



THE CROSSROADS

LAND FOR SALE



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



1.0 - 1.14 Acres +/-



\$12.00 - \$14.00 / SF

LOCATION

The Crossroads Development is located on a major throughfare 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

- 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 is proposed (first phase), 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 SIOR

605.728.9092 | raquel@lloydcompanies.com

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	Sale Price	Total Est.
1	104,115 SF	Under Contract	-
2	113,284 SF	Under Contract	-
3	43,491 SF	\$14.00 / SF	\$608,874.00

Lot	Size	Sale Price	Total Est.
6	49,753 SF	\$12.00 / SF	\$597,036.00
9	154,714 SF	Under Contract	-



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SITE AERIAL

Concept only; subject to change



*Seller will consider further subdividing lots

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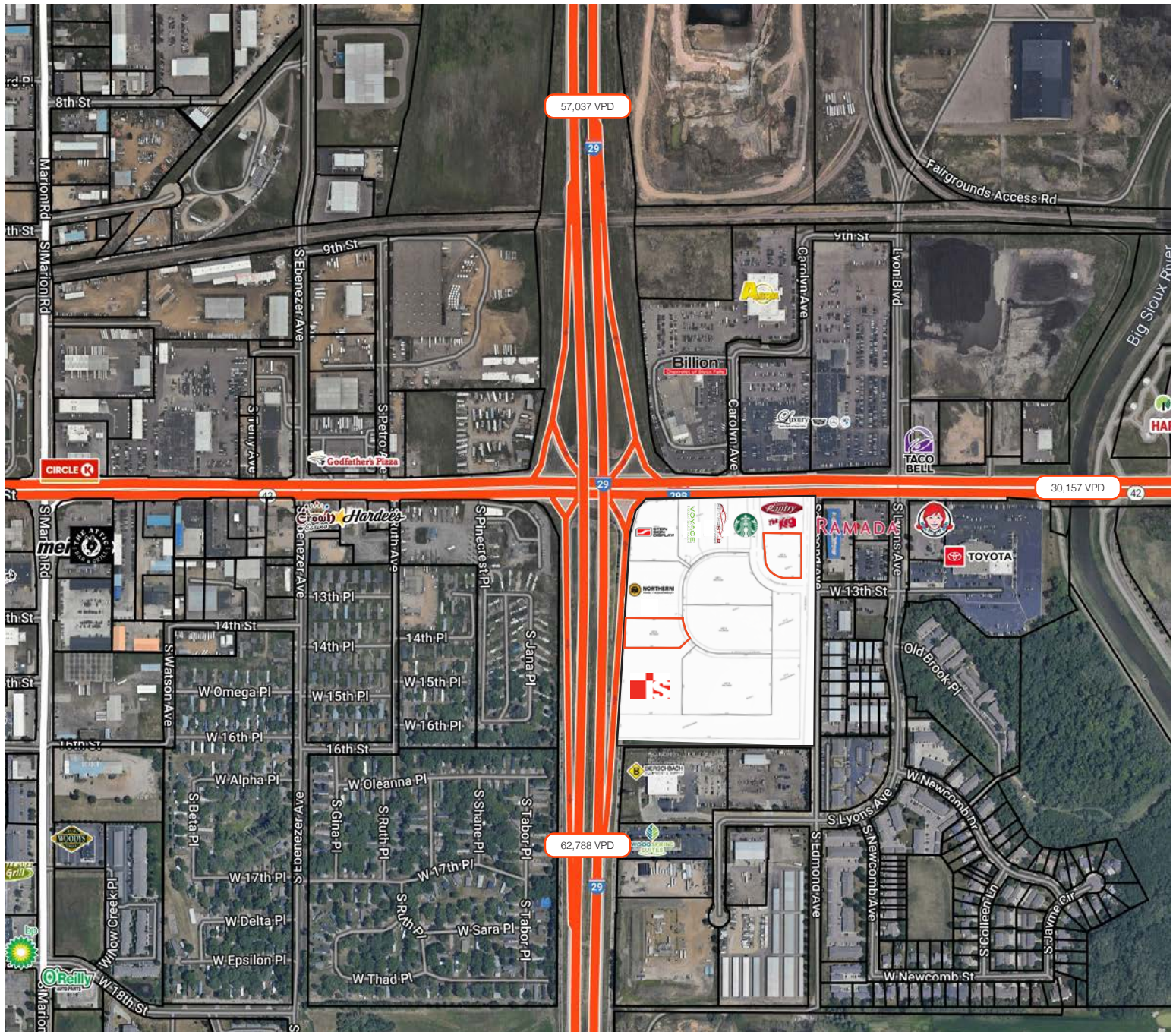


