



VANTIS

COMMERCIAL REAL ESTATE

Development Land for Sale

\$3.50 PSF

7200 West 12th Street

Sioux Falls SD

OFFERING **MEMORANDUM**

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Investment Summary

Property Details

- Future development land fronting busy West 12th street
- Located on a controlled intersection
- Potential future zoning is C-2; currently zoned AG
- 20,000 +/- VPD combined traffic count at the intersection of 12th & Sertoma
- Great location for C-Store or other neighborhood commercial
- Current income from a single family home, mobile home lot rent, and small out-building; contact broker for details
- Approximately 6.23 +/- acres; 271,379 +/- square feet

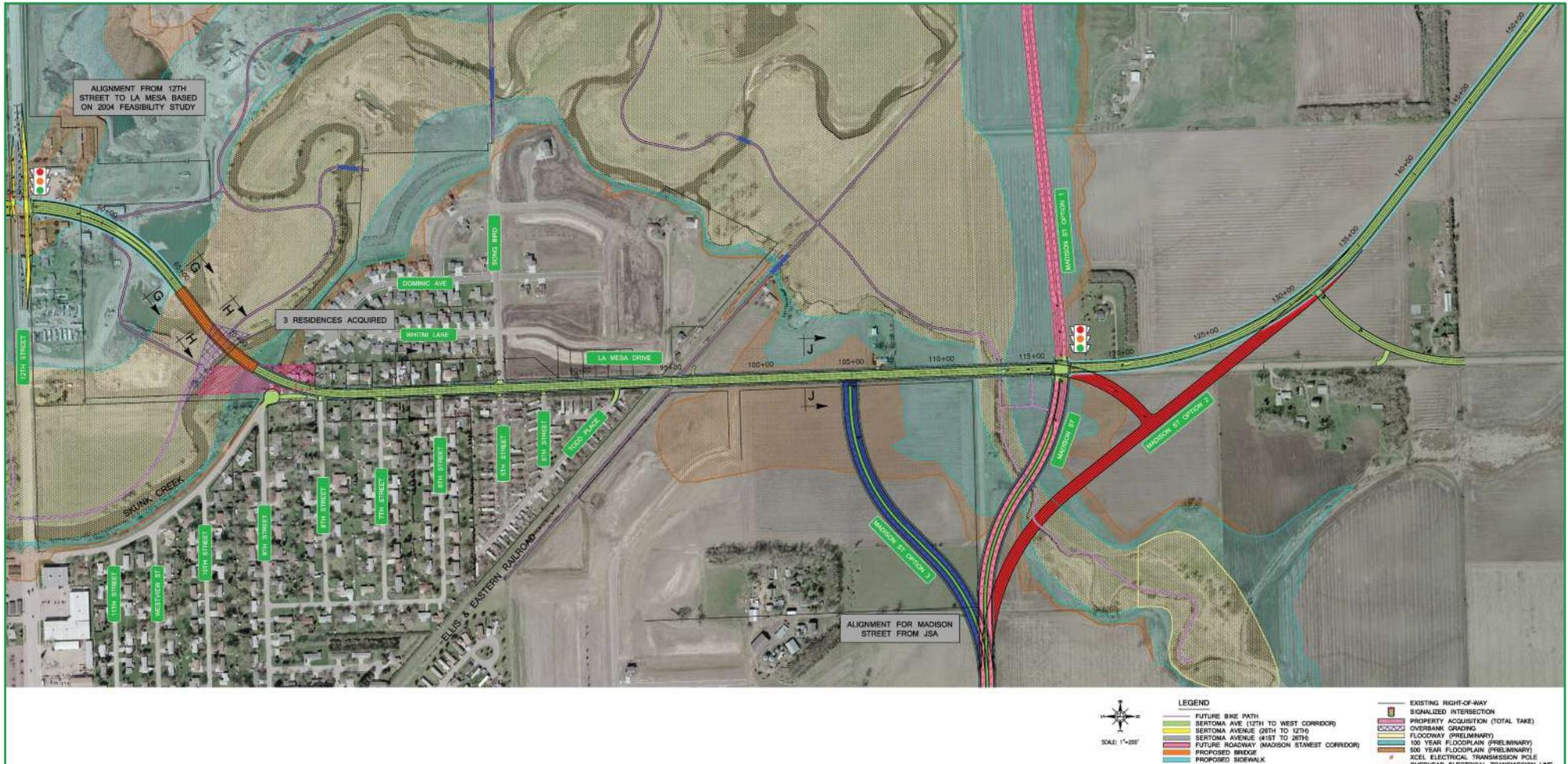


Future Land Use Type	Future Land Use Objective	Future Land Use Criteria	Allowable Proposed Zoning Districts <small>(see criteria in "Shape Transitions," Chapter 4)</small>
Neighborhood Employment Center 	A neighborhood employment center is typically located at the intersection of two minor arterial roadways. A neighborhood employment center serves the immediate neighborhoods adjacent to the intersection, providing (typically) convenience items such as gas, food, and personal services. Pedestrian links into these areas are encouraged to allow the neighborhoods to access the services without a car. These are spaced a mile apart and serves a market area within the residential density of that particular neighborhood; approximately 5,000 people at 3.5 units per acre.	15 to 60 acres no more than 50% commercial	Core Districts: Commercial 2 Commercial 1
			Support Uses: General Office Multifamily Residential Business Park Institutional
			Optional Planned Development: Mixed Use

Photos



Area Site Plan



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Aerial Map



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Retail Map



W 12th St (15,100 VPD)

S Sertoma Ave (7,200 VPD)

53,320 VPD INTERSTATE 29

W 41st St (16,900 VPD)

DOLLAR GENERAL



Sanford USD Medical Center and Hospital



The Western Mall



The Empire Mall

