



THE CROSSROADS

LAND FOR SALE



W. 12th Street & Interstate 29
Sioux Falls, SD 57106



1.0 Acre +/-



\$12.00 / SF

LOCATION

The Crossroads Development is located on a major thoroughfare that links I-29 and downtown Sioux Falls. Positioned directly off the interstate, this site features maximum accessibility and visibility. Conveniently located just ten minutes from downtown and five minutes from the Meadows on the River development, offering access to two of the cities busiest areas.

DESCRIPTION

- Final development parcel available
- Located at the high-visibility intersection of I-29 and W 12th Street - one of the most heavily traveled corridors in the state
- Anchored by a strong mix of national and regional users including Starbucks, Northern Tool, Silverstar Carwash, and Voyage Credit Union, the Crossroads Development attracted over 533,000 visits in 2024 alone
- At the heart of the development, a 178-unit apartment complex (under construction), bringing built-in foot traffic and a thriving residential base to support surrounding businesses.
- Impressive traffic counts at the crossroads of W 12th Street and I-29, with a combined total of 106,780 VPD
- Area attractions include Sherman Park, the Great Plains Zoo, The Country Club of Sioux Falls, Minnehaha Country Club, and Thunder Road
- Nearby nationally recognized users include Taco Bell, Wendy's, Harbor Freight, Wells Fargo, Lewis Drug, Subway, and many local users including Luxury Auto Mall, ABRA Auto Body, and Jacky's Burrito Express

RAQUEL BLOUNT SIO

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Lloyd Companies Commercial Real Estate | 150 E. 4th Place Suite 600, Sioux Falls, SD 57104 | 605.323.2820

Find out more at [LloydCompanies.com](https://www.LloydCompanies.com) | Information deemed reliable, but not guaranteed.

LAND COSTS & SITE SURVEY

*These numbers are based on estimates and are not guaranteed.

Lot	Size	Size	Sale Price	Total Est.
3	1.00 Acre +/-	43,491 SF +/-	\$12.00 / SF	\$521,892.00



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PARCEL

*Concept only; subject to change



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SITE AERIAL

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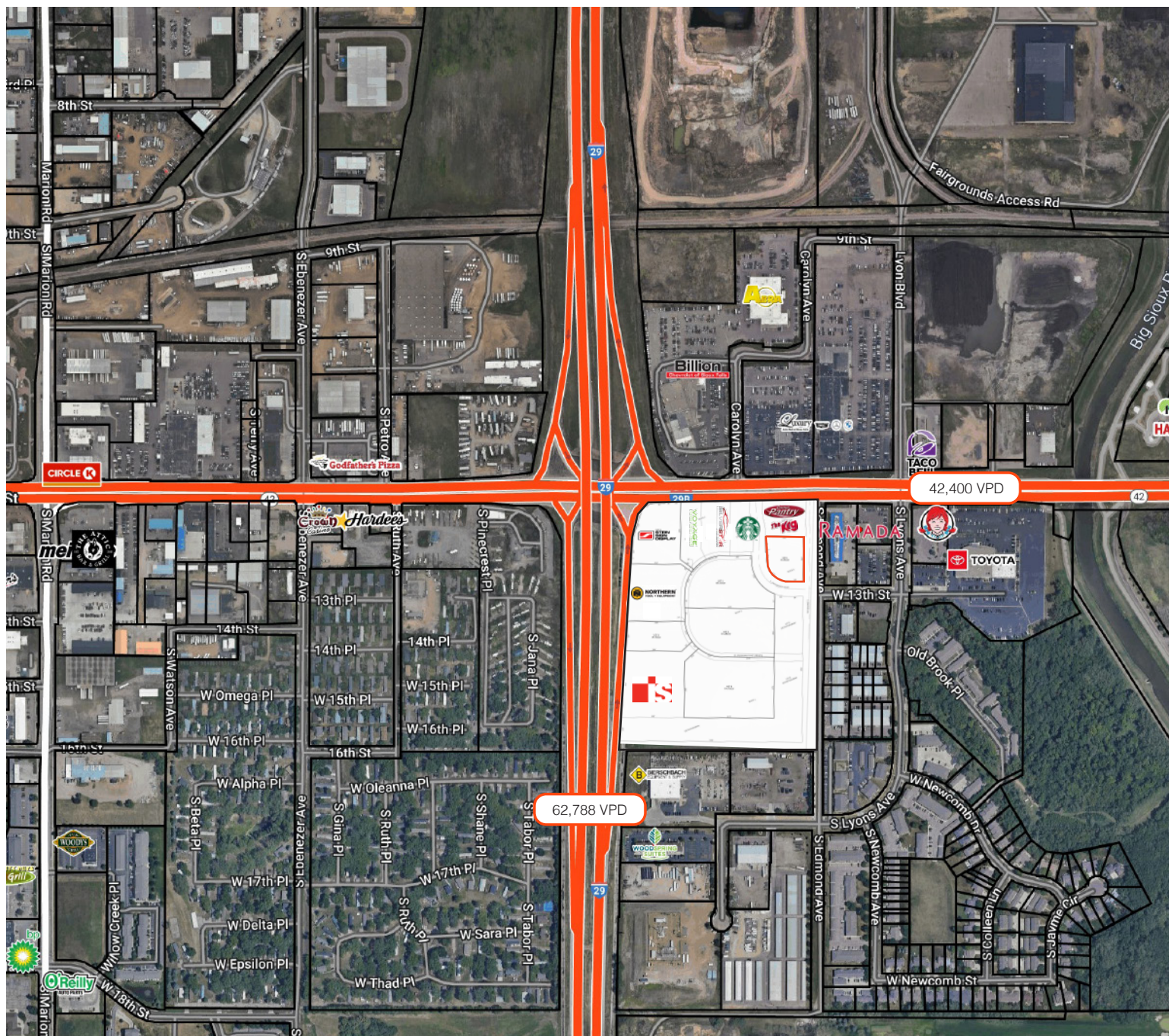
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VIEWPOINTS



