




77TH & CLIFF LAND

FOR SALE OR BUILD TO SUIT



 1301 E 77th Street
Sioux Falls, SD 57108

 Total Size: 9.39 Acres +/-
(409,433 SF +/-)

 To be negotiated based on
market terms

LOCATION

This land offers excellent traffic and visibility advantages. Situated in proximity to an upcoming 8.5-mile roadway connecting I-90 to I-29, it is strategically positioned to support the evolving transportation requirements of the Sioux Falls area.

DESCRIPTION

- Land for sale or build to suit
- Buildable area of 336,124 SF +/-
- Site zoned C-2, conservation zoning on the east side and southwest corner
- Excellent development site on the NEC of Cliff Avenue and Highway 100
- Amazing visibility and accessibility from future Veterans Parkway
- Southeastern Sioux Falls continues to grow. Join established and new development opportunities in the area.
- Present traffic counts: 11,100 VPD on Cliff Ave and 3,800 VPD on 77th Street
- Near Sioux Falls Christian with an enrollment of 1,564 students
- Come join an abundance of area users and industries in the area, including an Avera clinic, Sioux Falls Christian School, Starbucks, Year Round Brown, Cookie Co., B&G Milkyway and HOTWORX with neighboring establishments including: Ultimate Automotive, CorTrust Bank, Paws Pet Resort, EmpowerU, All American Gymnastics, Thrivent Financial, the USF Athletic Facility and Football Field, as well as numerous multi-family residences.
- Cliff Avenue is a main corridor and connector to the Harrisburg community, and the site is less than one mile north of the newly opened Harrisburg Freshman Academy.
- Estimated daytime population is over 56,000.

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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.

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AERIAL



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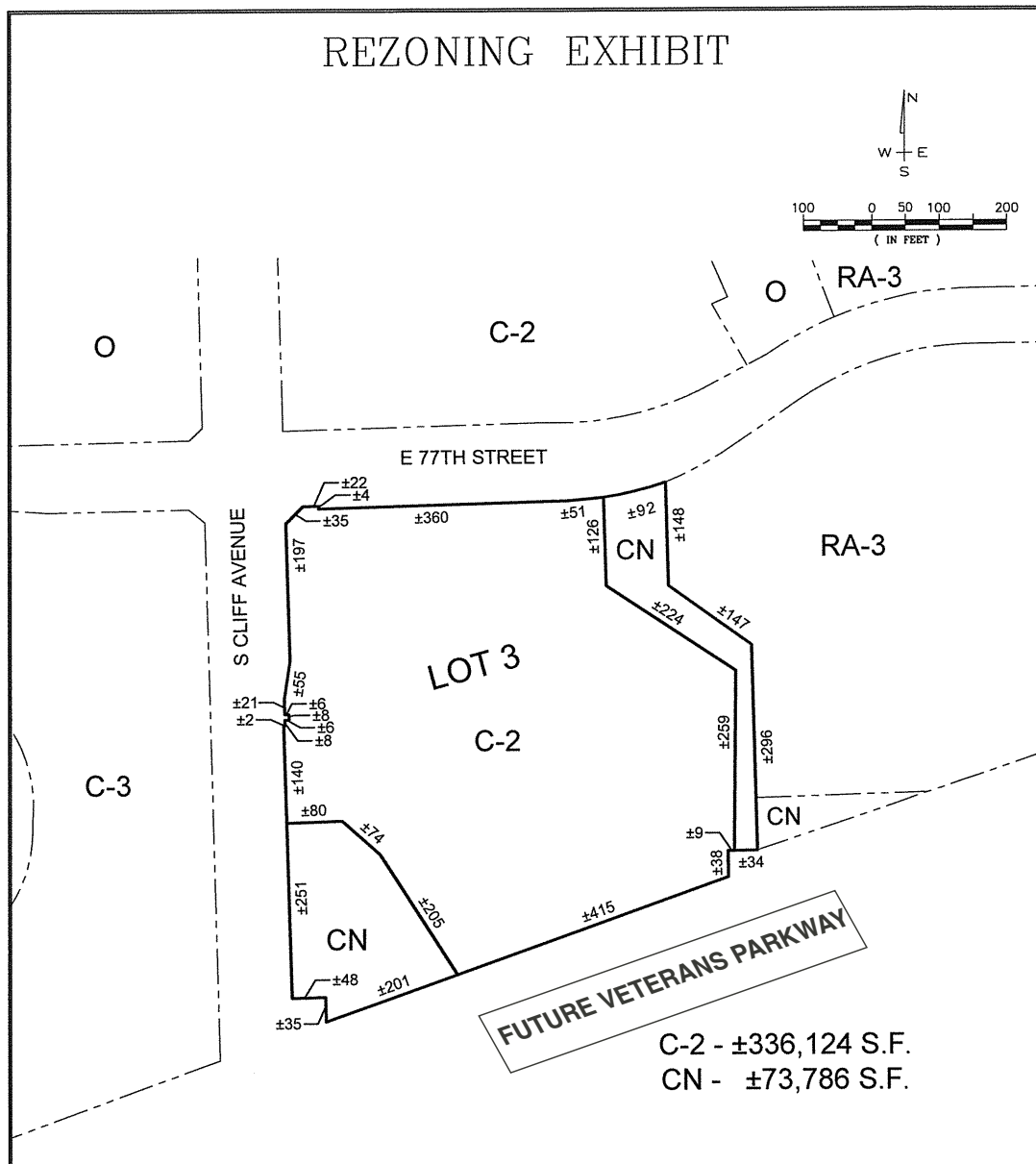
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ZONING

