NAIUnited
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Flurie Road Multi-Family Site

For Sale

Flurie Rd Dakota Dunes, SD 57049

400 Gold Circle, Suite 120
Dakota Dunes, SD 57049
712 224 2727 tel
naiunited.com

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10.52 Acres | $3.00 / SF

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Property Description

Development site ideal for multi-family, residential, or storage. This site has been pre-approved for multi-family and single family residential. Visible from southbound I-29. Take advantage of South Dakota's Affordable Housing Tax Increment Financing to assist with infrastructure. Off-site retention area already developed for shared use. Site can be expanded east if needed. Ripe for 55+ community.

Situated in a quiet area directly west of Catholic Church with easy access to medical services, hotels, restaurants and a convenience store. One block from bike trail system being constructed next to church that connects to Adams Nature Area to north and Sioux City's Singing HIlls exit to south.

Location Description

Just off I-29 Exit 1 directly west of Catholic Church on north end of medical park.

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Location Information

Building Name	Flurie Multi-Family Site
Street Address	Flurie Rd
City, State, Zip	Dakota Dunes, SD 57049
County	Union

Property Information

Property Type	Flurie Road Multi-Family Site
Property Subtype	Multifamily
Zoning	Commercial
Lot Size	10.52 Acres
APN #	23.NP.02.TR0B, 23.NP.02.TR0C, 23.NP.02.TR0D
Lot Frontage	350 ft
Lot Depth	1,224 ft
Corner Property	Yes

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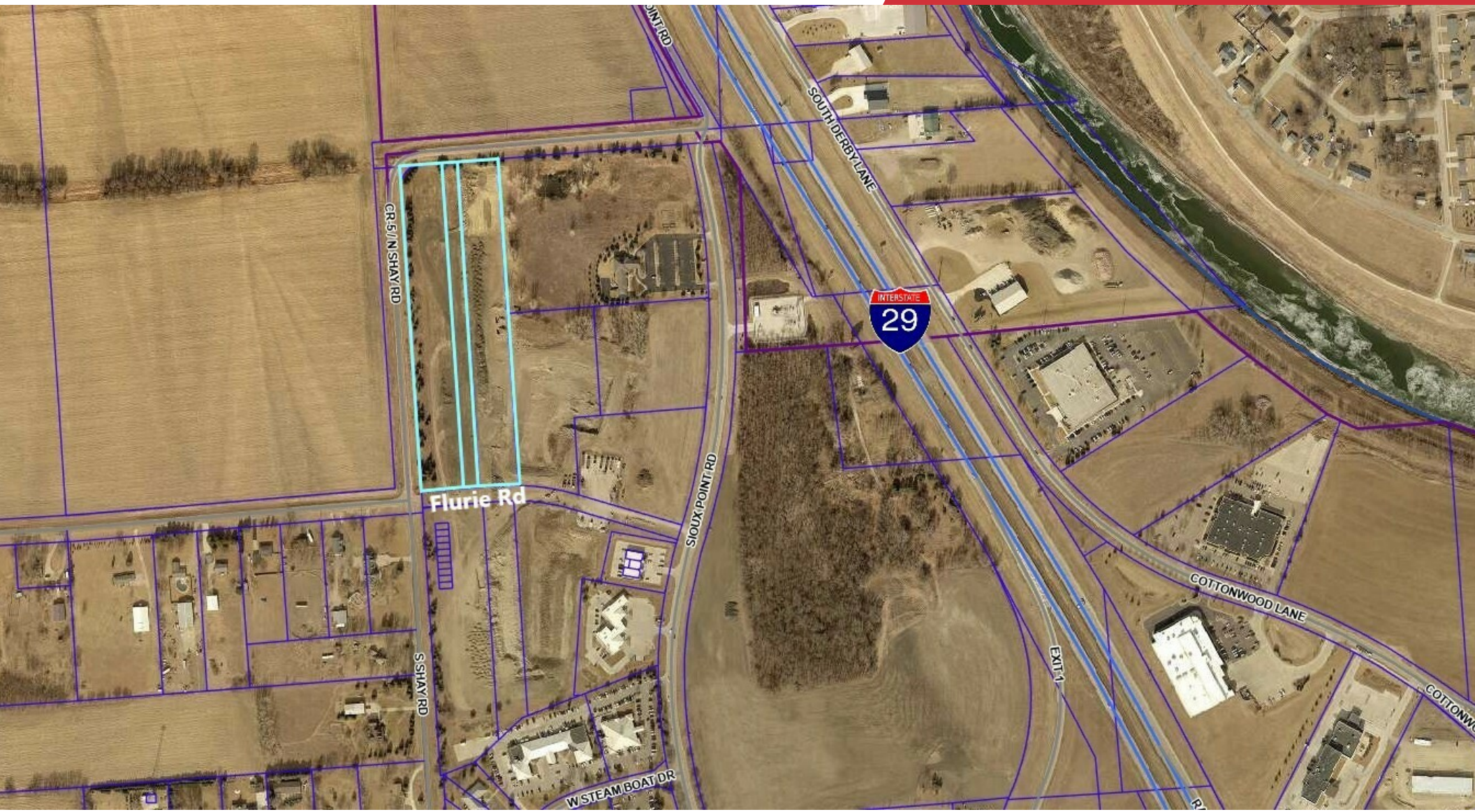

