

SANFORD SPORTS COMPLEX



LAND FOR SALE

SIoux FALLS SOUTH DAKOTA

 LLOYD



ABOUT THE 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 alike. 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

The Sanford Sports Complex boasts a diverse mix of tenants, including sports facilities like the Sanford Pentagon, Scheels IcePlex, and Huether Family Match Pointe, as well as hospitality options such as Fairfield Inn & Suites and Comfort Inn & Suites. The complex also features dining and entertainment venues like Blue Rock Bar & Grill and Great Shots, a premier golf and entertainment venue with 60 climate-controlled bays, a full restaurant, and event spaces. Notably, national brands such as Fleet Farm, which sees an annual visit count of 582.1K, and Scooter's Coffee further enhance the complex's vibrancy. Fleet Farm serves as a major retail anchor, providing a wide assortment of merchandise and services that attract a significant number of visitors.

Additionally, 62 flat-styled apartment units are set to be built in the coming year, enhancing the complex's appeal as a "work, live, stay, play" destination. This synergy of sports, retail, and business facilities makes the Sanford Sports Complex a prime location for national retailers and office users seeking to establish a presence in a thriving community.





2.7M
Annual Visits



548.9K
Annual Visitors



107 min
Avg. Dwell Time

2023 DEMOGRAPHICS

	Median HH Income	Bachelor's Degree or Higher	Median Age	Persons per HH
Visitors (Potential Market)	\$81.5K	39.5%	35.9	2.5
South Dakota Average	\$70.4K	30.6%	37.7	2.44
United States Average	\$76.1K	34.4%	38.9	2.55

Property details contained herein are intended for general informational purposes only. Lloyd Real Estate, LLC has not independently verified any of the information that it has been provided and makes no representation or warranty of any kind as to its accuracy or completeness. Use this information at your own discretion, and always consult with qualified professionals or experts in the relevant field for specific guidance. Nothing contained herein shall be deemed to constitute legal, financial, or professional advice. Demographic & traffic/visitor data provided by Placer.ai.

MASTER PLAN

SANFORD
**SPORTS
COMPLEX**

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

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	12.4 acres +/-	\$8.00/SF	Office/Retail/Athletic Facility
8	2.44 acres +/-	\$7.00/SF	Retail/Office
9	6.9 acres +/-	\$6.00/SF	Retail/Office/Athletic Facility
10	7.9 acres +/-	\$6.00/SF	Retail/Office/Athletic Facility