Concept only; subject to change



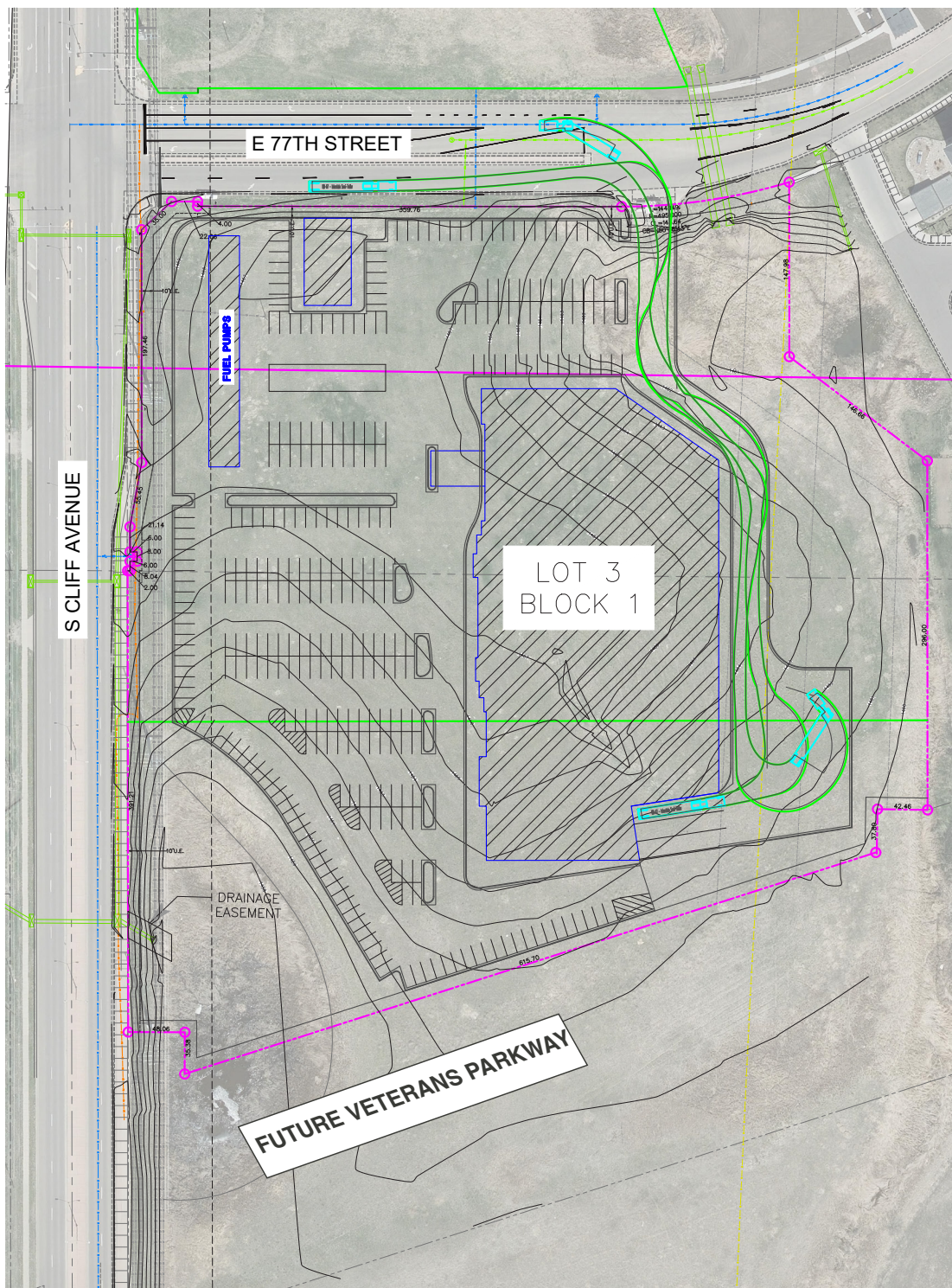
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CONCEPT PLAN

