



# DAKOTA CROSSING 4B

LAND FOR SALE OR BUILD-TO-SUIT



7560 S Minnesota Ave,  
Sioux Falls, SD 57108



34,823 SF +/-



Sale: \$22.00 / SF  
Build-to-Suit: To be Negotiated based on Tenant's Requirements

## LOCATION

Positioned just off the intersection of S Minnesota Ave and W 85th St, near the future Veterans Parkway's exit/on ramp to 85th St. This site is located in the heart of south-central Sioux Falls with high traffic volume, abundant growth, and above average consumer spending trends.

## DESCRIPTION

- Zoned: C-3 Commercial
- Owner is willing to consider a build-to-suit opportunity
- Near several multi-family developments such as Prairies Edge Commons, Prairie Towers, Edgewater Villas, and the Crimson
- Construction is underway on Veterans Parkway with an estimated completion date of 2027
- Surrounded by a strong tenant mix including Walmart, Aldi, McDonald's, Circle K, SolidCore, Scooters, Starbucks, Schulte Subaru, SilverStar, and much more
- In an upscale area of Sioux Falls with an average income of \$108,329 within a 1-mile radius

**RAQUEL BLOUNT** SIOR | 605.728.9092 | raquel@lloydcompanies.com

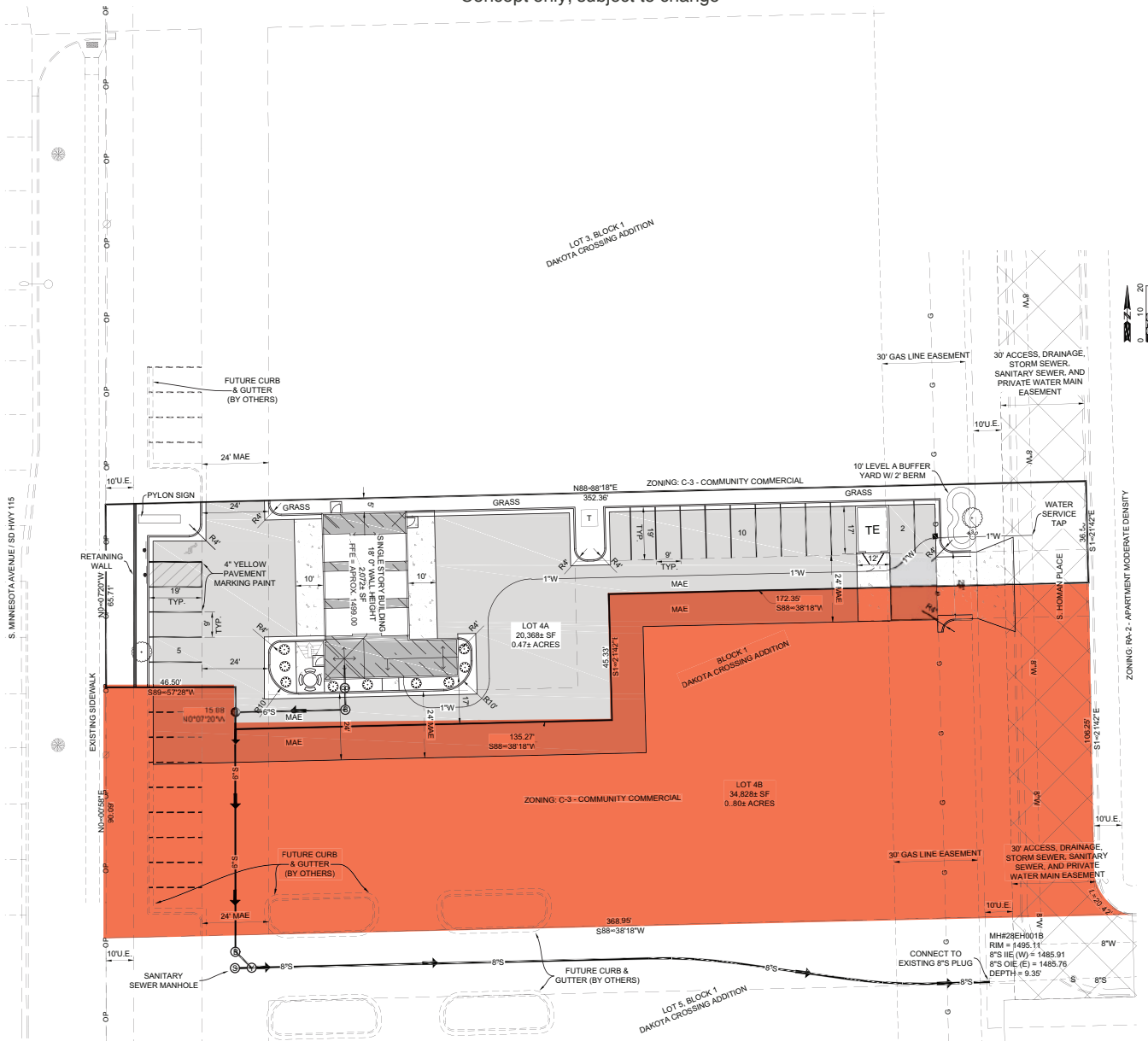
# LAND COSTS

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

Size	Price / SF	Sale Price
34,823 SF	\$22.00 / SF	\$766,106.00

# SITE PLAN

Concept only; subject to change



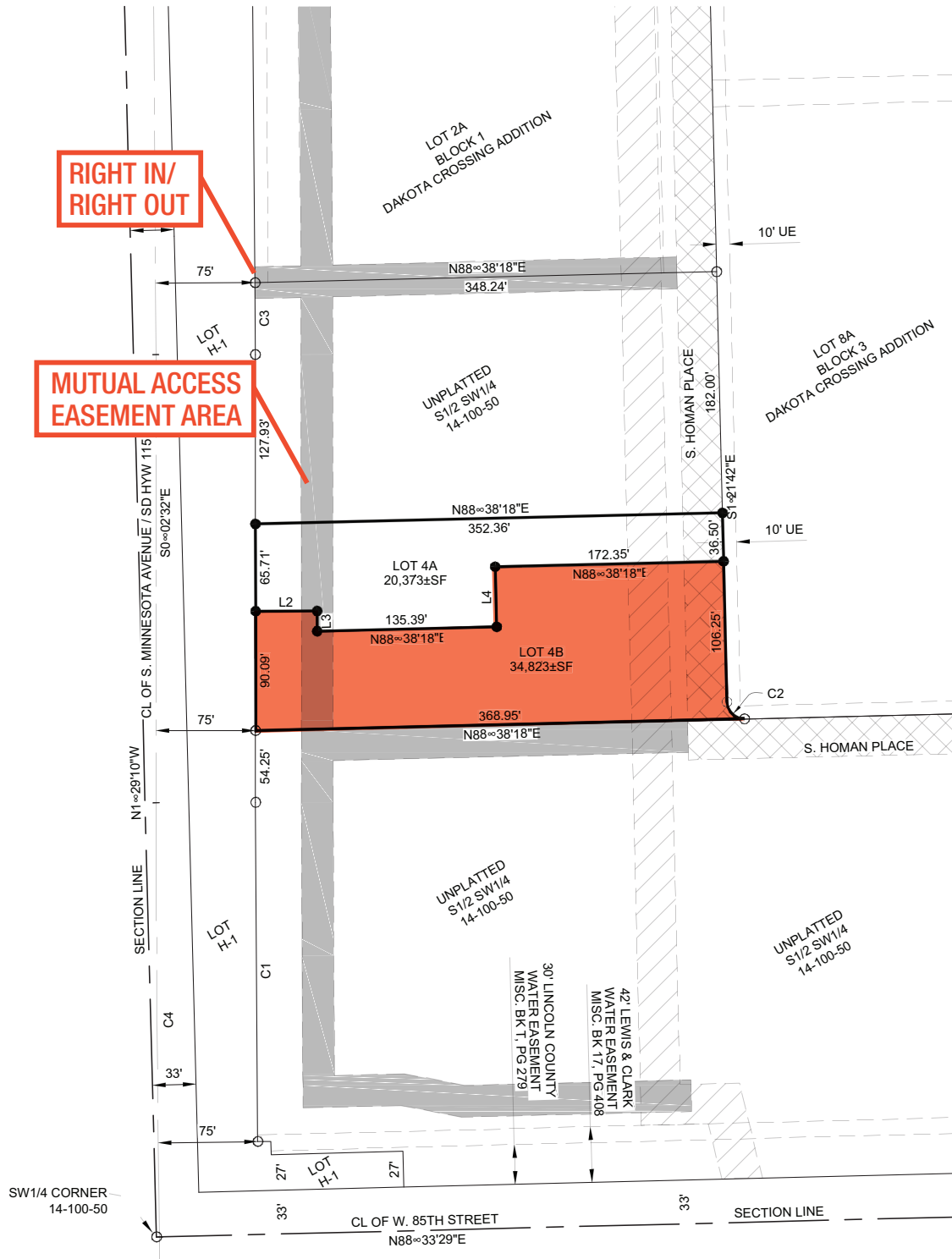
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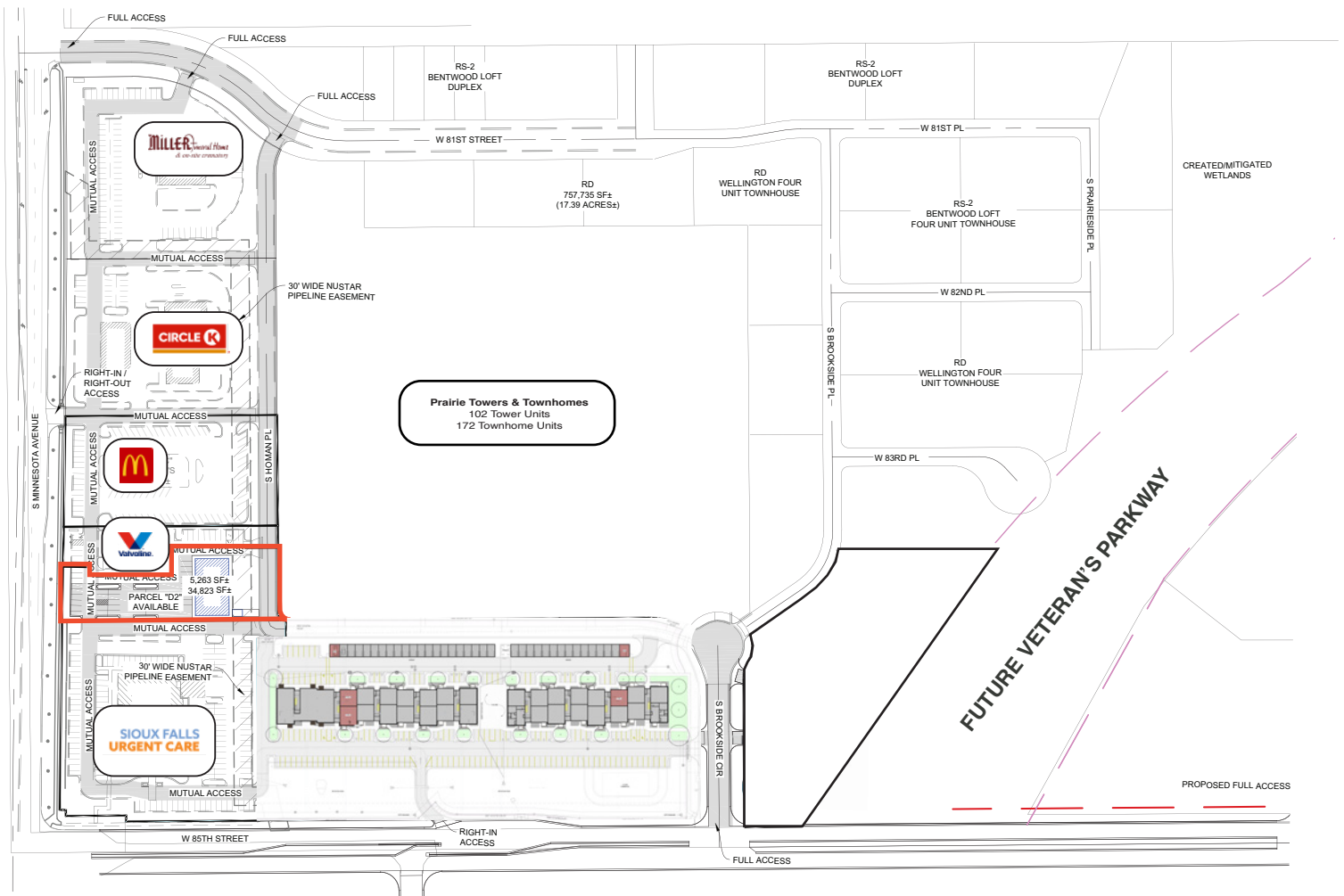
## PLAT OF LOT 4B



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# OPTION A - POTENTIAL SITE PLAN

