



BRIDGETOWNE SQUARE

57th Street + Old Yankton Road

Prime 57th Street Land for Sale



West 57th Street
Sioux Falls, SD 57108



size

East Lot : 1.14 acre
West Lot : 1.68 acre



price

\$22.00 / foot



traffic

57th Street:
17,500 cars per day

Western Avenue:
20,300 cars per day



delivery

Purchase Price includes site improvements (earthwork and private street) prior to delivery.



location

Prime retail location adjacent to the uber-successful Bridges at 57th development. This is a rare opportunity to purchase a prime 57th Street infill site!



neighbors

Turks & Caicos Cabana Grill, Gunderson's Jewelry, Dairy Queen, Starbucks, Holiday Gas Stop, JJ's Wine, Spirits & Liquor, Flyboy donuts, Scooter's Coffee.

Information deemed reliable but not guaranteed.



2571 South Westlake Drive #100
Sioux Falls, South Dakota 57106
VBClink.com | 605.361.8211

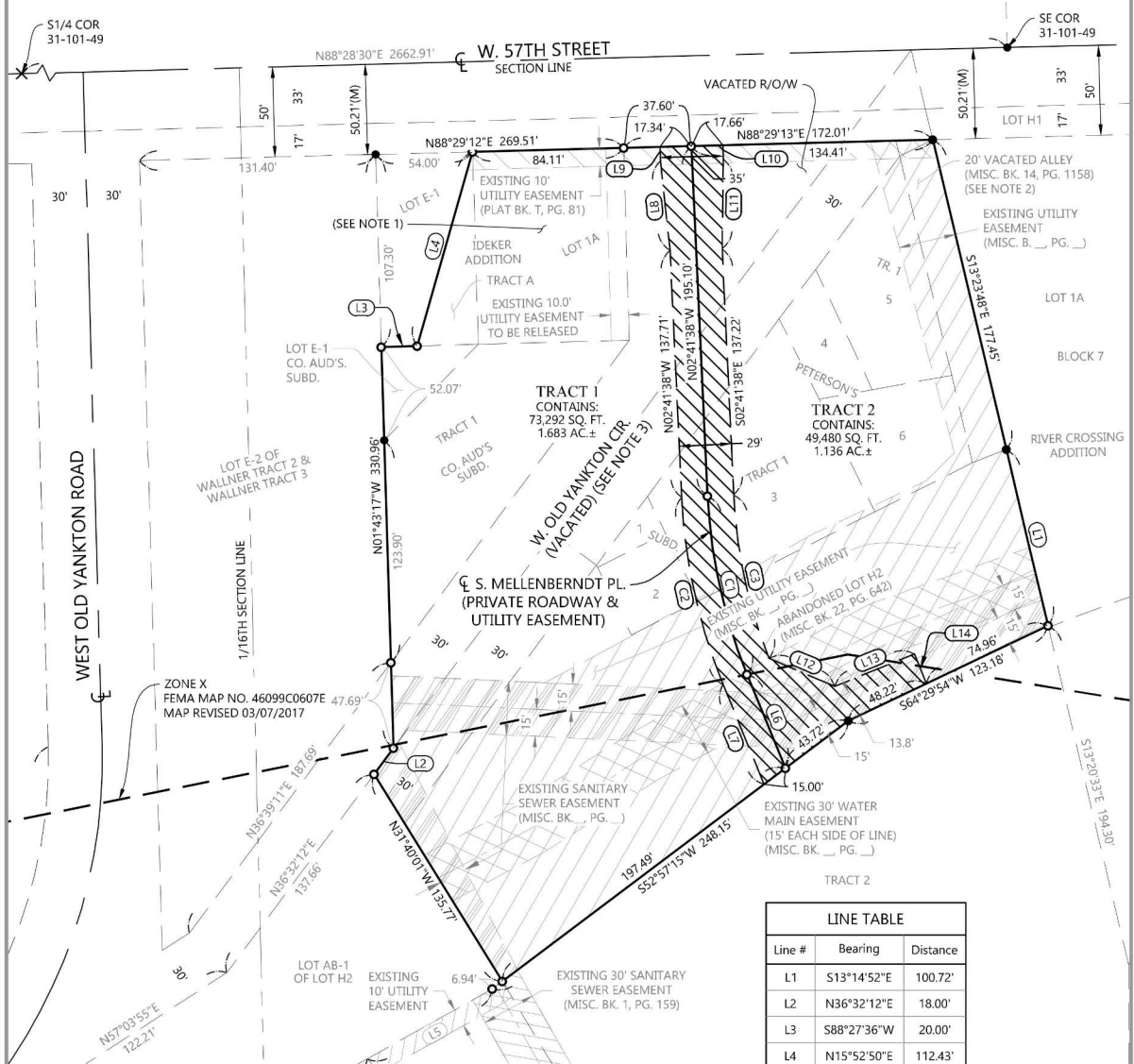


605.376.0127
Ryan@VBClink.com

AREA RETAIL MAP



TRACTS 1 & 2 OF MELLENERNDT ADDITION TO THE CITY OF SIOUX FALLS, LINCOLN COUNTY, SOUTH DAKOTA



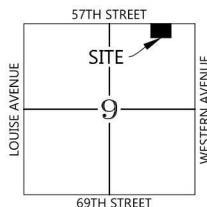
TRACT 2

LINE TABLE		
Line #	Bearing	Distance
L1	S13°14'52"E	100.72'
L2	N36°32'12"E	18.00'
L3	S88°27'36"W	20.00'
L4	N15°52'50"E	112.43'
L5	S60°49'00"W	79.80'
L6	S22°14'34"E	56.33'
L7	S22°14'34"E	60.16'