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AREA MAP



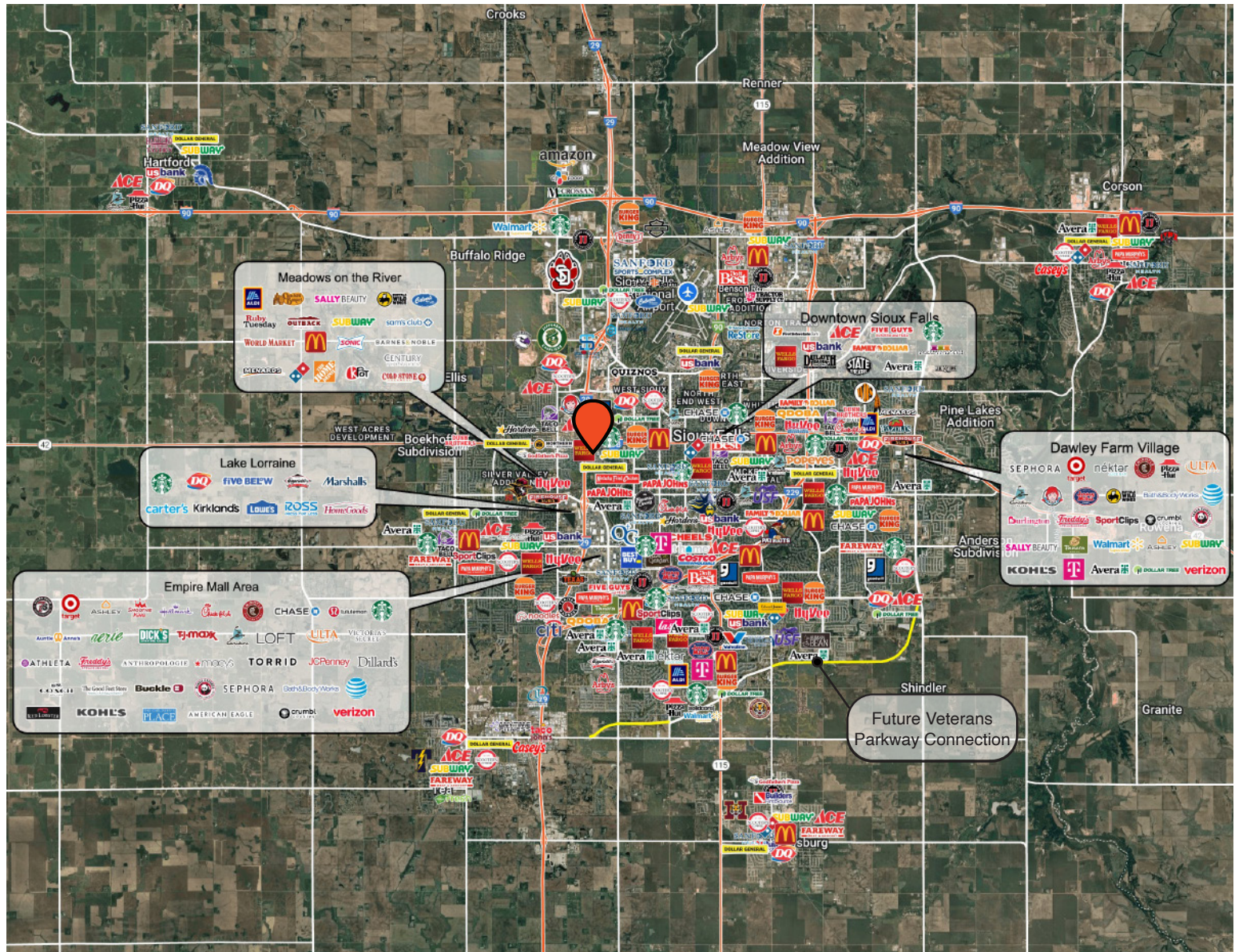
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CITY MAP



