

SANFORD
SPORTS
COMPLEX



LAND FOR SALE
SIOUX FALLS
SOUTH DAKOTA

 **LLOYD**

ABOUT THE COMPLEX

SANFORD
SPORTS
COMPLEX



The Sanford Sports Complex in Sioux Falls, South Dakota, stands as a premier 520-acre destination for sports, recreation, and community events in the region—a thriving hub for sports, recreation, and community engagement. Its strategic location right off two major interstates, combined with top-notch facilities and diverse offerings, make it a destination of choice for both locals and visitors. Home to elite training centers, expansive indoor and outdoor fields, and a vibrant array of dining and retail options, the complex is designed to support athletes and families. Additionally, located near the 900-acre Foundation Park and in proximity to significant employers and call centers, including Amazon and CJ Foods, the Sanford Sports Complex enhances its appeal for new businesses.

The complex is also the proud home of the Sioux Falls Skyforce, the NBA G League affiliate of the Miami HEAT. Furthermore, it hosts nationally recognized events such as the 2024 ATP Tour professional men's tournament, marquee college basketball games featuring top teams like Baylor, Gonzaga, Iowa, and West Virginia, the annual Crossover Classic, high-profile MMA events like those from the Legacy Fighting Alliance (LFA), as well as NCAA and NAIA national championships in men's basketball, women's basketball, and women's volleyball, firmly establishing itself as a premier sports destination.



COMPLEX TENANTS

"WORK, LIVE, STAY, PLAY."

SANFORD
SPORTS
COMPLEX



Fleet  Farm



 **ATLAS**
64 flat-style apts.

 **DARC**
DAKOTA STATE APPLIED RESEARCH CORP

SANFORD
HEALTH



LOT	SIZE*	PRICE	TYPE
2	2.4 acres +/-	\$10.00/SF	Commercial
3	1.6 acres +/-	\$10.00/SF	Quick Serve
4	8.7 acres +/-	\$8.00/SF	Retail/Office
5	20.4 acres +/-	\$10-12/SF	Retail/Commercial
6	6.6 acres +/-	\$8.00/SF	Office/Retail/Stadium
7	11.02 acres +/-	\$8.00/SF	Office/Retail/Athletic Facility
8	14.05 acres +/-	\$7.00/SF	Retail/Office
9	2.61 acres +/-	\$6.00/SF	Retail/Office/Athletic Facility

** All lots are subdividable to meet desired size & use.*



COMPLEX MASTER PLAN

SANFORD
SPORTS
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WATCH
THE
MASTER
COMPLEX
PLAN



520

TOTAL
ACRES

170

ACRES
ATHLETICS

66

ACRES
RESIDENTIAL

47

ACRES
RECREATION

27

ACRES
MIXED USE

20

ACRES
ADMIN

10

ACRES
HOSPITALITY

AVAILABLE LAND

SANFORD
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COMPLEX PARTICIPANTS



SANFORD PENTAGON

- 341.8K Annual Visits
- Over 100K SF of courts
- Designed for league and tournament play



GREAT SHOTS

- 258K Annual Visits
- 54k SF building (300-person occupancy)
- 3 levels with 60 total bays



SANFORD FIELDHOUSE

- 285.5K Annual Visits
- Over 85K SF with 62K SF being Field Turf
- Home to Sanford Sports Performance/Academy



YOUTH FOOTBALL

- 60 acres with 9 fields (5 lighted)
- 3 more fields to be added in future phase
- City bike trail connection



SCHEELS ICE PLEX

- 280.7K Annual Visits
- 3 indoor full-size rinks
- Open skate & tournaments



DAKOTA ALLIANCE SOCCER

- 8 synthetic turf multipurpose soccer fields
- Each year 7K athletes ranging from 3 - 19 participate in this club



HUETHER FAMILY MATCH POINTE

- 50K Annual Visits
- 6 side-by-side Championship Courts
- 40-ft high ceilings



POWER & GRACE GYMNASTICS

- 13K Annual Visits
- 16K SF gym
- Two competition-sized floors



SANFORD DIAMONDS

- 5 Field Turf softball fields
- 5 Field Turf baseball fields
- Filed lighting & digital scoreboards



HOSPITALITY

- Fairfield Inn & Suites by Marriott - 82 rooms
- Comfort Inn & Suites by Choice Hotels - 86 rooms
- Blue Rock Bar & Grill - remodeled in 2019

