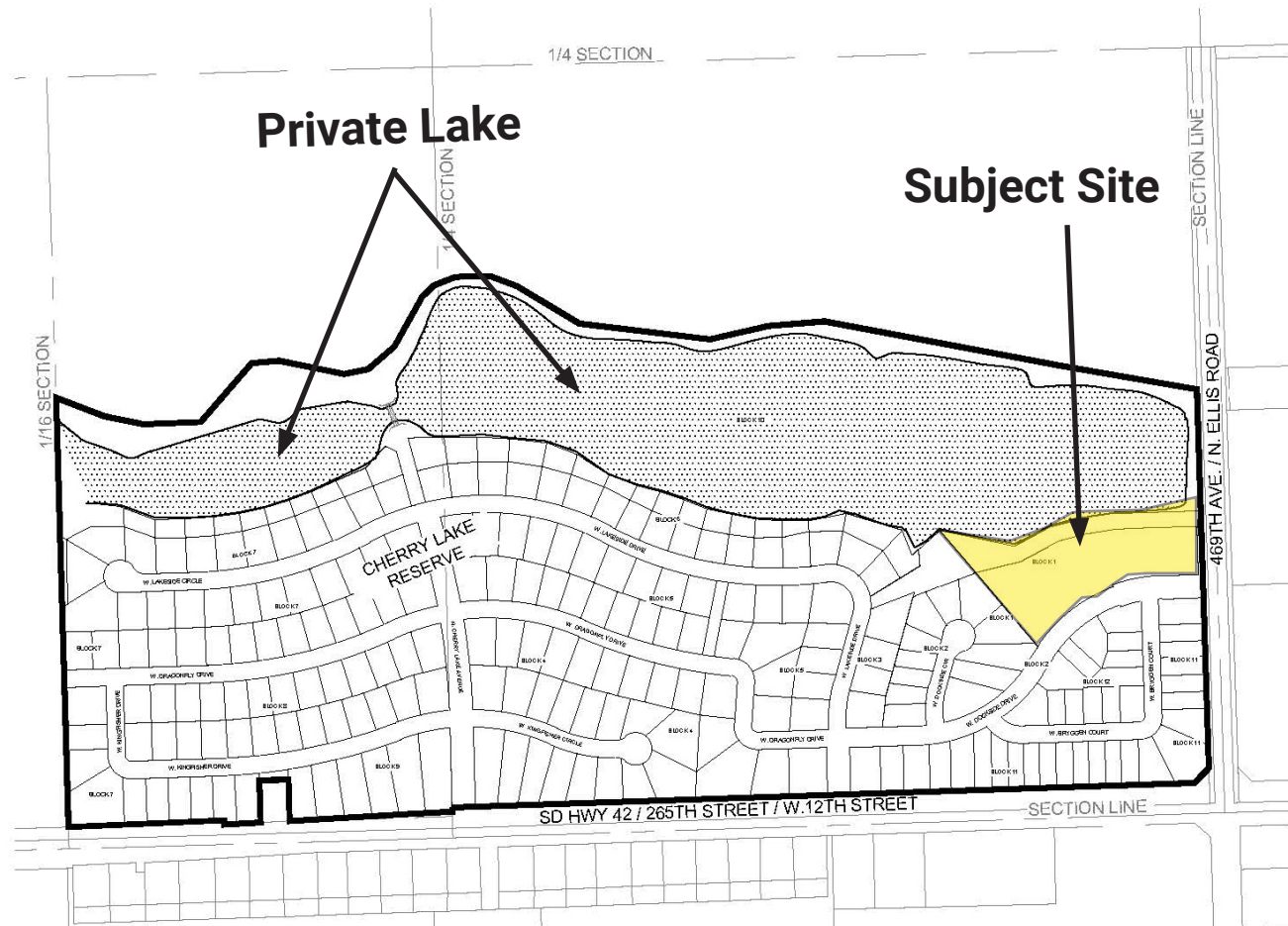


LAND FOR SALE: CHERRY LAKE RESERVE DEVELOPMENT

**Northwest Corner
West 12th St & Tea-Ellis Rd
Sioux Falls, SD 57106**

SIZE: 10.99 Acres/437,588 SF
PRICE: \$9.00 PSF
ZONING: PO-PUD/C-4
SCHOOL DISTRICT: West Central
AVAILABLE: Immediately
SUB-DIVIDABLE
LEGAL: Please Contact Agent