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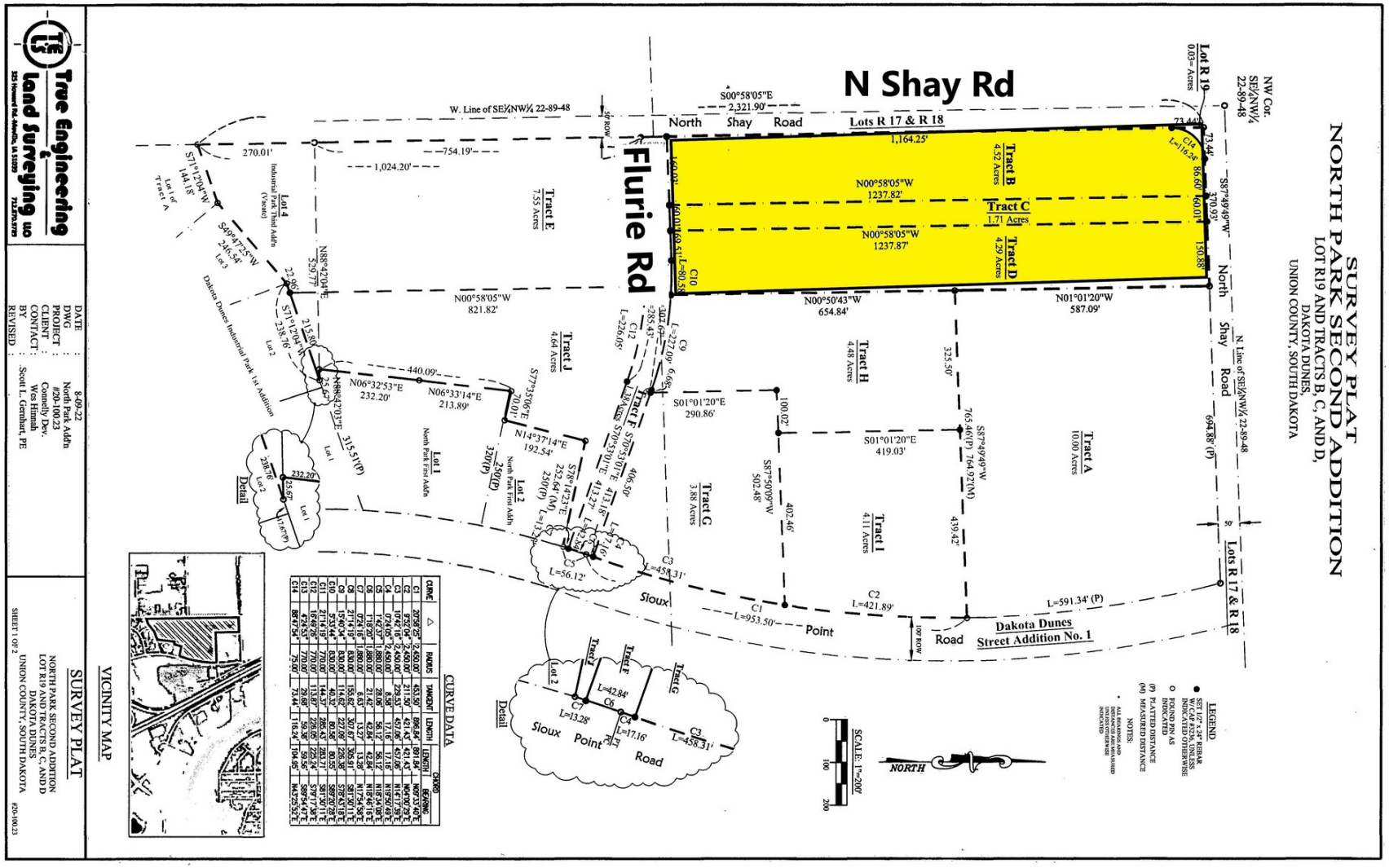