Concept plans only; subject to change



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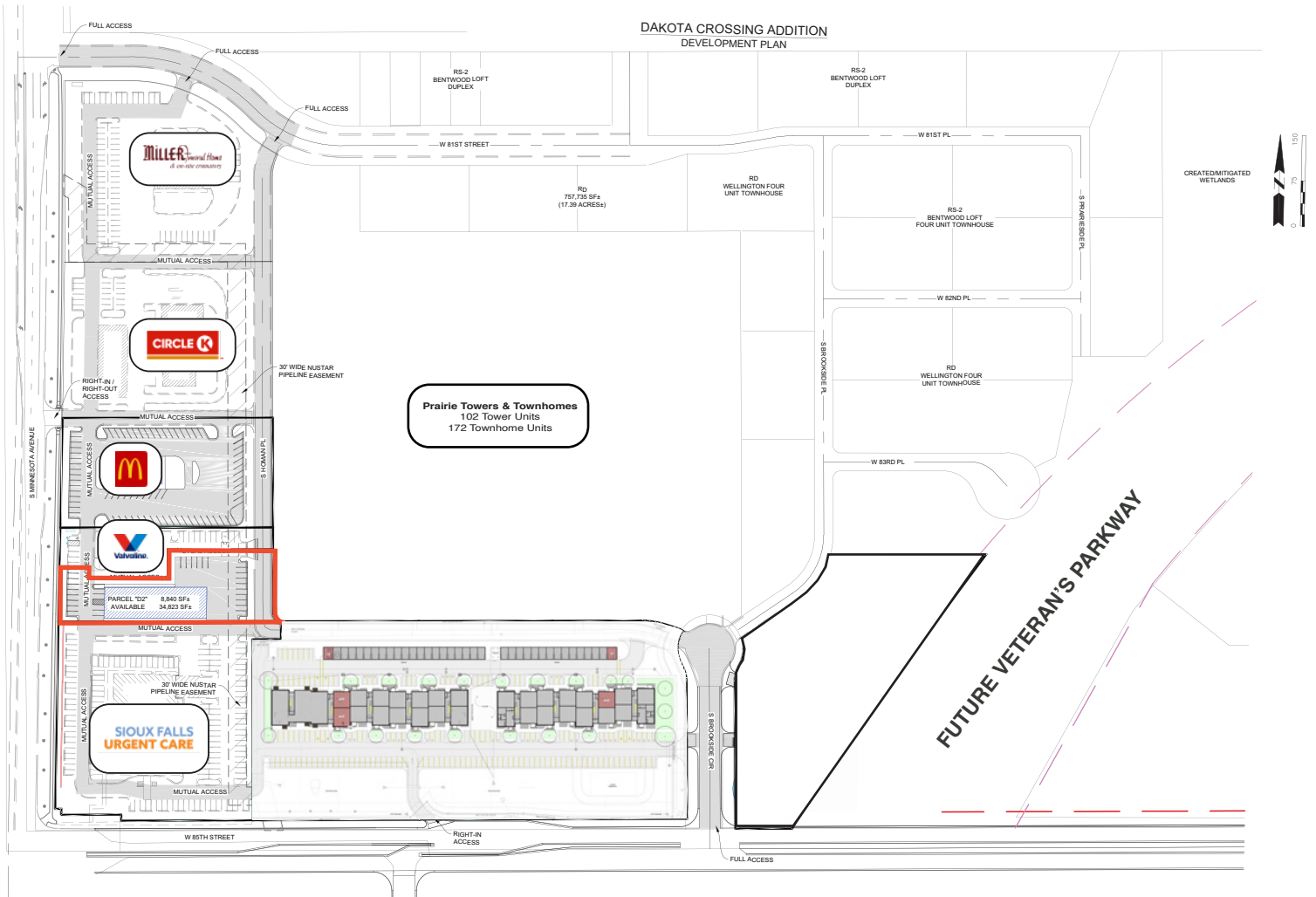
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## OPTION B - POTENTIAL SITE PLAN

