

FOR SALE

GRABER OFFICE LAND 57th + Broadband

1.3-Acre Office Pad for Sale



5008 S. Broadband Lane
Sioux Falls, SD 57108



size

1.3 acres



price

\$7.00 per square foot



traffic

57th Street:
20,400 cars per day



zoning

O-Office

Zoning allows for a variety of office, small retail and medical users.



location

Great office site with close proximity to several arterial roadways. Site is conveniently located near several restaurants and retail centers.



co-tenancy

Farm Credit Services, Good Samaritan Society, Holmes Murphy, Journey Group, MetaBank, OmniTech, Sammons Financial Group, SkyZone

Information deemed reliable but not guaranteed.



5800 South Remington Place #100
Sioux Falls, South Dakota 57108
VBClink.com | 605.361.8211

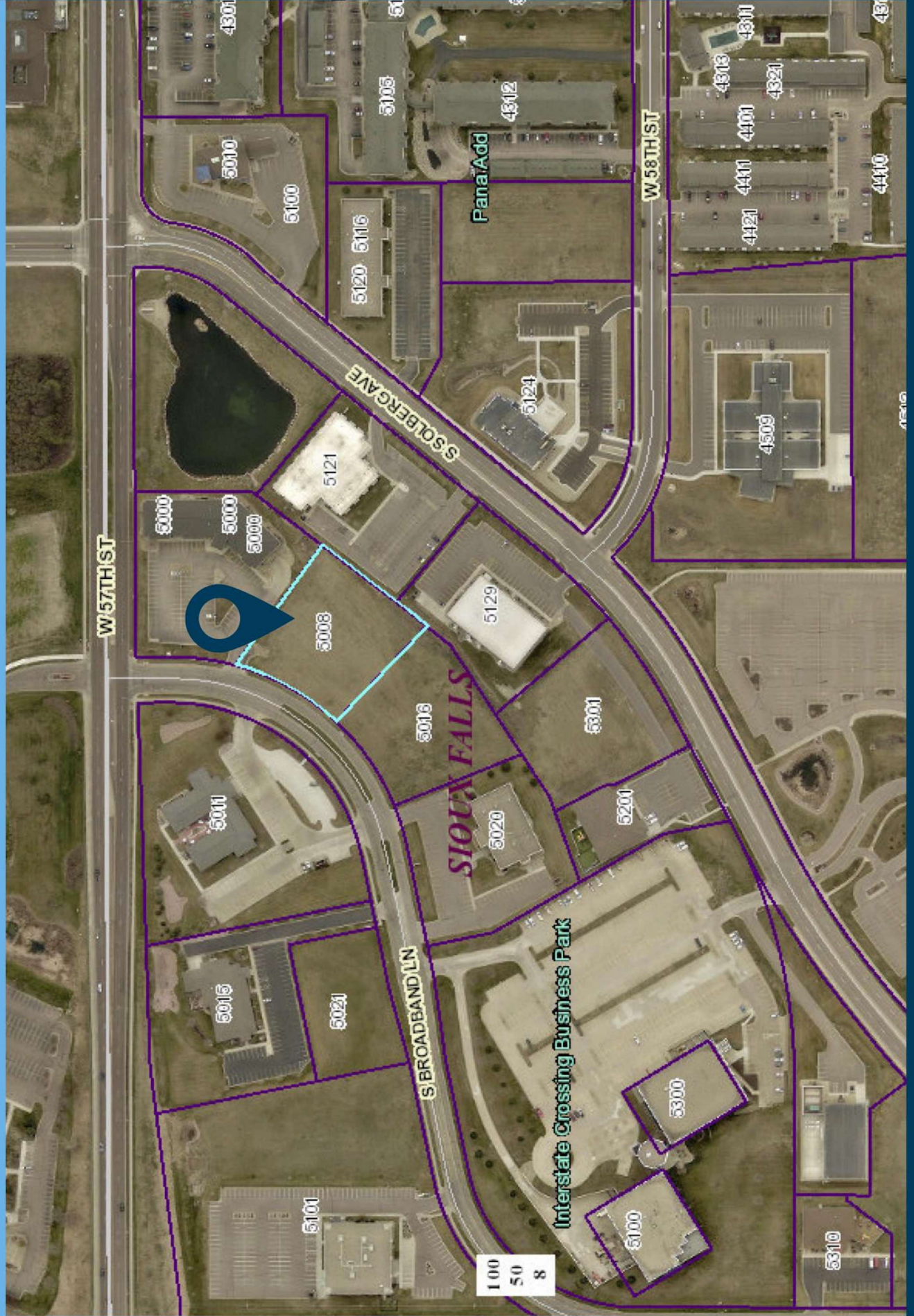


605.376.0127
Ryan.Tysdal@VBClink.com

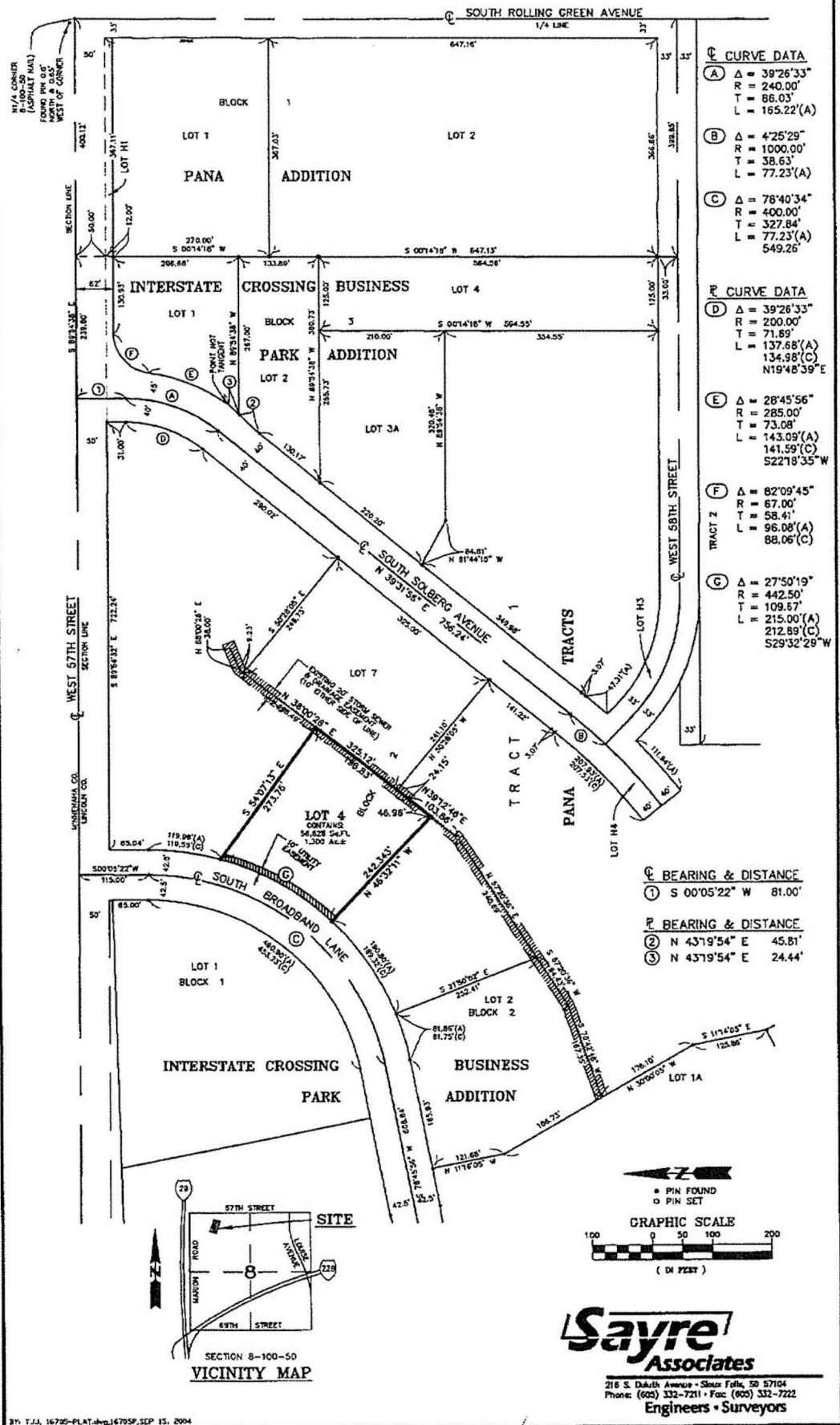
LOCATION MAP



PARCEL MAP