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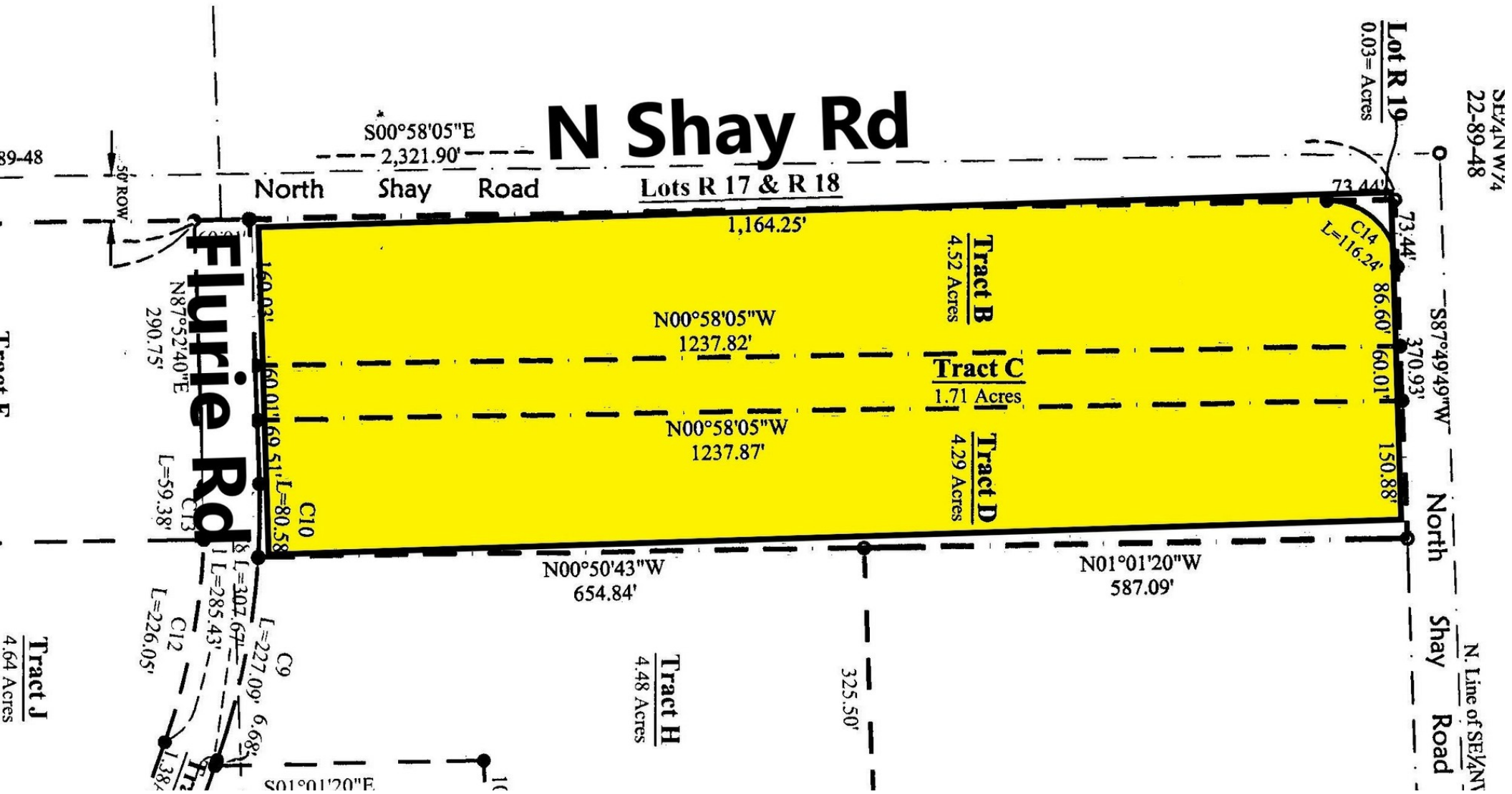

