## FOR SALE: **KUM & GO LAND**



#### PROPERTY INFORMATION

- Located along I-29 on Exit 15, 23 miles north of Sioux City and 66 miles south of Sioux Falls.
- This junction serves as the southern terminus for South Dakota Highway 11, a major thoroughfare in Eastern South Dakota.
- · Excellent development site with interstate visibility.
- · Adjacent to the new Kum & Go Convenience Center.
- Traffic count on I-29 is 12,610 vehicles per day (SDDOT 2012).

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

32562 477 Ave Elk Point, SD 57025

LAND SIZE:

2.44 Acres PRICE: \$2.50 PSF TERMS: Cash **ZONED:** Commercial LEGAL: Please Contact Agent



For more information. please contact:

### Kristen Zueger, SIOR

p: 605.271.2234 c: 605.376.1903

e: Kristen@VBCLink.com





This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. All references to age, square footage, income, and expenses are approximate. Buyers or Lessors should conduct their own independent investigations and rely only on those results.

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PREPARED BY: A, LEO PELDS ENGINEERING CO. - 2323 DIXON STREET, DES MOINES, IOWA 58316 - PH. (515) 265-8196 SURVEY PLAT VICINITY MAP KUM & GO PLAT 1 DATE OF SURVEY: EV-CO-12-0007 SITE ADDRESS 32702 4750 Ave EN FORT, SO STORE LEGAL DESCRIPTION SECTION CORNERS: LOT D A. LEO PELDS **ENGINEERING CO** 



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