INTERSTATE CROSSING BUSINESS PARK ADDITION TO THE CITY OF SIOUX FALLS, LINCOLN COUNTY, SOUTH DAKOTA



Ⓒ CURVE DATA

(A) Δ = 39°26'33"
R = 240.00'
T = 86.03'
L = 165.22'(A)

(B) Δ = 4°25'29"
R = 1000.00'
T = 38.63'
L = 77.23'(A)

(C) Δ = 78°40'34"
R = 400.00'
T = 327.84'
L = 77.23'(A)
549.26'

Ⓓ CURVE DATA

(D) Δ = 39°26'33"
R = 200.00'
T = 71.89'
L = 137.68'(A)
134.98'(C)
N19°48'39"E

(E) Δ = 28°45'56"
R = 285.00'
T = 73.08'
L = 143.09'(A)
141.59'(C)
S22°18'35"W

(F) Δ = 82°09'45"
R = 67.00'
T = 58.41'
L = 96.08'(A)
88.06'(C)

(G) Δ = 27°50'19"
R = 442.50'
T = 109.87'
L = 215.00'(A)
212.89'(C)
S29°32'29"W

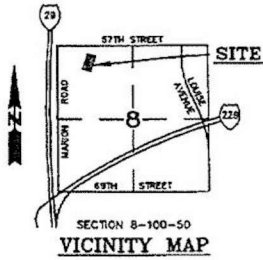
Ⓒ BEARING & DISTANCE

① S 00°05'22" W 81.00'

Ⓓ BEARING & DISTANCE

② N 43°19'54" E 45.81'

③ N 43°19'54" E 24.44'



Sayre
Associates

216 S. Dakota Avenue • Sioux Falls, SD 57104
Phone: (605) 332-7211 • Fax: (605) 332-7222
Engineers • Surveyors

PLAT