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



COMPLEX PARTICIPANTS



SANFORD PENTAGON

- 428.9K 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

- 313.5K 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

- 341.7K 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

- 80K Annual Visits
- 6 side-by-side Championship Courts
- 40-ft high ceilings



POWER & GRACE GYMNASTICS

- 10.9K Annual Visits
- 16K SF gym
- Two competition-sized floors



SANFORD DIAMONDS

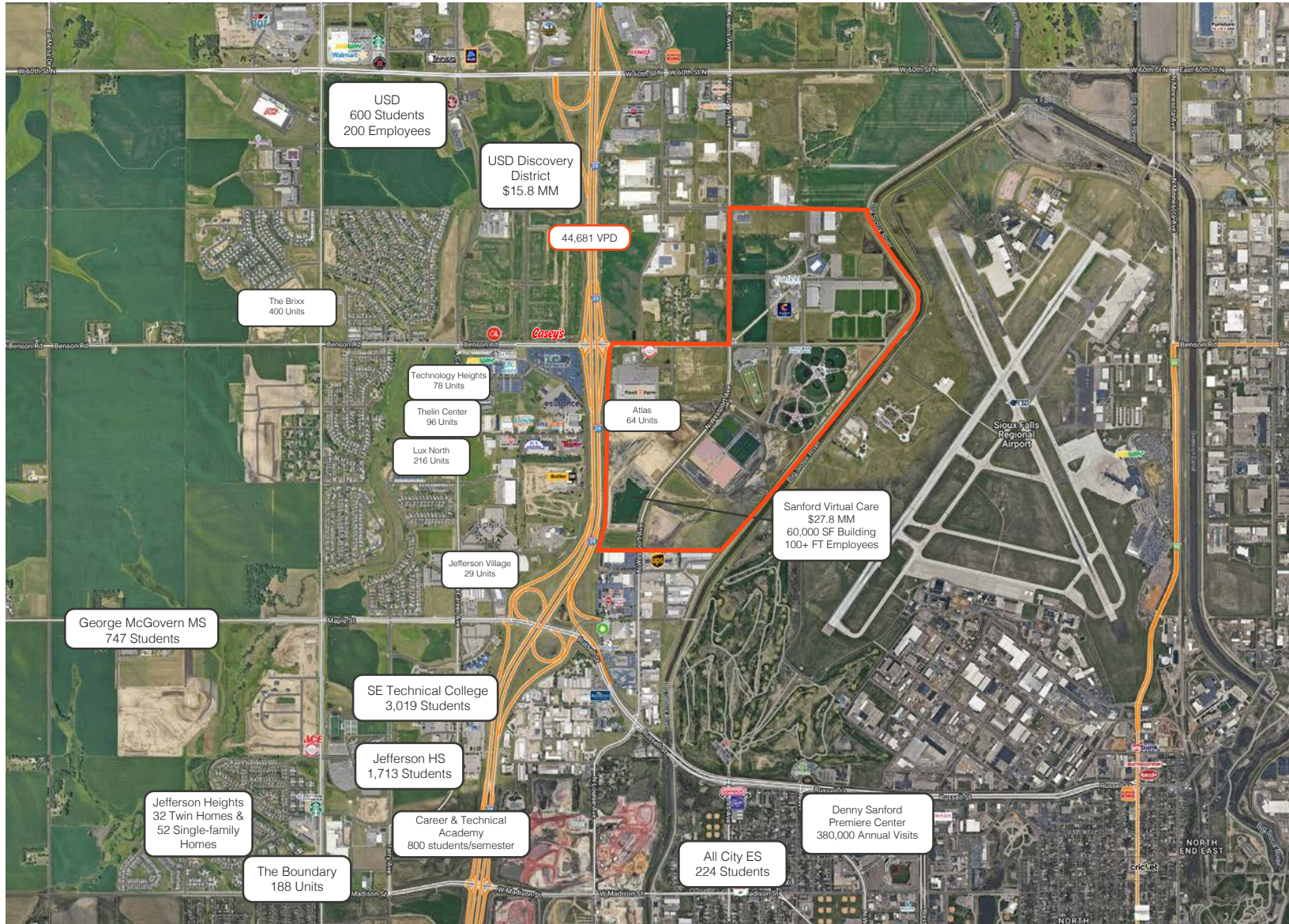
- 5 Field Turf softball fields
- 5 Field Turf baseball fields
- Fled lighting & digital scoreboards



