MD2 allows multi-family up to 48 units/3 stories)
- 1001 N Cleveland: zoned RA-2 Apartment Residential – Moderate Density (Form MD2 allows multi-family up to 48 units/3 stories)
- Strong demand for apartment living in the rapidly growing Sioux Falls
- Situated in an area with established infrastructure and access to essential services such as schools, hospitals, public transportation, and commercial centers
- Final parcel sizes to be determined by plat/survey, current information deemed reliable, but not guaranteed
- Contact Broker for additional information

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

SITE OUTLINE

Concept only; subject to change



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815 N CLEVELAND UTILITY MAP

Concept only; subject to change

City of Sioux Falls Utility Mapping Application



City of Sioux Falls

GIS

Legend

- Water Manhole
- Water Hydrant
 - Flushed
 - In Progress
 - Out of Service
 - Needs Repair
 - Broken AVK
 - Needs Flag
 - Other
 - Private
 - Unknown
- Water System Valve
 - Open
 - Closed
 - <all other values>
- Water Control Valve
- Water Casing
- Water Main Breaks
 - Active
 - Preliminary
 - <all other values>
- Water Main
 - 1/2" to 14"
 - 16" and Larger
 - Private Main

Notes



*As-is Sale – Buyer to verify all information during due diligence

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101 S. Reid Street Ste. 201, Sioux Falls, SD 57103 | 605.323.2820

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

1001 N CLEVELAND UTILITY MAP

Concept only; subject to change

City of Sioux Falls Utility Mapping Application



City of Sioux Falls

GIS

Legend

- Water Manhole
- Water Hydrant
 - Flushed
 - In Progress
 - Out of Service
 - Needs Repair
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AREA MAP



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