

I90Exit48.com



olsen
real estate

Get in on the new growth at **I90 & Exit 48!**

PROPERTY HIGHLIGHTS AND OVERVIEW

SIZE OF LOTS AVAILABLE: All lots are available starting as small as .41 acres and as large as 22.07 contiguous acres in size in Summerset USA (NORTH PORTION), or as small as 9.58 acres and as large as 31.88 acres in Recreational Park Subdivision (SOUTH PORTION)

EASE OF ACCESS: Just a quick turn off the interstate and you are there. The NORTH PORTION: I90 To Exit 48, West 1 Block to Sturgis Road, South Along Sturgis Road to Independence Street. The SOUTH PORTION: I90 To Exit 48, West 1 Block to Sturgis Road, south along Sturgis Road to Leisure Lane, east to Recreational Drive to the 31.88 acres.

LAND USE ZONING: All land is currently zoned General Commercial. It is suggested to rezone the 31.88 acres into a mixed use with residential use type zoning to meet current demand.

UTILITIES: Sanitary sewer, water distribution, electric 1PH and 3PH, natural gas & communications are installed in most of the ROW: call for specifics.

IMMEDIATE POSSESSION IS AVAILABLE

I90 TRAFFIC COUNTS: SDDOT 22,050 (E & W)

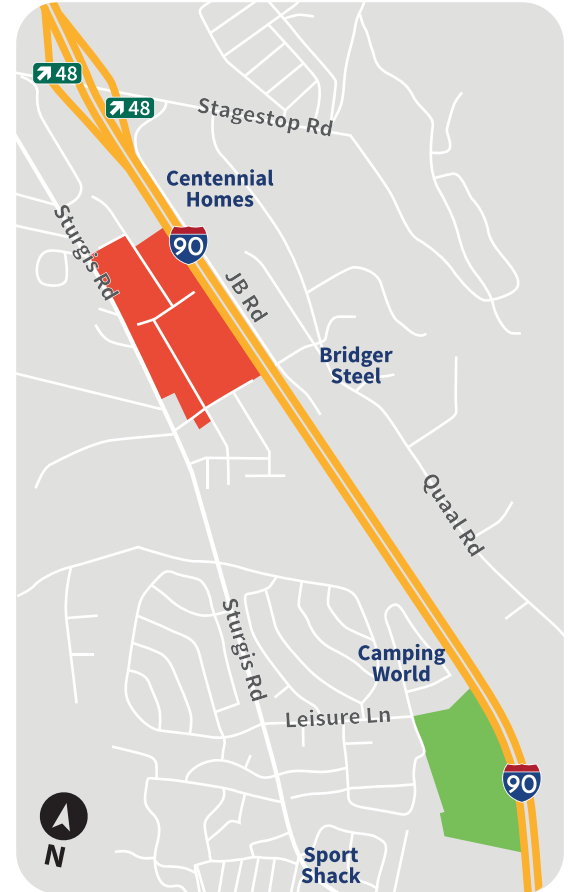
STURGIS ROAD (US HWY 79) TRAFFIC COUNTS: SDDOT 7,308 (N & S)

DEVELOPER INCENTIVES/PRO-GROWTH

Incentives are available to offset your costs of development and start up. In order to stimulate commercial growth Meade County will abate real estate taxes on new commercial development over a period of 5 years at 0% with new commercial construction. The City of Summerset may also consider TIF type financing if it helps to get things up and running with developments completed.

ACT NOW!

Simply give **PHIL OLSEN, BROKER** with Olsen Real Estate a call or text him at **605-390-8868**. Check out his web site at **OlsenRealEstate.com** or email him at **phil.olsen@midco.net**. Phil holds over 40 years of subdivision development, project design and construction experience – he speaks your language, he knows many of the local business, regulators and political people, he knows contracting and knows how to get your project going.



- Summerset USA Subdivision
- Recreational Park Subdivision

Want more info?

CALL TEXT EMAIL



Phil Olsen
Broker

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