2025 DEMOGRAPHICS

	Median HH Income	Median Home Value	Bachelor's Degree or Higher	Median Age	Persons per HH
Visitors (Captured Market)	\$86.7K	\$338K	40.2%	35.9	2.56
Sioux Falls MSA Average	\$83.1K	\$328K	38.8%	36.9	3.14
South Dakota Average	\$75.5K	\$288K	34.0%	38.5	2.43
United States Average	\$81.6K	\$370K	37.2%	39.6	2.50

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REGIONAL VISITOR DRAW

SANFORD
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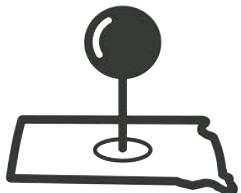
2.3M
Annual Visits



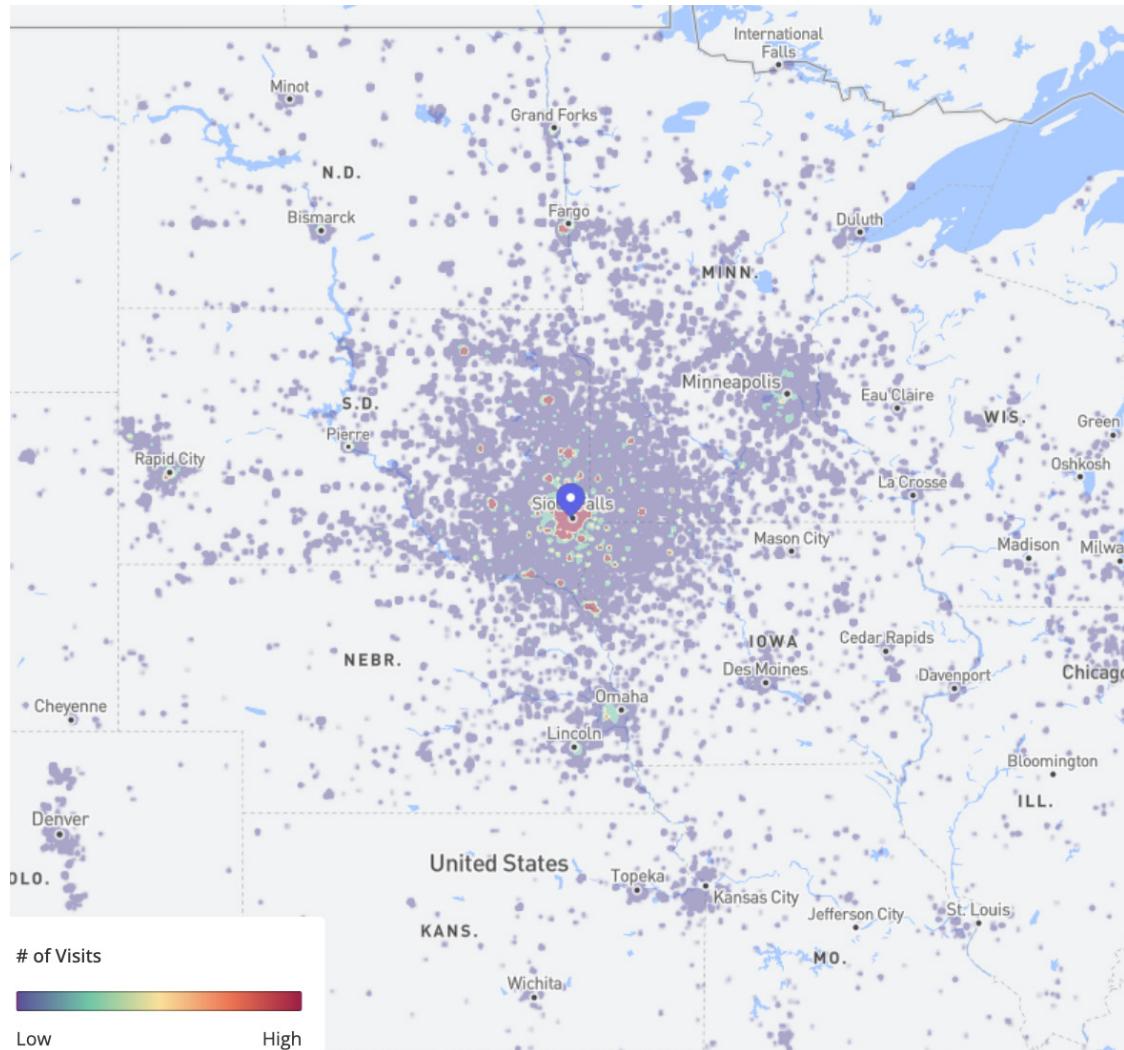
509.7K
Annual Visitors



109 min
Avg. Dwell Time



4.51x
Visit Frequency



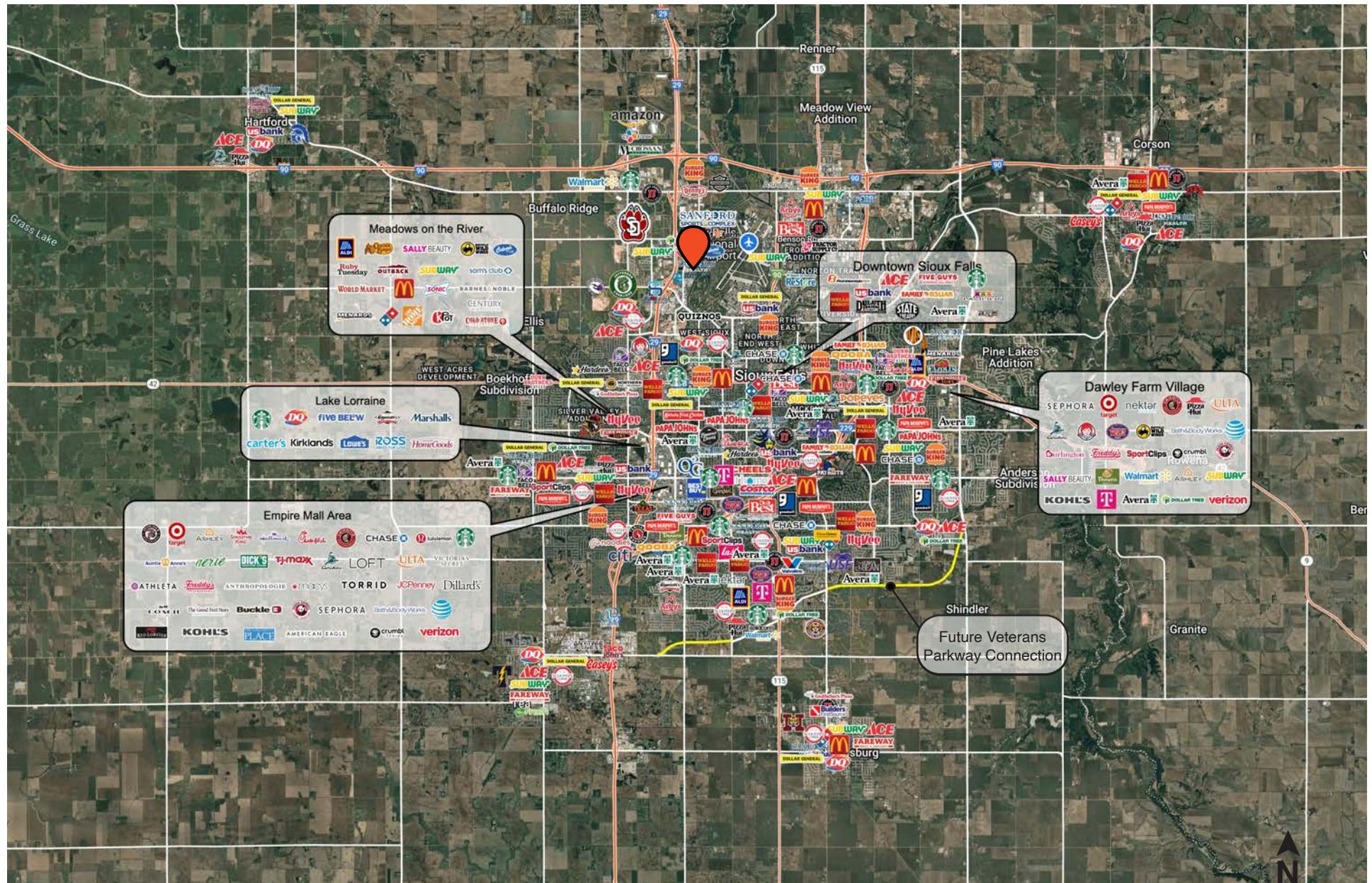
Sanford Sports Complex / 2405 W Benson Rd, Sioux Falls, SD 57107 | Based on Home Location, by Visits
| Min. Visits: 1 | Dec 1st 2024 to Nov 30th 2025 | Home locations are obfuscated for privacy and randomly placed within a census block. They do not represent actual home addresses. Data provided by Placer Labs.