**For more information,
please contact:**

Steve Van Buskirk

p: 605.361.8211
c: 605.366.0939
e: Steve@VBCLink.com

PROPERTY INFORMATION

- Premier development land located adjacent to the city's only lakeside residential neighborhood.
- Excellent opportunity in growing west side of Sioux Falls.
- Traffic count in 2018 at the intersection of West 12th Street and Tea-Ellis Road was 11,850 vehicles per day.
- House values in Cherry Lake Reserve range from \$350,000–\$2,000,000.
- Site is build-ready, with street to be installed upon sale or tentatively 2020.

REAL ESTATE DEVELOPMENT | BROKERAGE | INVESTMENT
 MANAGEMENT | COMMERCIAL CONSTRUCTION | ENGINEERING | ARCHITECTURE

2571 S Westlake Dr, Ste 100, Sioux Falls, SD 57106 | o: 605.361.8211 | f: 605.361.8052 | w: VBCLink.com

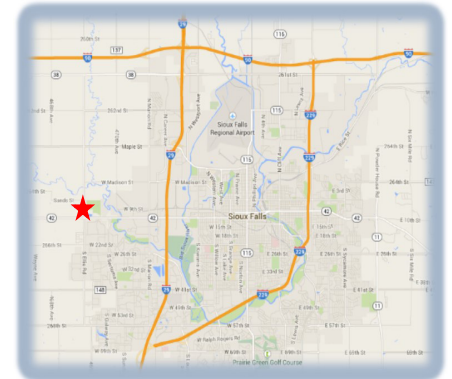
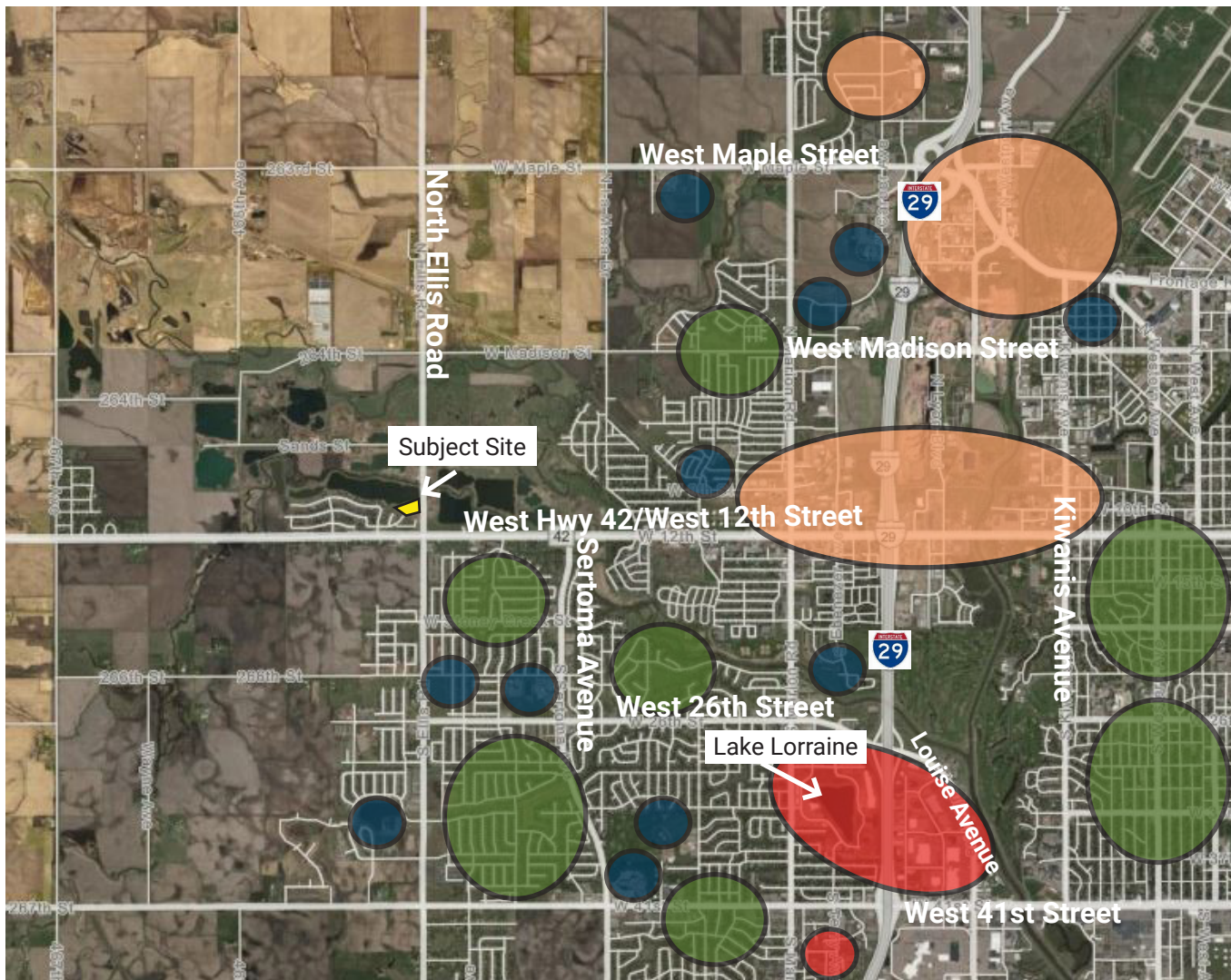