VIEWPOINTS



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SITE MAP



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AREA MAP



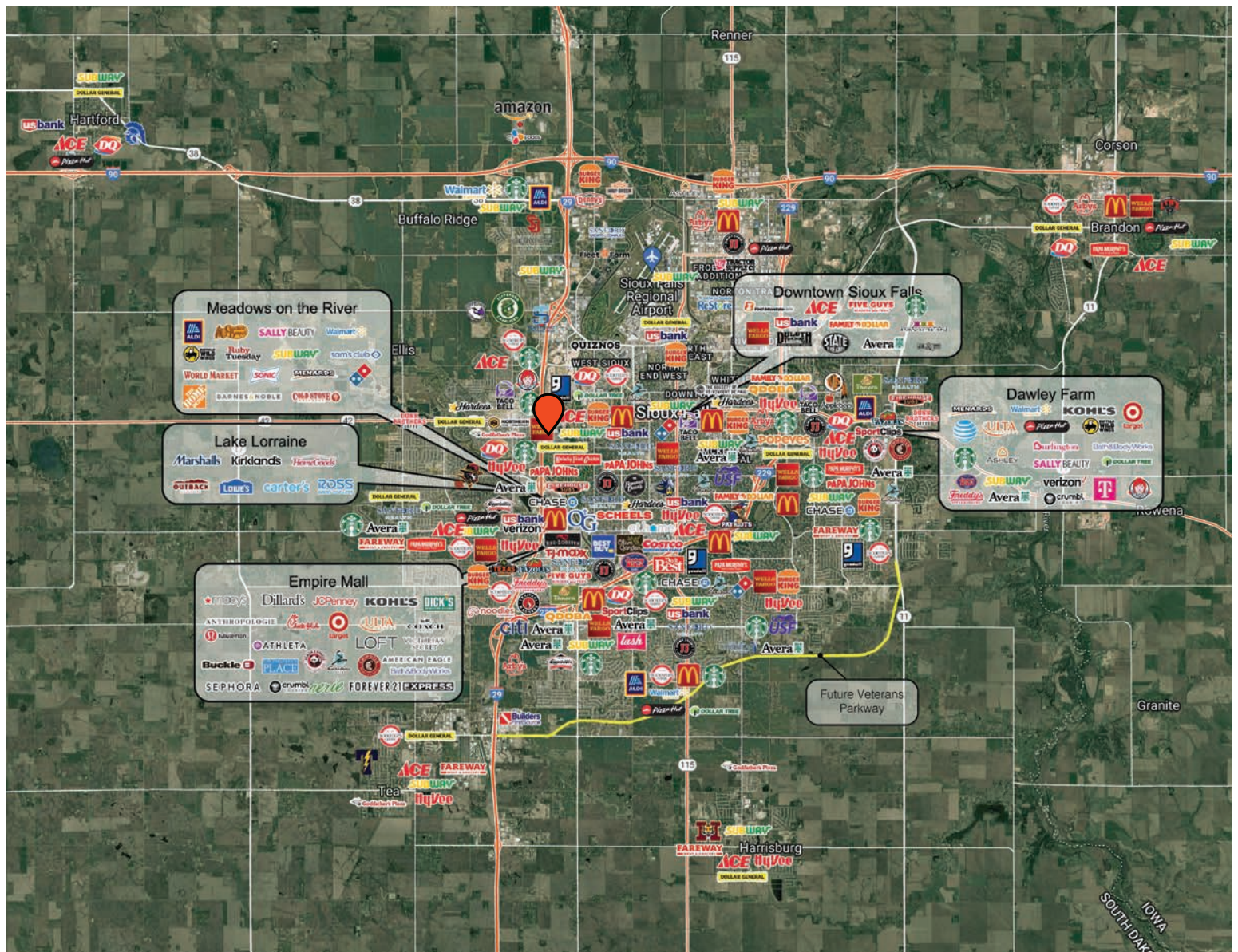
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CITY MAP



