

FOR SALE

BEAL 69TH STREET LAND C-2 and Live-Work

Excellent 69th Street Frontage



size

9.41 acres total

C-2 - 3.95 acres
LW 1 - 2.48 acres
LW2 - 2.98 acres



price

C-2 - \$12 per foot
LW - \$10 per foot



access

Access to 69th Street via Beal Place as well as (future) Beal Avenue.



location

Excellent site located on 69th Street between Louise and Tallgrass, across from the Avera Heart Hospital.



zoning

C-2 Commercial:
Retail, Medical, Hotel,
Commercial, Restaurant

Live-Work:
Office, Medical, Multi-
Family, Light Retail



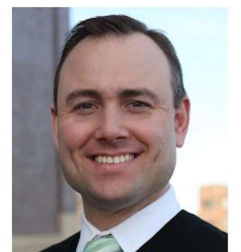
co-tenancy

Avera Heart Hospital, North Central Heart, Avera Behavioral Health, Holiday Inn Express, Comfort Inn & Suites, Homewood Suites by Hilton, Wells Fargo, Sanford Clinic, Lewis Drug

Information deemed reliable but not guaranteed.



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STONE GROUP
LAND DEVELOPMENT

SITE PLAN

A1.0

SHARON AVENUE

16'-0" W

16'-0" W

69th STREET

16'-0" W

34'-46"

12'-0" W

TRAC 1
EICHMAN'S
ADDITION

C-2 Commercial
3.95 acres

Live-Work
2.48 acres
LW/BCF-1

Live-Work
2.98 acres

**8" S UNDER
DEVELOPMENT**

**UNDER
DEVELOPMENT**

RA-3

SANITARY
SEWER
EASEMENT

DRAINAGE WAY

BEAL PLACE

12

11

10

16

LOT 2
SANDS
ADDITION