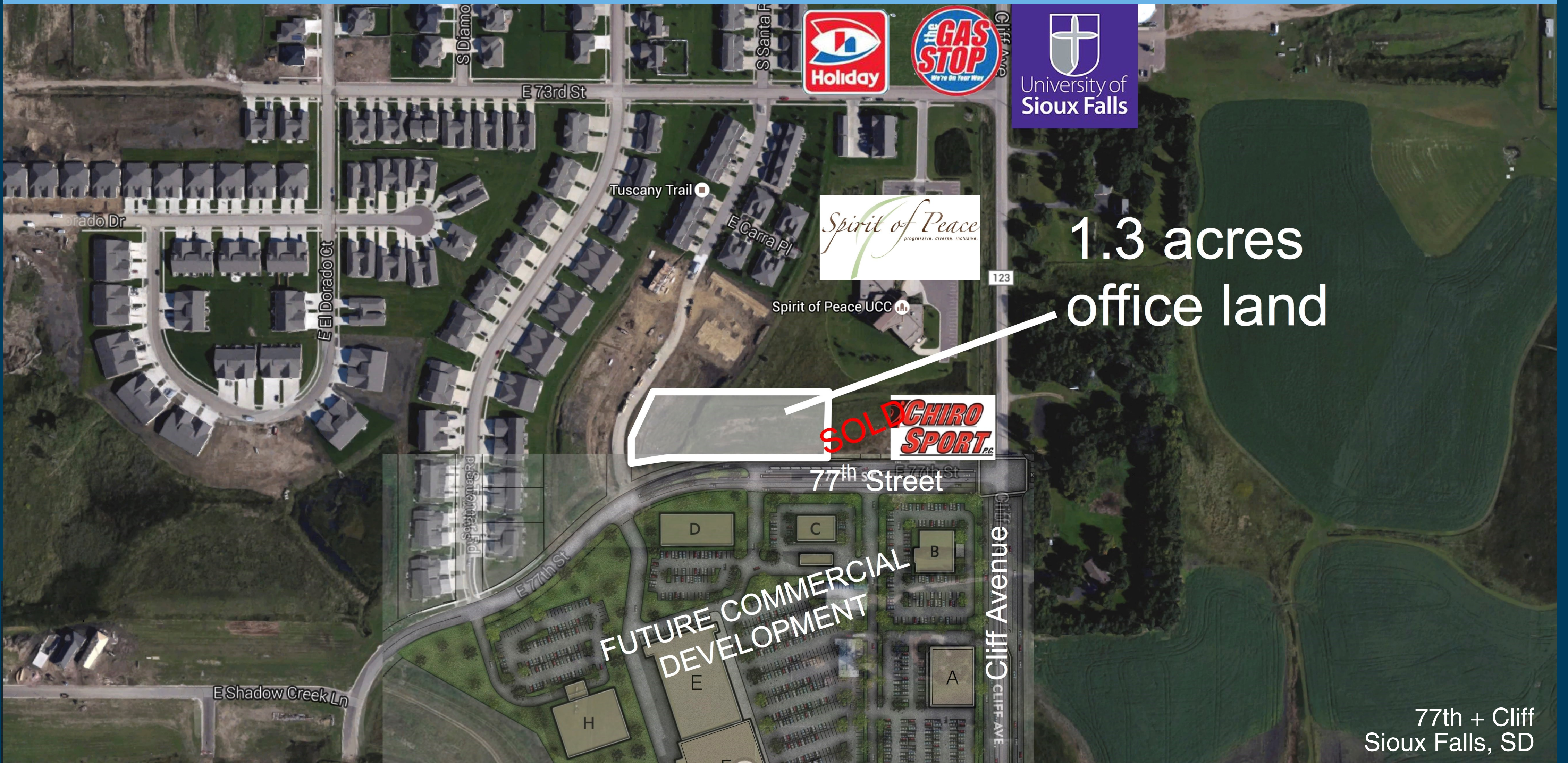




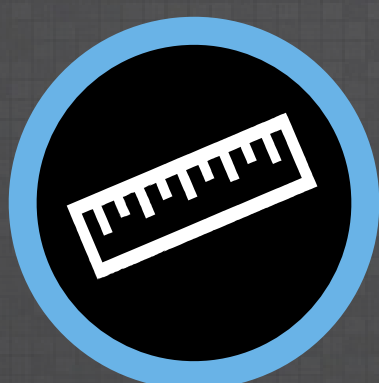
DIAMOND VALLEY

fantastic office land in booming southside



1.3 acres
office land

77th + Cliff
Sioux Falls, SD



size

1.3 acres



price

\$6.50 per square foot



zoning

Parcel is zoned 'O - Office' which allows for office and light retail (RE-1) users.



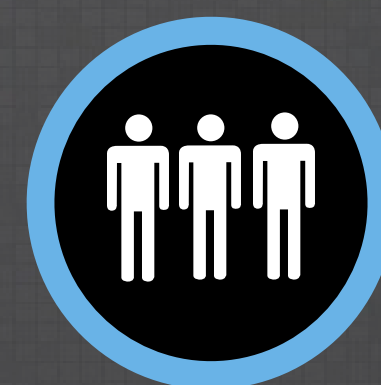
streets

77th Street is built and connected to the newly constructed South Cliff Avenue. Site is located just north of future Highway 100 interchange.



location

Fantastic Office-zoned parcel located on 77th Street, just west of the newly-built South Cliff Avenue.



neighbors

Holiday Gas Stop, Avera, Lewis Drug, USF, Prairie Green Golf Course, ChiroSport

Information deemed reliable but not guaranteed.