Concept plans only; subject to change



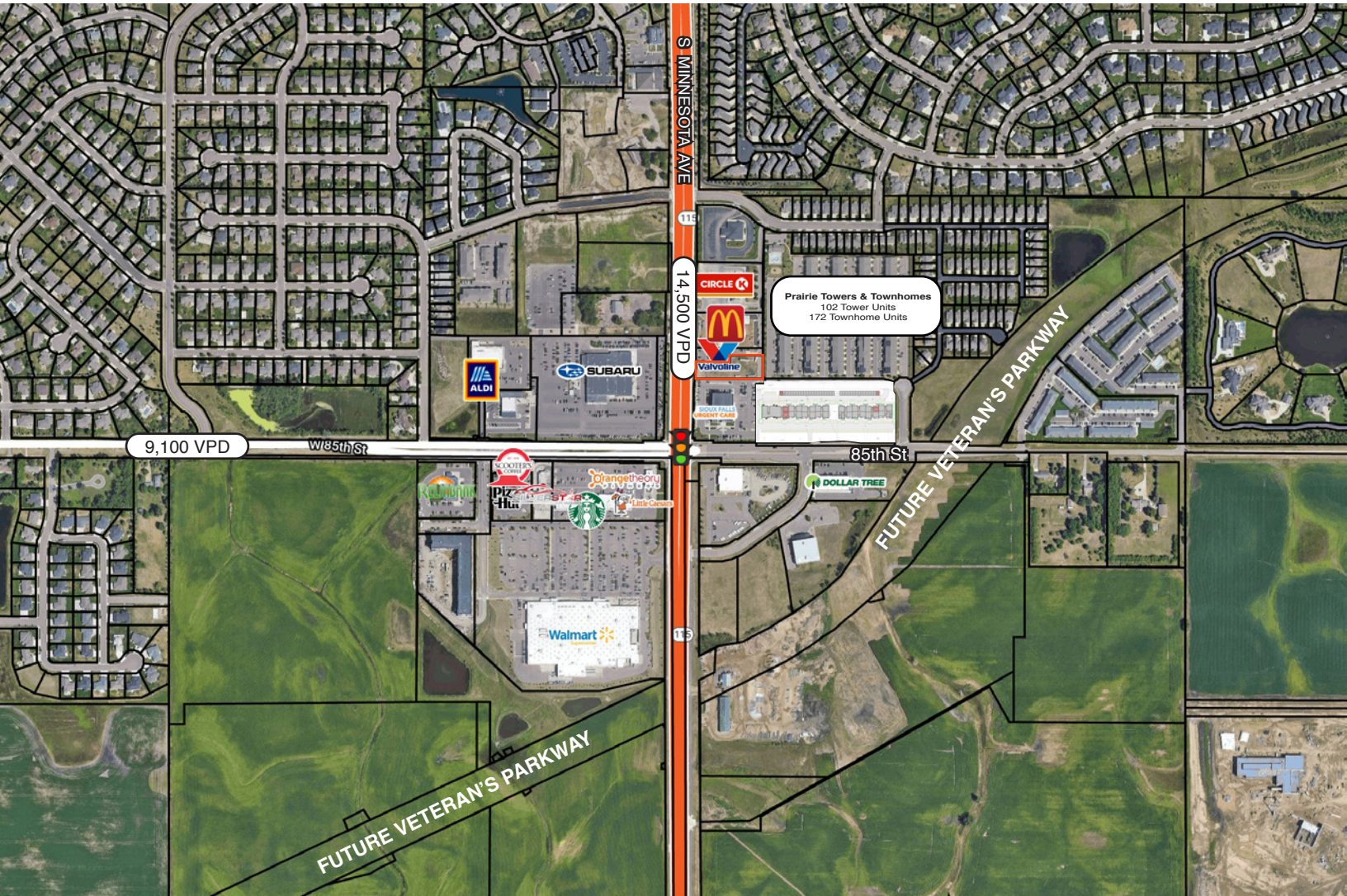
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## SITE MAP