HOSPITALITY

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

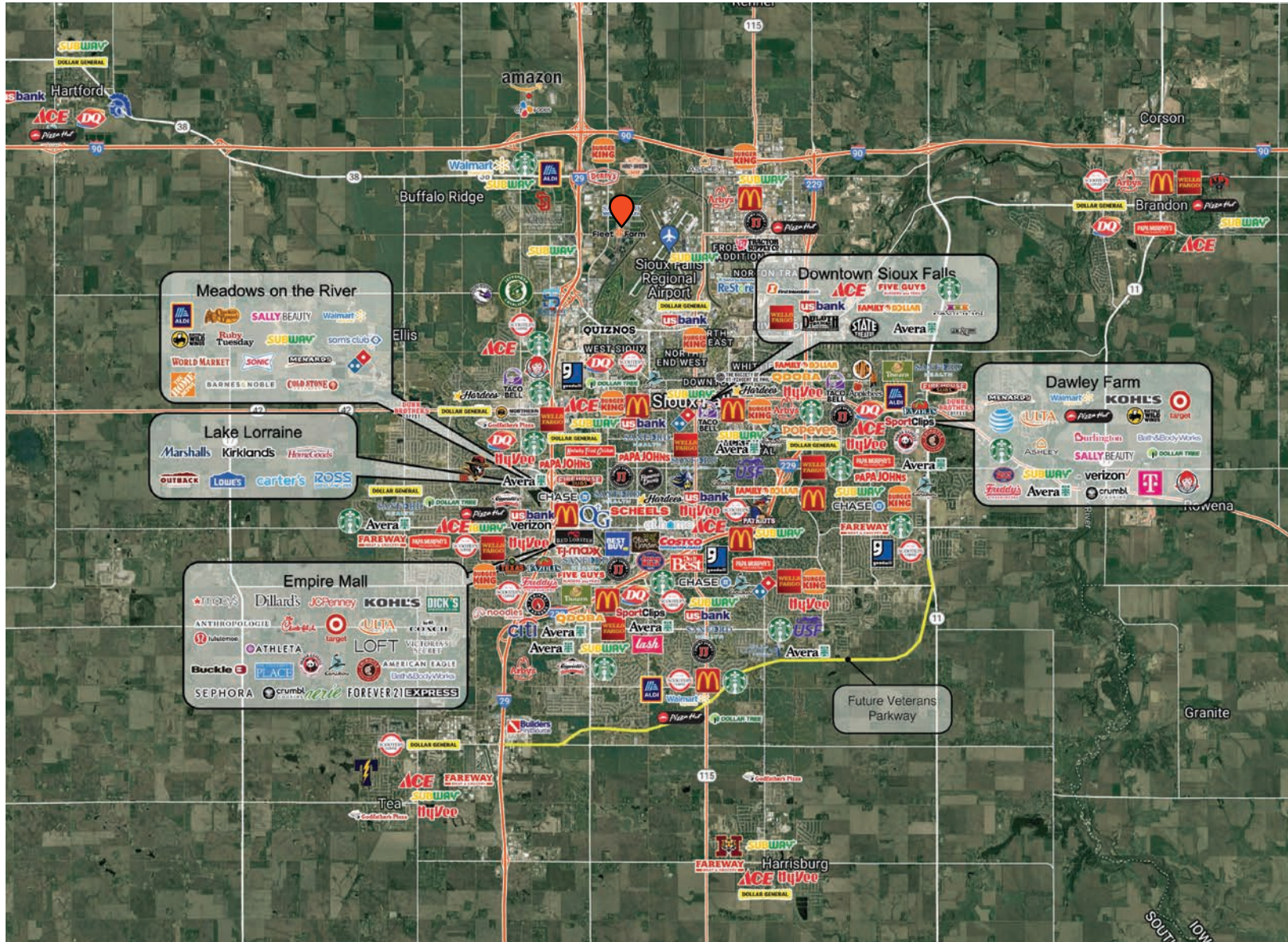
AREA MAP



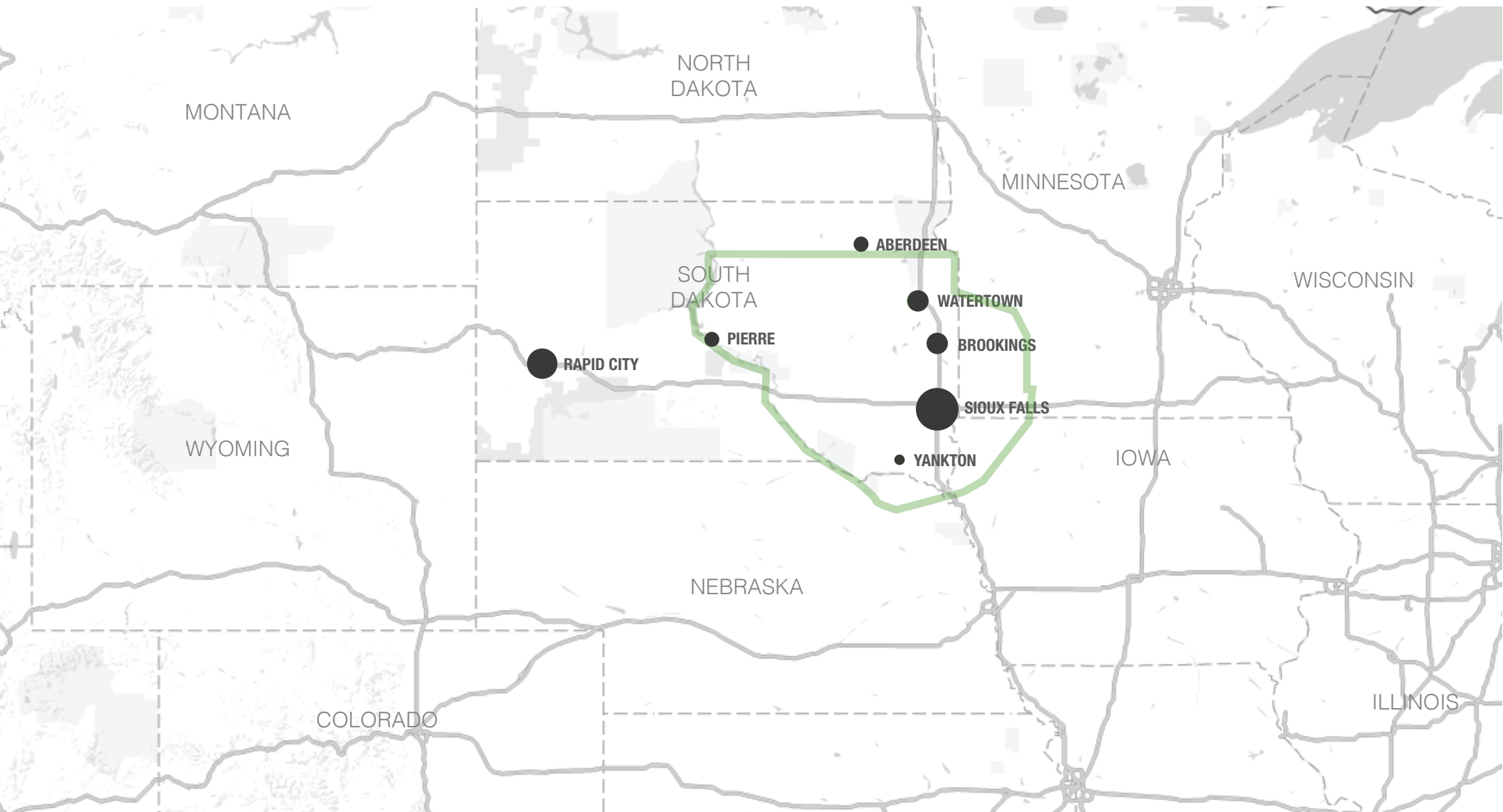
NW SIOUX FALLS MAP



SHIOWX FALLS MAP



TRADE AREA



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.

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.

POPULATION PROJECTION		
Year	Sioux Falls	MSA
2023	213,891	304,555
2028	219,756	312,586

FAST FACTS



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



Best City for Young Professionals
(SmartAsset 2023)

2.1%

Minnehaha Unemployment Rate
(January 2024)



#3 Hottest Job Market
(ZipRecruiter 2023)

1.19M

of Visitors to Sioux Falls in 2022



Third City in Economic Strength
(Policom 2023)



No Corporate Income Tax



Top Eight Happiest Cities in America
(WalletHub 2023)

TOP EMPLOYERS

SANFORD HEALTH
10,750

Avera
8,298



3,688

Smithfield
3,600

HyVee
2,939

amazon
2,505



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