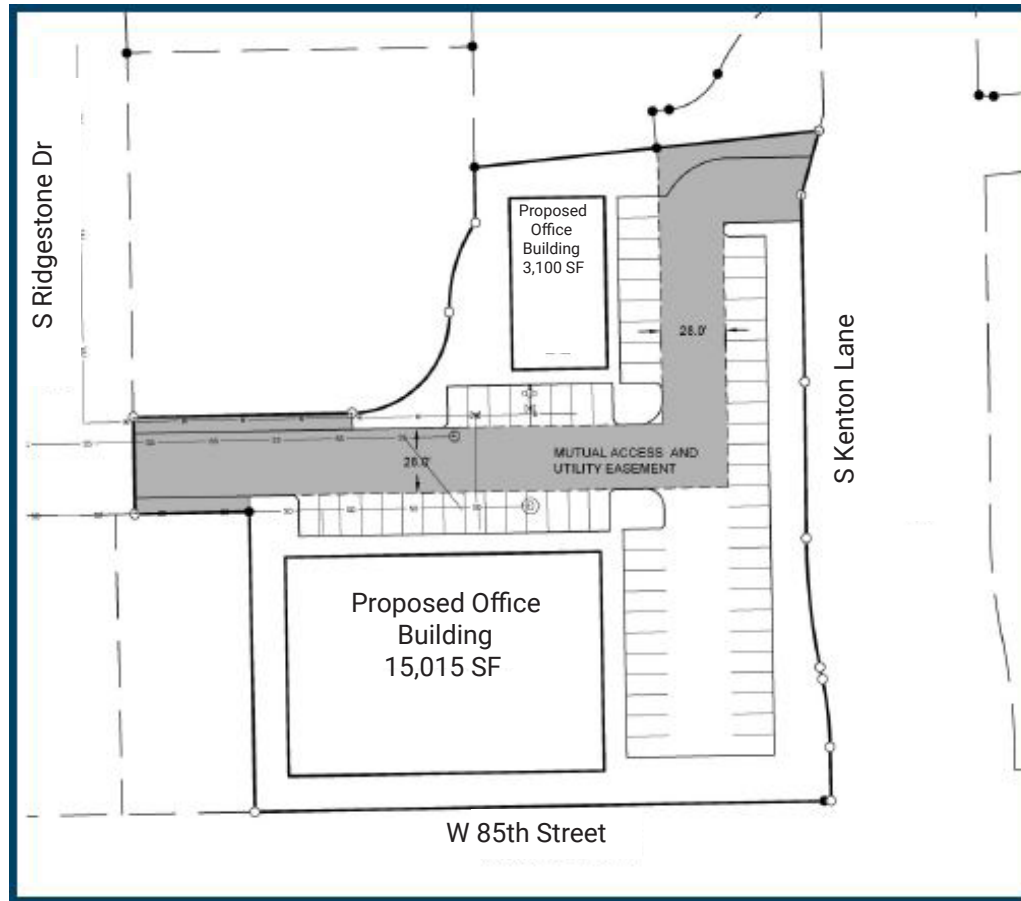


# FOR SALE: THREE FOUNTAINS LAND

SAMPLE SITE PLAN



**7601 South Kenton Lane**  
**Sioux Falls, SD 57108**

**AVAILABLE:** 1.44 Acres +/- SF  
(62,726 SF)  
**PRICE:** \$9.00 PSF  
**TERMS:** Cash  
**ZONING:** Live/Work  
**2018 TAXES:** \$4,764.26



**For more information,  
please contact:**

**Steve Van Buskirk**

**p:** 605.361.8211

**c:** 605.366.0939

**e:** Steve@VBCLink.com

## PROPERTY INFORMATION

- Excellent location along 85th Street, destined to be Sioux Falls' next major commercial thoroughfare.
- Easy access to other arterial streets including Western Avenue and Louise Avenue.
- Future I-29 Interchange at 85th Street with a potential construction start date of 2021.
- Situated near a thriving residential neighborhood with permissive L/W zoning.
- This property is also available for an office build-to-suit lease, contact agent or visit [www.vbclink.com](http://www.vbclink.com) for details.

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

**VanBuskirk**  
COMPANIES

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.

# FOR SALE: THREE FOUNTAINS LAND

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Sioux Falls, SD 57108

Subject Site

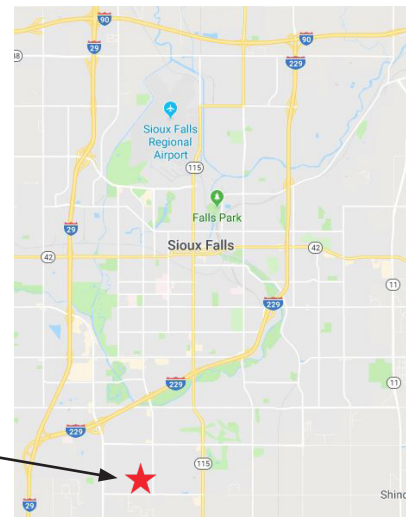


#### 2018 Neighborhood Demographics in a 5 Minute Radius

Average Family Size	3.24
Owner Occupied Homes	89.0%
Average Household Income	\$91,741
Average Home Value	\$313,548

#### 2018 Educational Attainment

High School Diploma/GED	34.3%
Associate Degree	17.8%
Bachelor's Degree	15.9%
Graduate/Professional Degree	4.8%



Subject Site

Join an up and coming  
Sioux Falls neighbor-  
hood, where you will  
be in close proximity  
to multiple restaurants  
and plentiful shopping  
opportunities!

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