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SIoux FALLS DEMOGRAPHICS

POPULATION PROJECTION		
Year	Sioux Falls	MSA
2025	224,676*	314,596
2030	235,786	341,444

*Source: The City of Sioux Falls

Sioux Falls, South Dakota's largest city, is one of the fastest growing areas in the nation with population growth rate nearly four times the national average. It serves as the largest retail hub between Denver and the Twin Cities and offers residents & visitors an ample selection of commodities and services. Being located in the heart of the Midwest, Sioux Falls draws shoppers from a four-state area. Employment across the state is projected to increase by 7.7% by 2032, further solidifying its reputation as an economic leader.

Sioux Falls has low business costs with a high quality of life. There's no state, corporate or personal income tax, no inheritance tax and no limits to what your business can achieve.

FAST FACTS



#1 City for Small Businesses
(B2B Review 2025)



#2 Best Tax Climate in the U.S.
(Tax Foundation 2024)



#6 Best City for Young Couples
(StorageCafe 2026)



Top 25 Safest Cities in America
(WalletHub 2025)



#1 Corporate Site Selection Per Capita (Tier 2 Metros)
(Site Selection 2025)

2.3%

Sioux Falls MSA Unemployment Rate
(December 2025)



No Corporate Income Tax



#7 Best Run Cities in America
(WalletHub 2025)

TOP EMPLOYERS



10,929



8,200



3,627



3,239



2,390



1,600

SUMMARY PROFILE

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	4,879	69,227	126,975
2020 Total Population	5,418	76,088	145,926
2020 Group Quarters	71	2,723	4,492
2026 Total Population	5,870	81,393	156,606
2026 Group Quarters	65	2,709	4,518
2031 Total Population	6,295	86,955	169,330
2024-2029 Annual Rate	1.41%	1.33%	1.57%
2026 Total Daytime Population	7,434	107,284	190,834
Workers	5,116	72,444	125,147
Residents	2,318	34,840	65,687
Household Summary			
2010 Households	2,320	29,421	51,726
2010 Average Household Size	2.10	2.23	2.34
2020 Total Households	2,533	32,730	60,223
2020 Average Household Size	2.11	2.24	2.35
2026 Households	2,770	35,914	65,945
2026 Average Household Size	2.10	2.19	2.31
2031 Households	2,996	38,787	71,969
2031 Average Household Size	2.08	2.17	2.29
2024-2029 Annual Rate	1.58%	1.55%	1.76%
2010 Families	1,131	15,607	30,244
2010 Average Family Size	2.79	2.94	2.98
2026 Families	1,287	18,363	36,742
2026 Average Family Size	3.23	3.04	3.06
2031 Families	1,381	19,676	39,832
2031 Average Family Size	3.22	3.03	3.05
2024-2029 Annual Rate	1.42%	1.39%	1.63%
2026 Housing Units	2,922	39,549	71,887
Owner Occupied Housing Units	40.1%	45.0%	51.2%
Renter Occupied Housing Units	54.7%	45.8%	40.6%
Vacant Housing Units	5.2%	9.2%	8.3%
2026 Population 25+ by Educational Attainment			
Total	3,893	55,250	105,359
Less than 9th Grade	4.5%	1.5%	1.5%
9th - 12th Grade, No Diploma	11.4%	4.4%	4.2%
High School Graduate	25.9%	20.3%	20.4%
GED/Alternative Credential	2.4%	3.5%	3.6%
Some College, No Degree	17.8%	17.2%	16.7%
Associate Degree	15.4%	16.3%	14.7%
Bachelor's Degree	17.0%	25.3%	26.2%
Graduate/Professional Degree	5.6%	11.5%	12.7%
Median Household Income			
2026	\$61,557	\$68,831	\$75,672
2031	\$65,905	\$78,042	\$87,871
Median Age			
2010	29.5	32.8	33.4
2020	31.6	35.3	35.3
2026	32.9	36.7	36.4
2031	33.8	37.9	37.6
2026 Population by Sex			
Males	2,926	40,773	79,186
Females	2,944	40,620	77,420
2031 Population by Sex			
Males	3,117	43,342	85,116
Females	3,177	43,613	84,214