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Schools  Retail  Employment  Residential 



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LAND FOR SALE: CHERRY LAKE RESERVE DEVELOPMENT

Northwest Corner
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Sioux Falls, SD 57106

2018 Income:	1 Mile	3 Miles	5 Miles
< 15,000	8.2%	6.4%	6.4%
\$15,000 - \$24,999	4.5%	4.1%	7.6%
\$25,000 - \$34,999	7.5%	6.8%	7.5%
\$35,000 - \$49,999	9.0%	11.0%	13.2%
\$50,000 - \$74,999	14.2%	14.9%	17.9%
\$75,000 - \$99,999	17.9%	20.0%	19.4%
\$100,000 - \$149,999	24.6%	23.6%	18.3%
\$150,000 - \$199,999	7.5%	6.8%	5.3%
\$200,000 +	8.2%	6.6%	4.3%

Population by Age:	1 Mile	3 Miles	5 Miles
0 - 4	10.1%	8.8%	7.8%
5 - 9	10.4%	9.1%	8.1%
10 - 14	9.5%	8.9%	8.1%
15 - 19	7.1%	6.7%	6.6%
20 - 24	5.6%	5.4%	5.9%
25 - 34	14.2%	13.7%	14.3%
35 - 44	16.3%	15.9%	15.0%
45 - 54	13.3%	14.0%	13.7%
55 - 64	8.3%	10.0%	11.0%
65 - 74	4.1%	5.3%	6.5%
75 - 84	0.9%	1.8%	2.3%
85 +	0.3%	0.5%	0.7%

MARKET HIGHLIGHTS

The 2018 population of the Sioux Falls Metro was approximately 266,700.

Our region is supported by a financial services industry that includes key corporate operations for Citi, First PREMIER, Wells Fargo, Meta Financial Services and Sammons Financial Group. Sioux Falls is also recognized as the finest major medical center between Denver and the Mayo Clinic, with Sanford Health and Avera Health, with major research initiatives. Sioux Falls is also the largest retail center between Denver and the Twin Cities, drawing shoppers from a 4-state area.

The Sioux Falls workforce is among the most dedicated and productive in the nation, and new facilities can be up and running faster here than anywhere else. A pro-business climate with engage academic, corporate and political leaders helps companies prosper and, ultimately, improve their bottom line.

Sioux Falls has strong school systems, low crime rates, superb healthcare and cultural amenities that exceed our size.



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