AREA GROWTH MAP



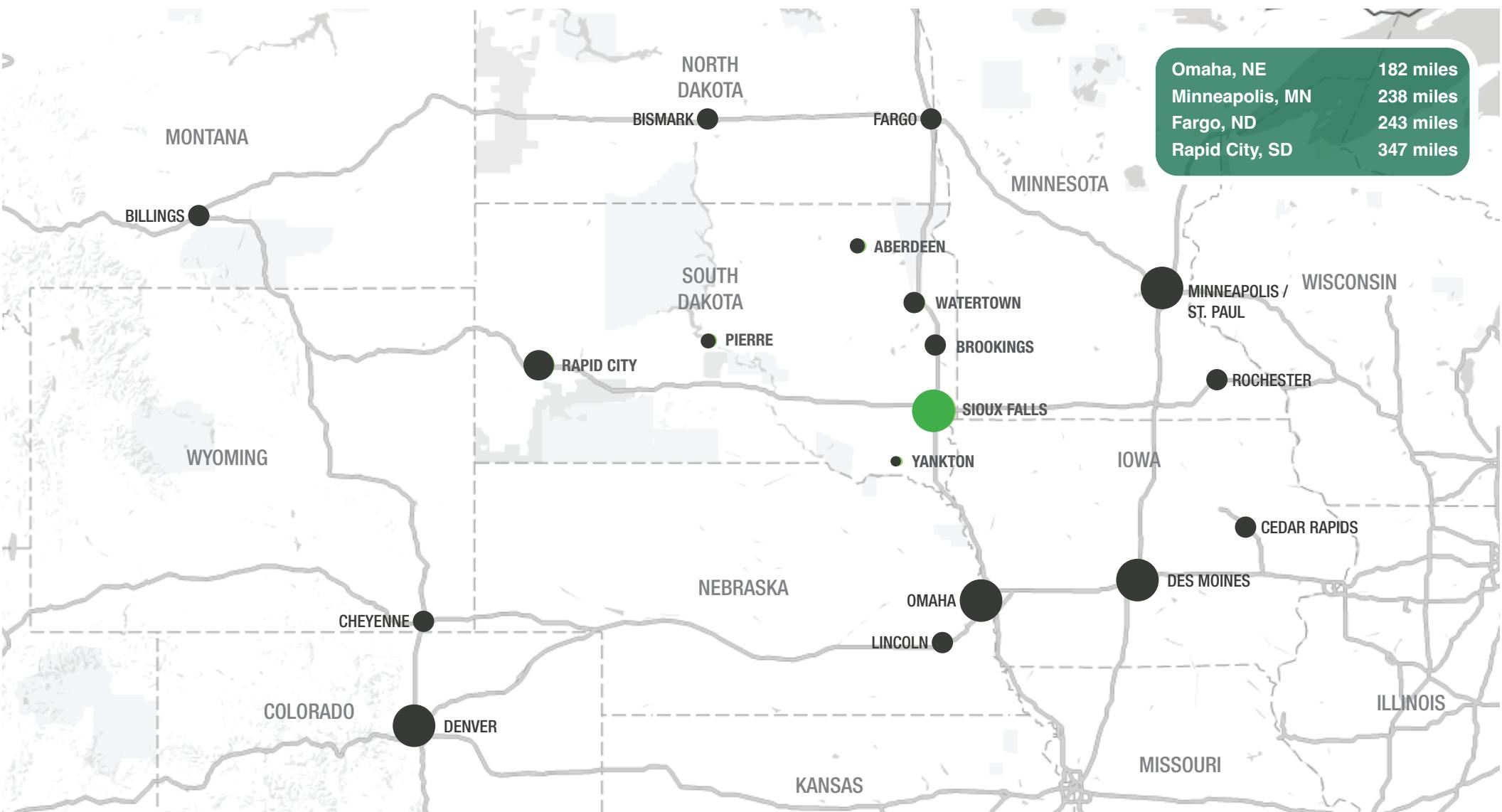
SIOUX FALLS MAP

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TRADE AREA

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SIOUX FALLS DEMOGRAPHICS



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)



#3 Hottest Job Market
(ZipRecruiter 2023)



Top 25 Safest Cities in America
(WalletHub 2025)

4M

of Visitors to Sioux Falls in 2024

1.8%

Sioux Falls MSA Unemployment Rate
(September 2025)



No Corporate Income Tax



Third City in Economic Strength
(Policom 2023)

POPULATION PROJECTION		
Year	Sioux Falls	MSA
2025	219,588*	314,596
2030	235,786	341,319

*Source: The City of Sioux Falls

TOP EMPLOYERS



10,929



8,200



3,627



3,239



2,390



1,600

SANFORD **SPORTS** COMPLEX



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