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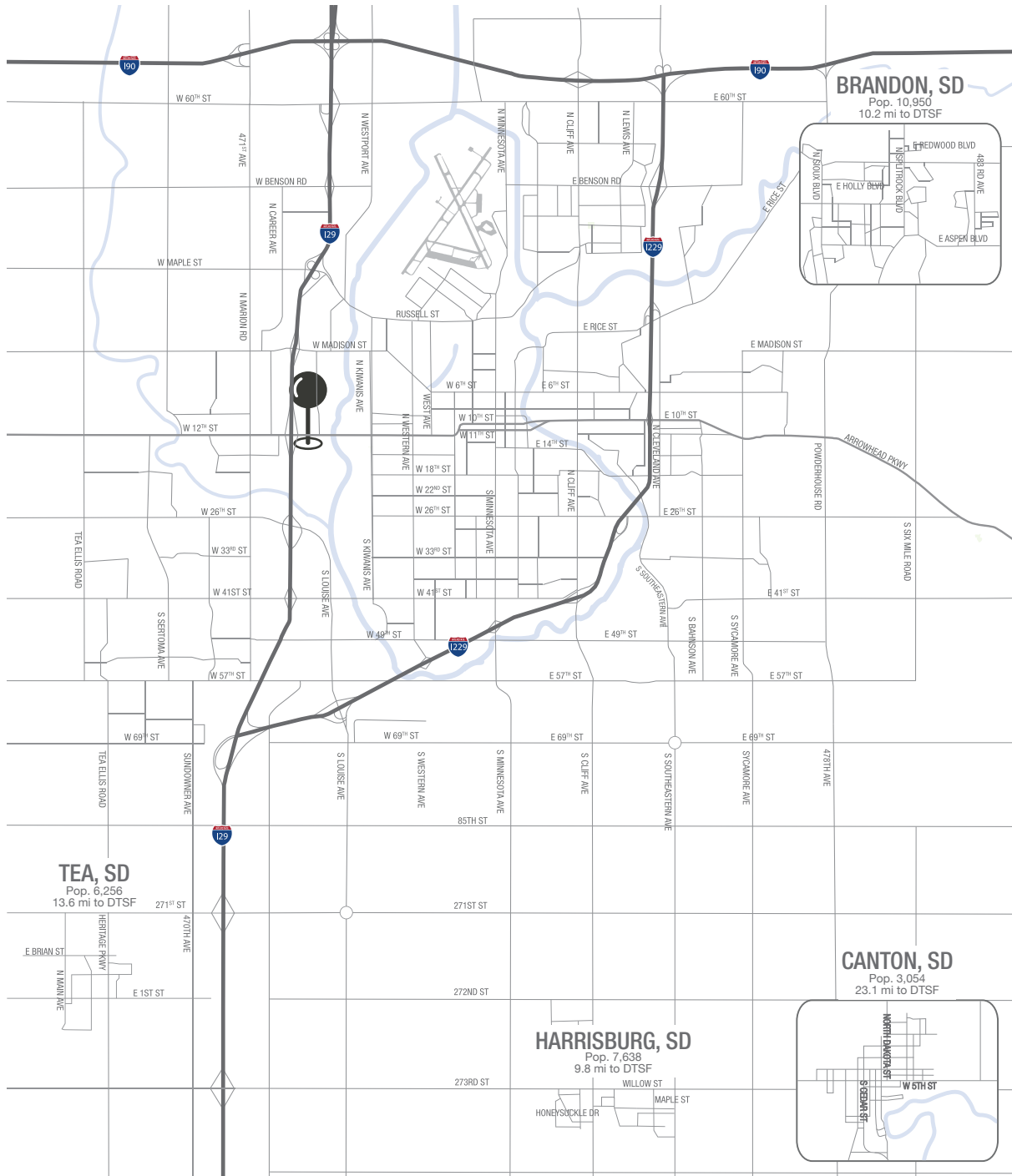
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MSA MAP