L8	S06°07'15"E	50.15'
L9	S01°30'47"E	7.69'
L10	S01°30'47"E	7.56'
L11	S00°44'23"W	50.05'
L12	S66°52'17"E	39.85'
L13	S67°45'26"W	47.89'
L14	N22°14'34"W	17.76'

CURVE TABLE						
Curve #	Delta	Radius	Tangent	Length (L)	Length (C)	Chord Direction
C1	19°32'56"	300.00'	51.68'	102.36'	101.86'	S12°28'06"E
C2	19°32'56"	314.50'	54.18'	107.30'	106.78'	S12°28'06"E
C3	18°48'21"	285.50'	47.28'	93.71'	93.29'	S12°05'49"E

Notes:

1. SUBJECT TO A PERMANENT ACCESS AGREEMENT NOT TO ACCESS WEST 57TH STREET OVER LOT 1A, IDEKER ADDITION, (MISC. BK. 12, PG. 255)
2. SUBJECT TO AN EASEMENT RESERVED BY THE CITY OF SIOUX FALLS IN OVER & UPON VACATED ALLEY FOR DRAINAGE, SEWER, WATER, GAS MAINS, ELECTRIC, TELEPHONE LINES, CABLE TV & ALL PUBLIC UTILITY USES REQUIRED OR AUTHORIZED BY THE CITY OF SIOUX FALLS, (MISC. BK. 14, PG. 1158)
3. NOTE TO BE WRITTEN STILL



VICINITY MAP
SECTION 9-100-50

Total Area Surveyed:
2.819 Acres±

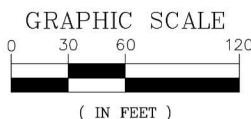
Notes:

The bearing system for this plat is based on the UTM Zone 14 North.

This plat was prepared without the benefit of a title commitment.

Legend

- - Denotes 5/8 inch by 18 inch rebar set and marked by License No. 4478
- - Denotes found monument
- (R) - Record Distance
- (M) - Measured Distance



PROPOSED PLAT

CONCEPTUAL DESIGN

