



**HARMODON  
CROSSING**

# 41ST STREET + HIGHWAY 100 COMMERCIAL LAND

## LAST LOT AVAILABLE!

5801 East 41st Street | Sioux Falls, SD 57110



**1.81 ACRES  
\$14 PSF**



### SIZE

+/- 1.81 acres



### PRICE

\$14.00 psf



### LOCATION

Site is located on the southwest corner of Highway 100 and East 41st Street, adjacent to Harmodon Park ball fields.



### TRAFFIC

Highway 100 is projected to carry 55,000+ cars per day.



### ZONING

C-2 Commercial



### AREA TENANTS

Harr-Lemme Real Estate, SportGames, Truks-N-Trykes daycare, Little Caesars, Tilted Trophy Sports Bar, Dawley Farm Village, Fareway Foods, Casey's General Store, Circle K, The Attic

Information deemed reliable but not guaranteed.



**TYSDAL  
COMMERCIAL**

7400 South Bitterroot Place  
Sioux Falls, South Dakota 57108  
TysdalCommercial.com



605 **376-0127**  
ryan@tysdalcommercial.com

# AREA MAP

100



HARRIMOND PARK  
BASEBALL/SOFTBALL  
FIELDS



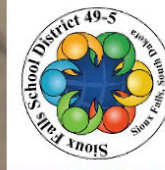
189 Apartment  
Homes



41st STREET



SPARTA  
ELEMENTARY



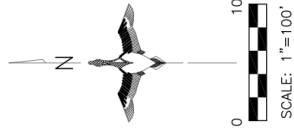
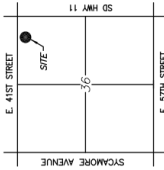
Benjamin Reifel  
Middle School



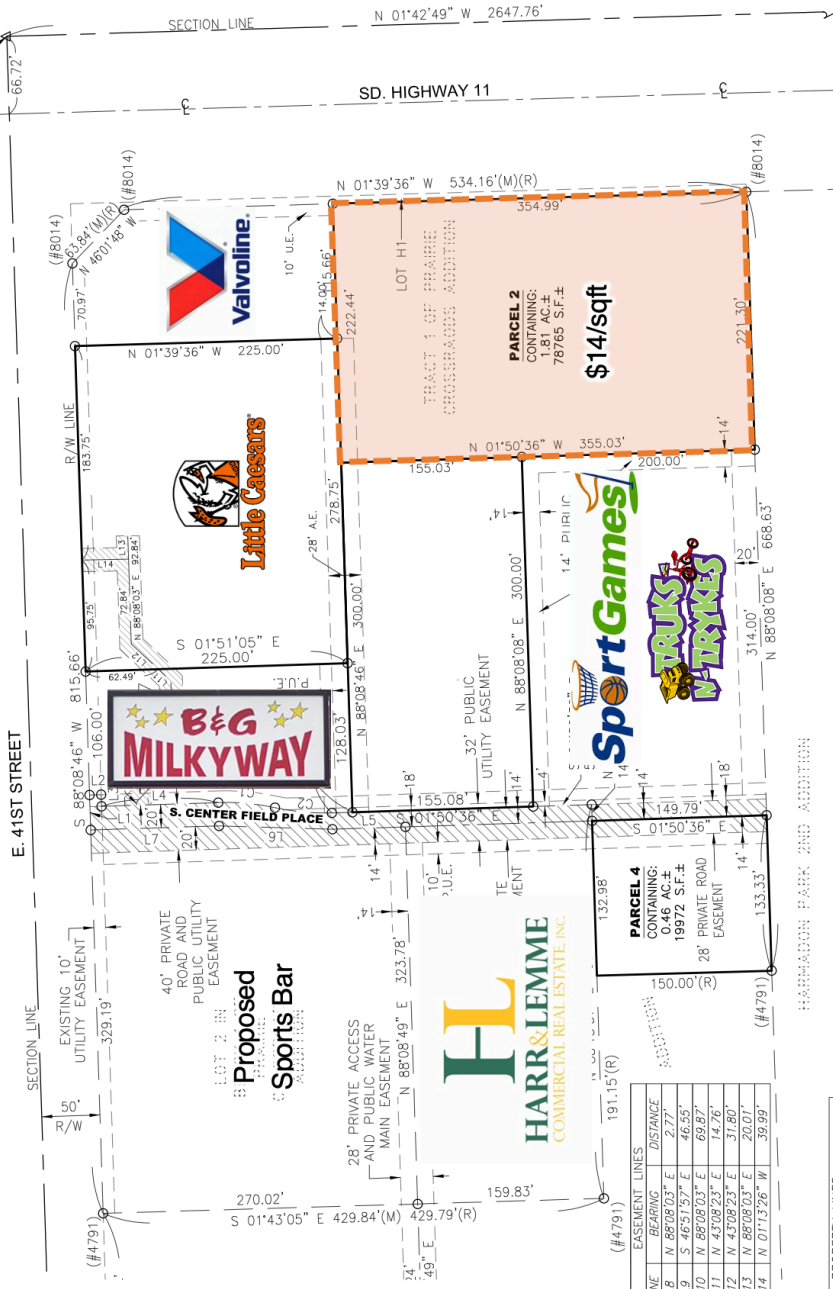
# PLAT

## EXHIBIT OF PRAIRIE CROSSROADS ADDITION

AN ADDITION TO THE CITY OF SIOUX FALLS, MINNEHAHA COUNTY, SOUTH DAKOTA.



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	200.00'	49.11'	48.99'	N 05°11'30" E	14°04'12"
C2	200.00'	49.11'	48.99'	S 05°11'30" W	14°04'12"



LINE	BEARING	DISTANCE
LA	N 88°08'03" E	2.77'
LB	S 46°51'59" E	46.55'
LC	N 88°08'03" E	69.82'
LD	N 43°08'23" E	14.76'
LE	N 43°08'23" E	31.80'
LF	N 88°08'03" E	20.01'
LG	N 01°13'26" W	39.99'

LINE	BEARING	DISTANCE
L1	N 88°08'46" E	30.00'
L2	S 01°51'36" E	10.00'
L3	N 88°08'46" W	10.00'
L4	S 01°50'36" E	100.09'
L5	S 01°50'36" E	62.69'
L6	N 01°41'15" E	97.43'
L7	S 01°50'36" E	71.009'

- LEGEND**
- SET 5/8" REBAR W/CAP #6700
  - FD. MONUMENT (#6700 UNLESS NOTED OTHERWISE)
  - (R) RECORD INFORMATION
  - (M) MEASURED DISTANCE
  - A.E. ACCESS EASEMENT
  - AC. ACRES
  - U.E. PUBLIC UTILITY EASEMENT
  - S.F. SQUARE FEET
  - R/W RIGHT-OF-WAY
  - N.T.S. NOT TO SCALE
  - EASEMENT LINE
  - PREVIOUSLY PLATTED LINE

**NOTES:**  
 BASIS OF BEARINGS IS UTM-ZONE 14  
 THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.  
 EASEMENTS OF RECORD WERE NOT RESEARCHED AND ARE NOT SHOWN ON THE PLAT.

**PREPARED BY:**  
  
**Midwest Land Surveying, Inc.**  
 Land Surveying and GPS Consulting  
 211 E. 14th Street Suite 100  
 Sioux Falls, South Dakota 57104  
 Phone: (605) 339-8901 FAX: (605) 274-8951