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SIoux FALLS DEMOGRAPHICS

POPULATION PROJECTION		
Year	Sioux Falls	MSA
2024	213,891	311,500
2029	230,570	336,494

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.

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




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



Best City for Young Professionals
(SmartAsset 2023)

2.0%

Minnehaha Unemployment Rate
(October 2024)



#3 Hottest Job Market
(ZipRecruiter 2023)

2.2M

of Visitors to Sioux Falls in 2023



Third City in Economic Strength
(Policom 2023)









No Corporate Income Tax



Top Eight Happiest Cities in America
(WalletHub 2023)

TOP EMPLOYERS

 10,750	 8,298	 3,688
 3,600	 2,939	 2,505

SUMMARY PROFILE

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	4,635	71,606	131,066
2020 Total Population	5,010	78,316	151,335
2020 Group Quarters	47	2,864	4,502
2024 Total Population	5,333	83,144	162,651
2024 Group Quarters	47	2,815	4,502
2029 Total Population	5,643	87,296	174,562
2023-2028 Annual Rate	1.14%	0.98%	1.42%
2024 Total Daytime Population	6,593	113,425	193,823
Workers	4,453	77,711	123,206
Residents	2,140	35,714	70,617
Household Summary			
2010 Households	2,290	30,569	53,245
2010 Average Household Size	2.02	2.22	2.35
2020 Total Households	2,472	33,914	62,168
2020 Average Household Size	2.01	2.22	2.36
2024 Households	2,631	36,167	66,716
2024 Average Household Size	2.01	2.22	2.37
2029 Households	2,797	38,176	71,576
2029 Average Household Size	2.00	2.21	2.38
2023-2028 Annual Rate	1.23%	1.09%	1.42%
2010 Families	1,059	16,177	31,324
2010 Average Family Size	2.74	2.93	2.99
2024 Families	1,153	18,234	37,276
2024 Average Family Size	3.19	3.10	3.14
2029 Families	1,214	19,003	39,556
2029 Average Family Size	3.19	3.10	3.16
2023-2028 Annual Rate	1.04%	0.83%	1.19%
2024 Housing Units	2,765	38,897	71,455
Owner Occupied Housing Units	37.1%	45.9%	53.7%
Renter Occupied Housing Units	58.1%	47.1%	39.7%
Vacant Housing Units	4.8%	7.0%	6.6%
Median Household Income			
2024	\$55,306	\$64,344	\$70,937
2029	\$58,899	\$72,895	\$82,215
Median Age			
2010	29.4	33.0	33.4
2020	31.8	35.4	35.4
2024	31.8	35.8	35.8
2029	33.4	37.2	37.1
2024 Population by Sex			
Males	2,684	41,847	82,489
Females	2,649	41,297	80,162
2029 Population by Sex			
Males	2,808	43,577	87,746
Females	2,835	43,719	86,816
Data for all businesses in area			
Total Businesses:	343	5,178	8,040
Total Employees:	4,865	83,349	126,006

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