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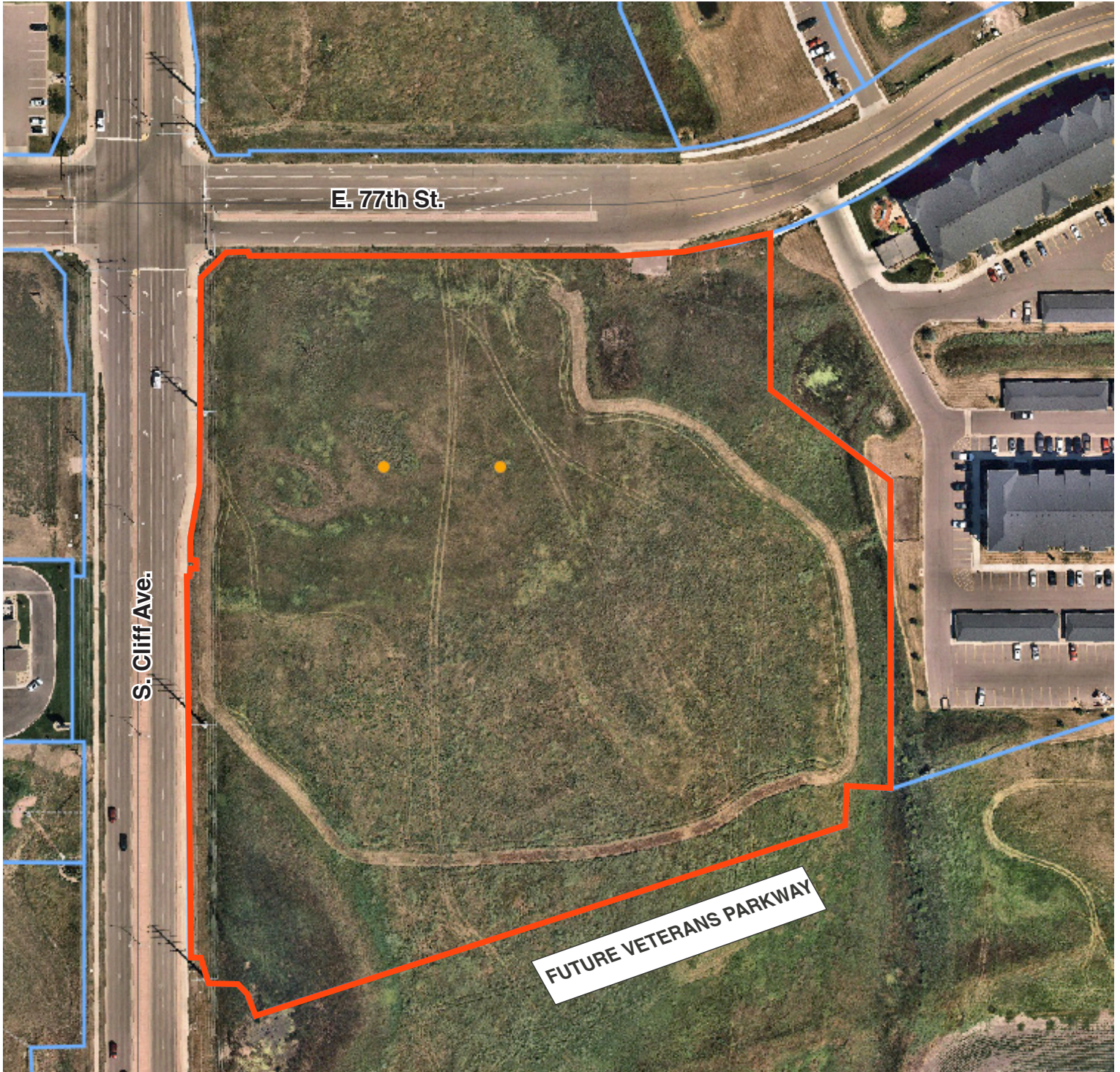
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PARCEL OUTLINE