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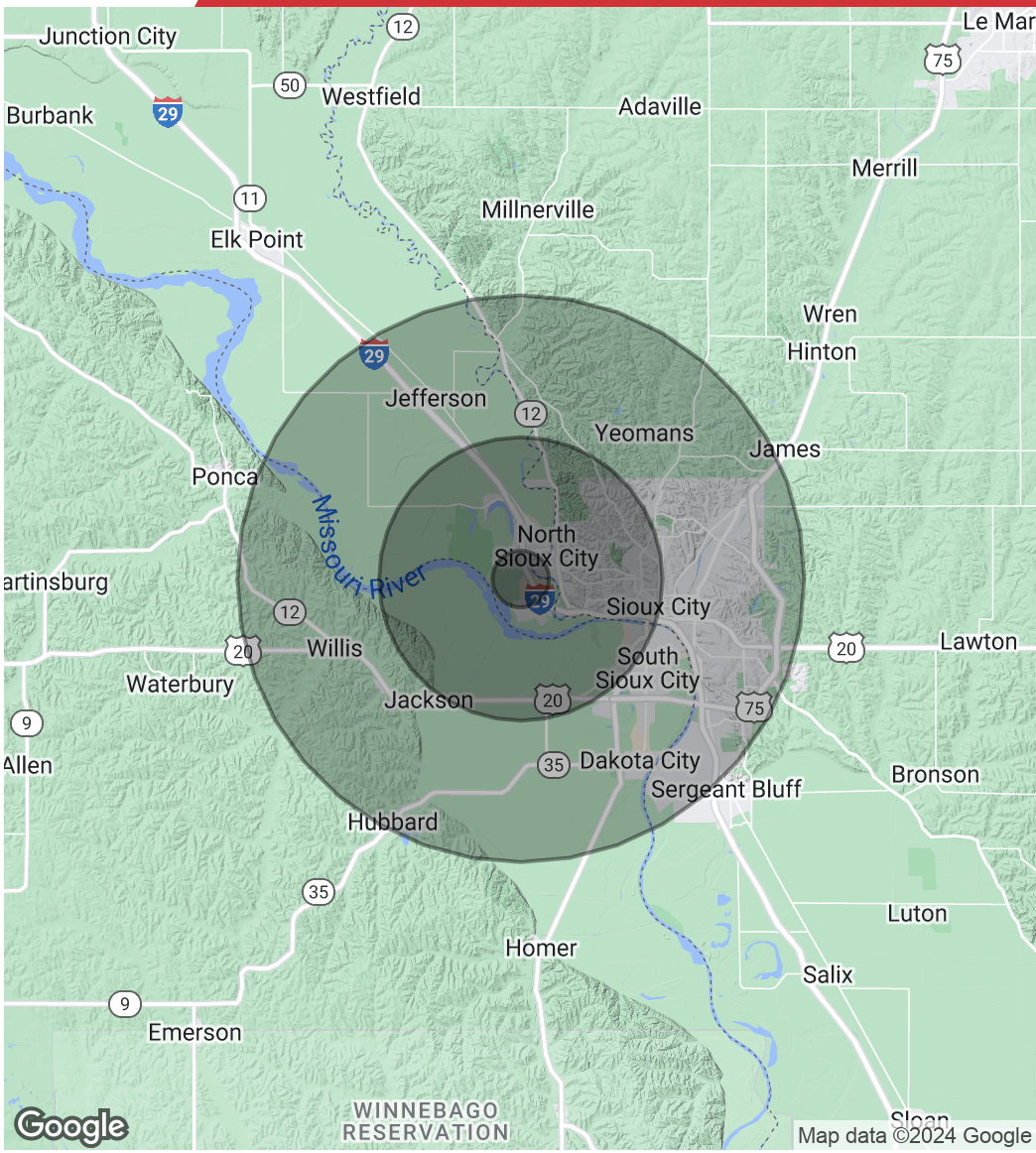
Population	1 Mile	5 Miles	10 Miles
Total Population	454	29,179	107,795
Average Age	45.7	34.8	34.5
Average Age (Male)	41.9	33.4	34.3
Average Age (Female)	47.6	36.4	35.6

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	236	12,073	44,263
# of Persons per HH	1.9	2.4	2.4
Average HH Income	$110,414	$77,598	$70,428
Average House Value	$252,456	$155,476	$137,883

2020 American Community Survey (ACS)



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