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## SITE AERIAL



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## SOUTHERN SIOUX FALLS MAP



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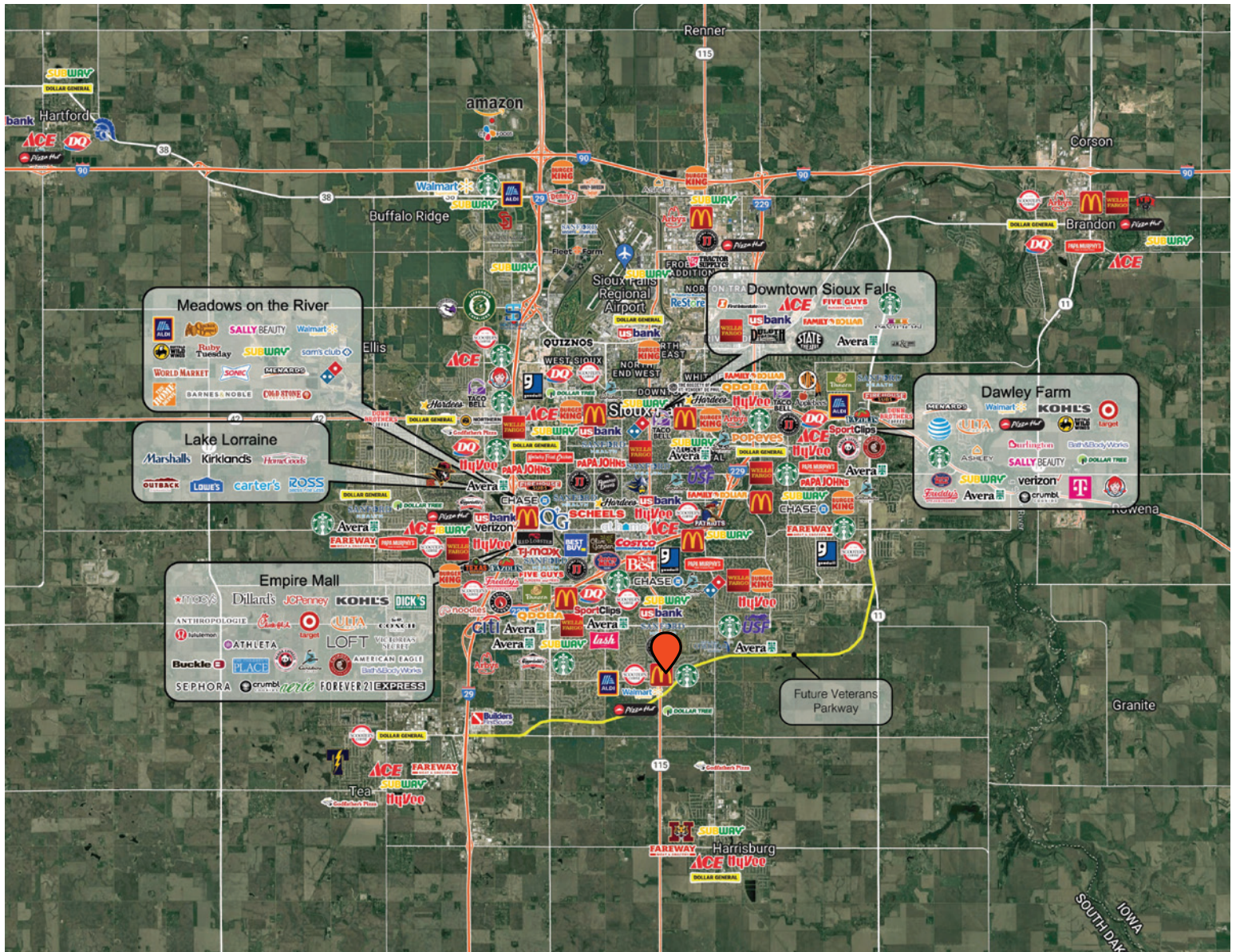