Boundaries are approximate

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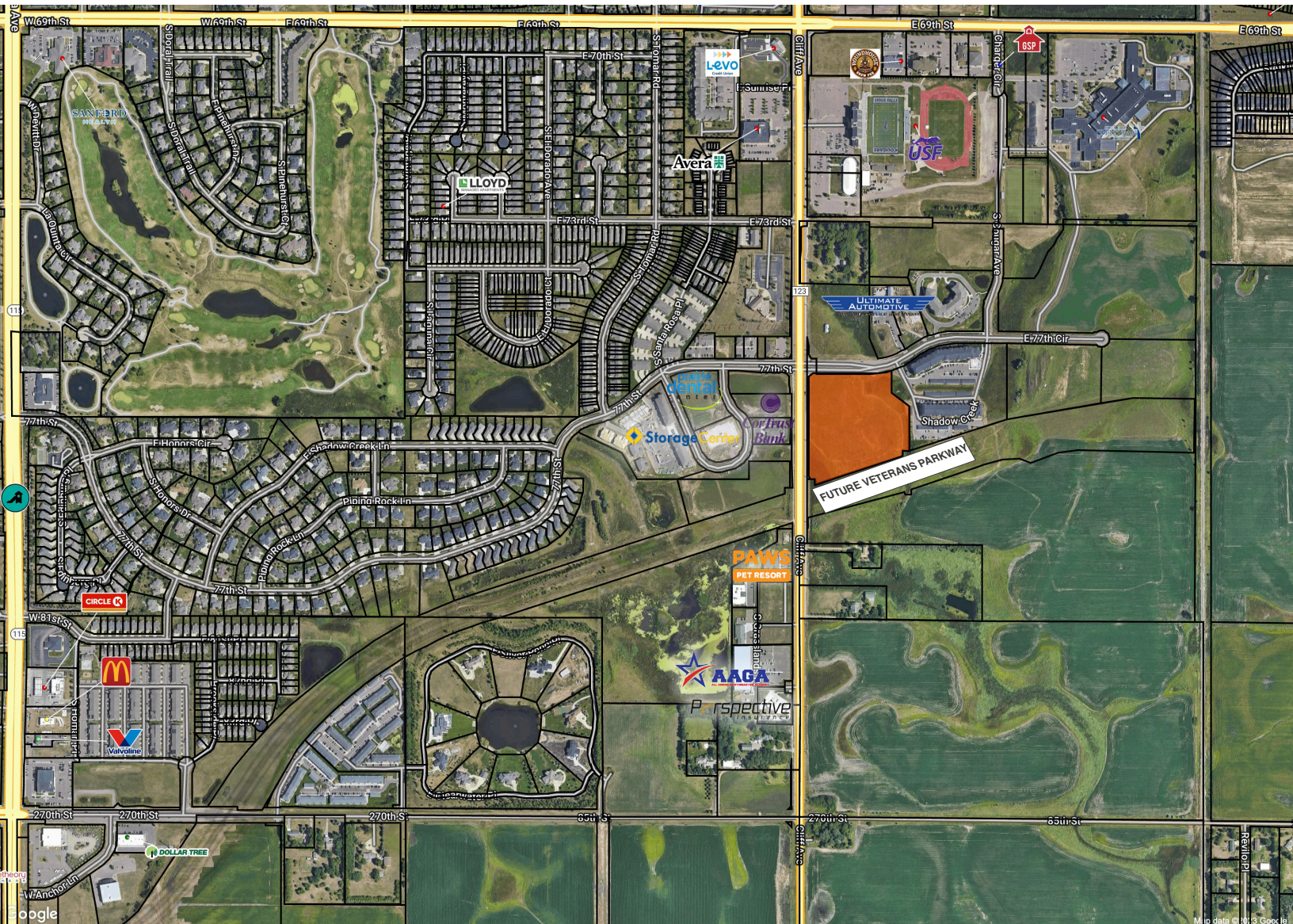
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NEIGHBORHOOD MAP