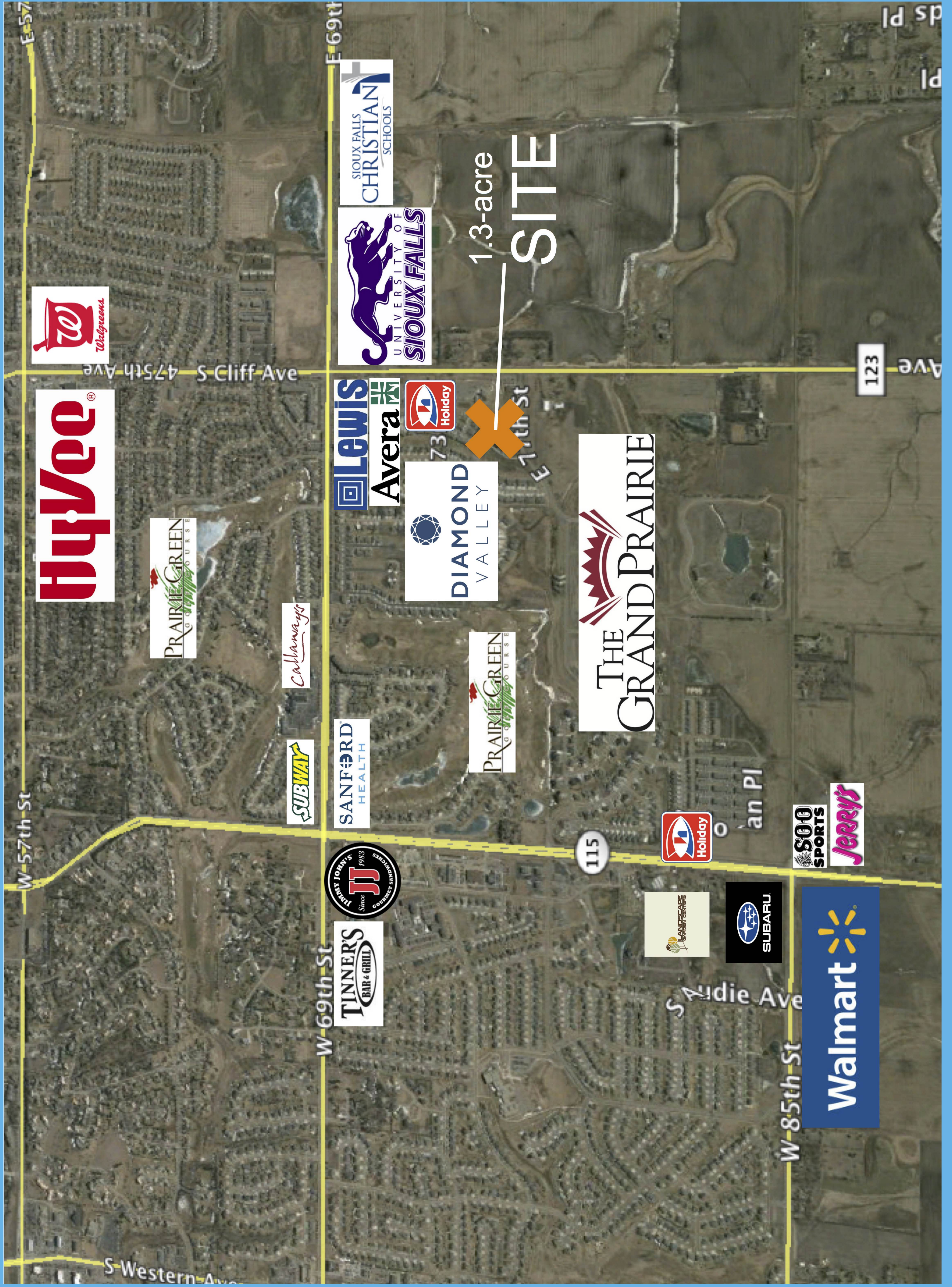


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1.3-acre
SITE

Huysco

Walgreens

PRAIRIE GREEN
GOLF COURSE

Callanways

SUBWAY

SANFORD
HEALTH

JIMMY JOHN'S
Since 1983
GOVERNMENT BURGERS

TINNER'S
BAR & GRILL

Lewis

Avera

Holiday

DIAMOND
VALLEY

PRAIRIE GREEN
GOLF COURSE

SIoux FALLS
CHRISTIAN
SCHOOLS

SIoux FALLS
UNIVERSITY OF

THE GRAND PRAIRIE

LANDSCAPE
SERVICES

SUBARU

Holiday

SOO
SPORTS

Jerry's

Walmart

W 85th St

W 69th St

W 57th St

S Western Ave

S Cliff Ave 475th Ave

E 7th St

123 Ave

115

S Audie Ave

ds Pl
Pl