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## CITY MAP



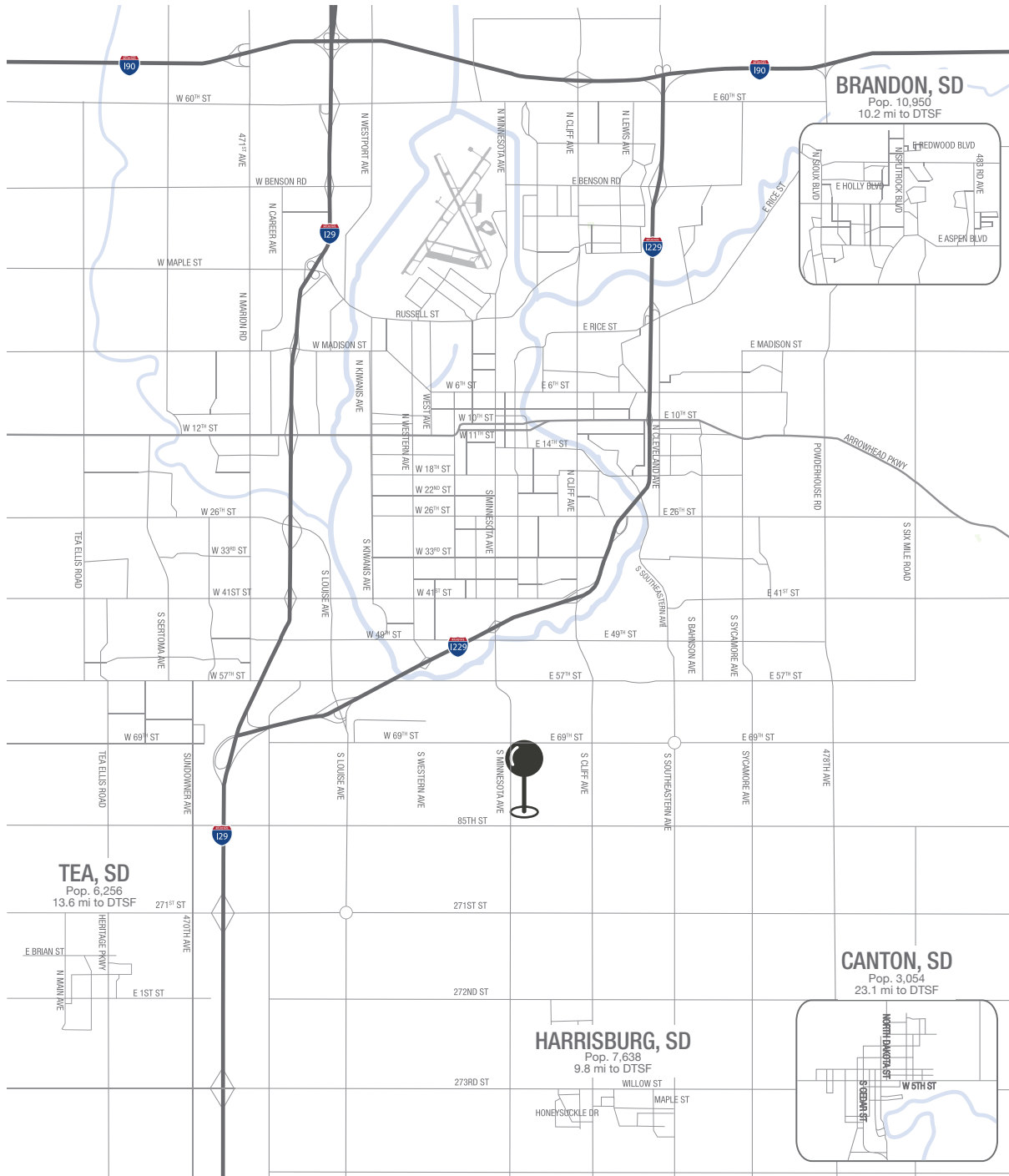
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## MSA MAP



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# SIoux FALLS DEMOGRAPHICS

## POPULATION PROJECTION

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

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)*

2.1%

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



10,750



8,298



3,688



3,600



2,939



2,505

# MARKET PROFILE

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2010 Total Population	3,908	32,246	111,594
2020 Total Population	7,037	47,529	134,705
2020 Group Quarters	0	634	2,373
2023 Total Population	8,183	52,225	143,891
2023 Group Quarters	0	634	2,373
2028 Total Population	8,921	56,898	151,809
2023-2028 Annual Rate	1.74%	1.73%	1.08%
2023 Total Daytime Population	6,771	53,308	157,777
Workers	2,299	28,666	94,394
Residents	4,472	24,642	63,383
<b>Household Summary</b>			
2010 Households	1,393	13,304	45,728
2010 Average Household Size	2.81	2.38	2.37
2020 Total Households	2,803	19,722	55,829
2020 Average Household Size	2.51	2.38	2.37
2023 Households	3,259	21,694	59,827
2023 Average Household Size	2.51	2.38	2.37
2028 Households	3,572	23,697	63,149
2028 Average Household Size	2.50	2.37	2.37
2023-2028 Annual Rate	1.85%	1.78%	1.09%
2010 Families	1,094	8,578	27,733
2010 Average Family Size	3.21	2.95	2.99
2023 Families	2,312	13,693	35,292
2023 Average Family Size	3.04	2.99	3.05
2028 Families	2,486	14,938	37,164
2028 Average Family Size	3.06	2.98	3.05
2023-2028 Annual Rate	1.46%	1.76%	1.04%
<b>Housing Unit Summary</b>			
2000 Housing Units	239	9,226	38,755
Owner Occupied Housing Units	72.0%	60.3%	58.8%
Renter Occupied Housing Units	25.5%	36.4%	37.6%
Vacant Housing Units	2.5%	3.3%	3.6%
2010 Housing Units	1,540	14,413	49,032
Owner Occupied Housing Units	75.4%	60.4%	58.4%
Renter Occupied Housing Units	15.1%	31.9%	34.9%
Vacant Housing Units	9.5%	7.7%	6.7%
2020 Housing Units	2,943	20,823	59,396
Owner Occupied Housing Units	65.7%	58.5%	56.6%
Renter Occupied Housing Units	29.5%	36.2%	37.4%
Vacant Housing Units	4.6%	5.2%	6.0%
2023 Housing Units	3,424	23,109	63,666
Owner Occupied Housing Units	74.2%	61.7%	58.9%
Renter Occupied Housing Units	21.0%	32.1%	35.1%
Vacant Housing Units	4.8%	6.1%	6.0%
2028 Housing Units	3,748	25,143	67,010
Owner Occupied Housing Units	73.7%	61.4%	59.7%
Renter Occupied Housing Units	21.5%	32.8%	34.5%
Vacant Housing Units	4.7%	5.8%	5.8%

