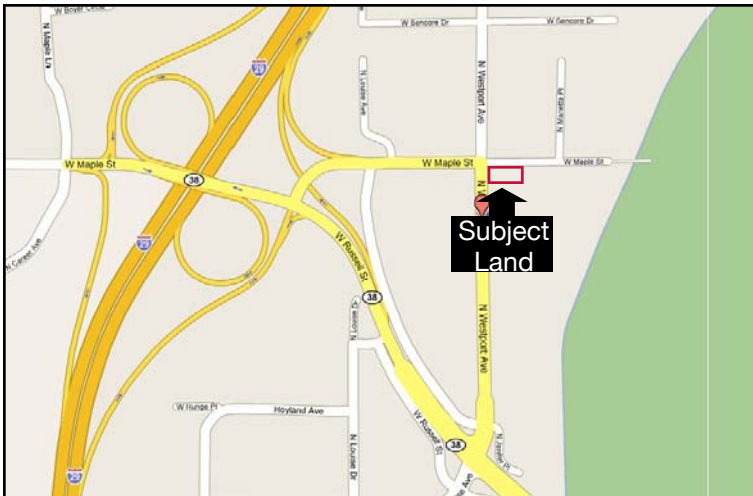
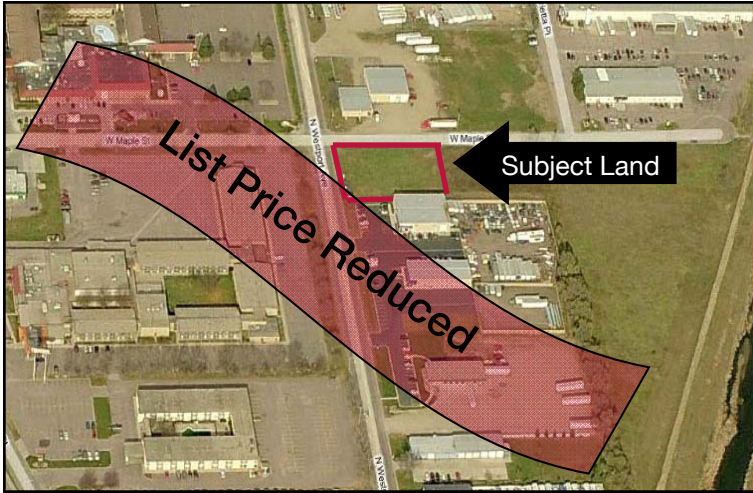


For Sale or Build-To-Suit T.H.P. Partners Land

2308 N. Westport Avenue
Sioux Falls, SD 57104



List Price: \$225,976
(or \$3.95/sq. ft.)

Land Size/sq. ft.: 57,209
Dimensions: 145 X 394
Zoning: I-1
Real Estate Taxes: \$2,571
Terms: Cash

- ◇ Level site within one city block of I-29.
- ◇ Located at the intersection of Westport & Maple Streets.
- ◇ Build-to-suit per tenant requirements.
- ◇ Lease rate to be determined based on construction costs.
- ◇ Directly behind the Ramkota and Travelodge Motels.
- ◇ Traffic count on Westport is 4,000 cars/ day and 1,600 cars/day on W. Maple Street.

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

Contact

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