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AREA MAP



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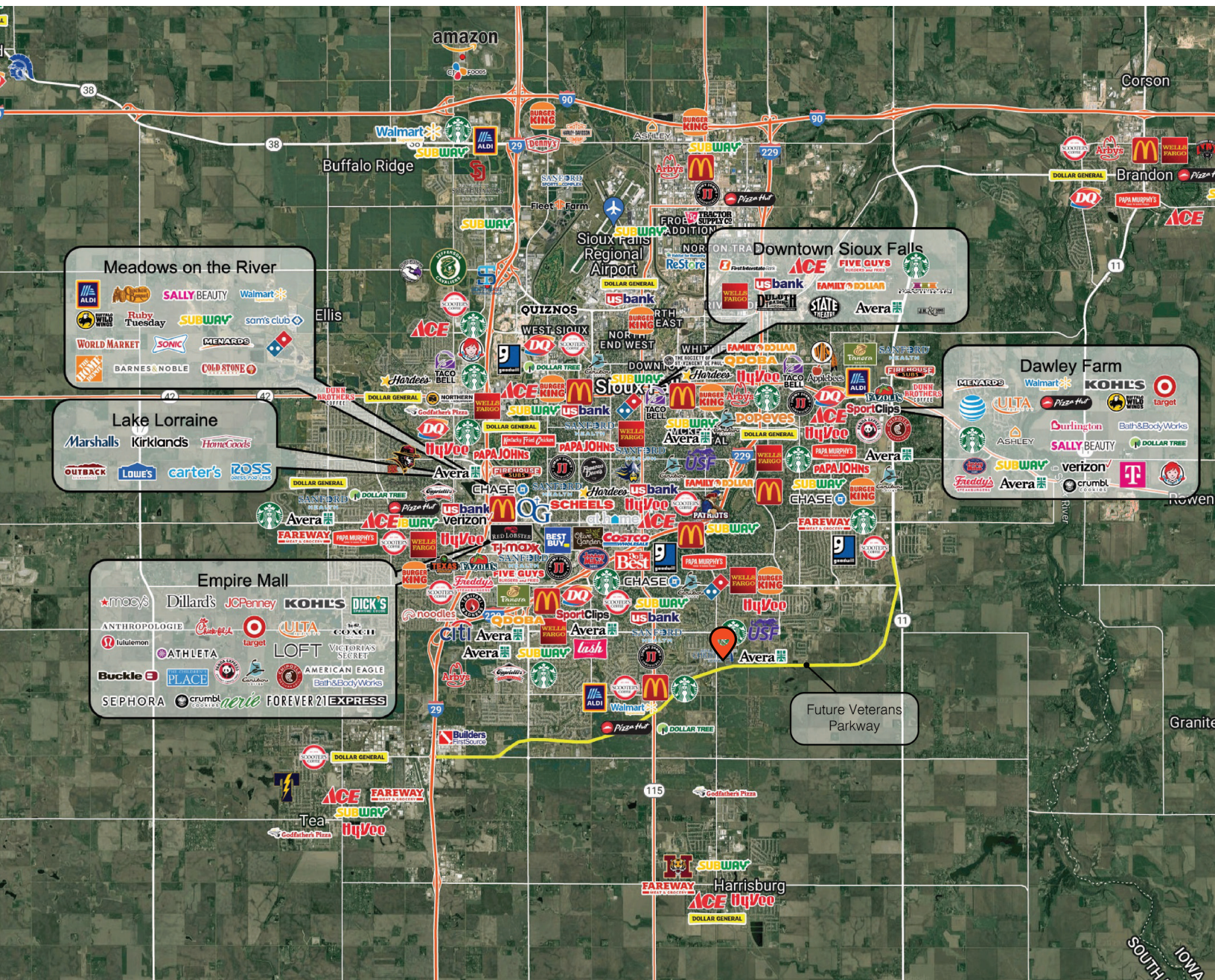
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SIOUX FALLS MAP



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