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	Spending Potential Index	Average Amount Spent	Total
<b>Apparel and Services</b>	146	\$3,220.09	\$12,294,317
Men's	149	\$608.07	\$2,321,624
Women's	146	\$1,089.93	\$4,161,352
Children's	152	\$502.87	\$1,919,952
Footwear	143	\$714.02	\$2,726,115
Watches & Jewelry	145	\$244.28	\$932,675
Apparel Products and Services (1)	137	\$60.92	\$232,599
<b>Entertainment &amp; Recreation</b>	150	\$5,669.41	\$21,645,795
<b>Fees and Admissions</b>	168	\$1,193.37	\$4,556,291
Membership Fees for Clubs (2)	166	\$460.92	\$1,759,781
Fees for Participant Sports, excl. Trips	167	\$200.33	\$764,859
Tickets to Theatre/Operas/Concerts	154	\$83.85	\$320,143
Tickets to Movies	162	\$44.64	\$170,439
Tickets to Parks or Museums	166	\$46.22	\$176,467
Admission to Sporting Events, excl. Trips	161	\$94.29	\$360,007
Fees for Recreational Lessons	181	\$261.86	\$999,779
Dating Services	118	\$1.26	\$4,816
TV/Video/Audio	140	\$1,893.63	\$7,229,877
Pets	142	\$1,308.57	\$4,996,125
Toys/Games/Crafts/Hobbies (4)	150	\$237.22	\$905,721
Recreational Vehicles and Fees (5)	155	\$232.58	\$888,003
Sports/Recreation/Exercise Equipment (6)	178	\$500.30	\$1,910,159
Photo Equipment and Supplies (7)	154	\$72.02	\$274,958
Reading (8)	144	\$182.47	\$696,655
Catered Affairs (9)	162	\$49.24	\$188,007
<b>Food</b>	143	\$15,093.34	\$57,626,368
<b>Food at Home</b>	140	\$9,547.28	\$36,451,505
Bakery and Cereal Products	139	\$1,225.95	\$4,680,691
Meats, Poultry, Fish, and Eggs	138	\$2,035.54	\$7,771,697
Dairy Products	141	\$925.04	\$3,531,790
Fruits and Vegetables	140	\$1,878.49	\$7,172,090
Snacks and Other Food at Home (10)	142	\$3,482.25	\$13,295,238
<b>Food Away from Home</b>	149	\$5,546.06	\$21,174,862
Alcoholic Beverages	148	\$1,000.68	\$3,820,596
<b>Health</b>			
Nonprescription Drugs	143	\$243.56	\$929,895
Prescription Drugs	136	\$502.03	\$1,916,760
Eyeglasses and Contact Lenses	143	\$159.62	\$609,427
<b>Transportation</b>			
Payments on Vehicles excluding Leases	151	\$4,565.35	\$17,430,499
Gasoline and Motor Oil	140	\$3,549.18	\$13,550,755
Vehicle Maintenance and Repairs	146	\$1,906.83	\$7,280,294
<b>Travel</b>			
Airline Fares	160	\$747.89	\$2,855,459
Lodging on Trips	159	\$1,146.56	\$4,377,562
Auto/Truck Rental on Trips	158	\$125.62	\$479,626
Food and Drink on Trips	154	\$863.96	\$3,298,591
<b>Household Operations</b>			
Child Care	173	\$892.81	\$3,408,762
Lawn and Garden (16)	152	\$1,018.68	\$3,889,319
Moving/Storage/Freight Express	145	\$130.22	\$497,194
Housekeeping Supplies (17)	143	\$1,330.84	\$5,081,166

**Data Note:** The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100. Detail may not sum to totals due to rounding. This report is not a comprehensive list of all consumer spending variables therefore the variables in each section may not sum to totals.

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