



# 34TH & CAREER LAND

## LAND FOR SALE



4001 W 34th St N,  
Sioux Falls, SD 57107



2.57 Acres +/-  
(111,811 SF +/-)



\$614,960.50  
(\$5.50 / SF)

### LOCATION

Positioned in the rapidly growing NW corridor of Sioux Falls, this premier land offers a strategic location just minutes from two of the city's newest schools, major employers, and expanding residential developments. With direct access to I-29 and I-90 and close proximity to the Sioux Falls Regional Airport, this site is an ideal opportunity to capitalize on the area's continued growth.

### DESCRIPTION

- Zoned: Office
- Neighboring tenants include Butler Machinery, SONIFI, Premier Bankcard, Midco, 605 Blinds, Tri-State Wholesale Flooring, and much more
- Adjacent to the future LifeScape Children's Campus (under construction), which will consist of a 185,000 SF facility and an 18,000 SF recreation focused facility
- Adjacent to the Sanford Sports Complex, home to retailers Fleet Farm, Scooters, Dollar Tree, Culver's (coming soon), and more
- NW Sioux Falls is home to Southeast Technical College, USD - Sioux Falls, USD Discovery Research Campus, and the Career & Technical Academy
- Surrounding area is booming with residential and commercial developments

**RAQUEL BLOUNT** SIOR

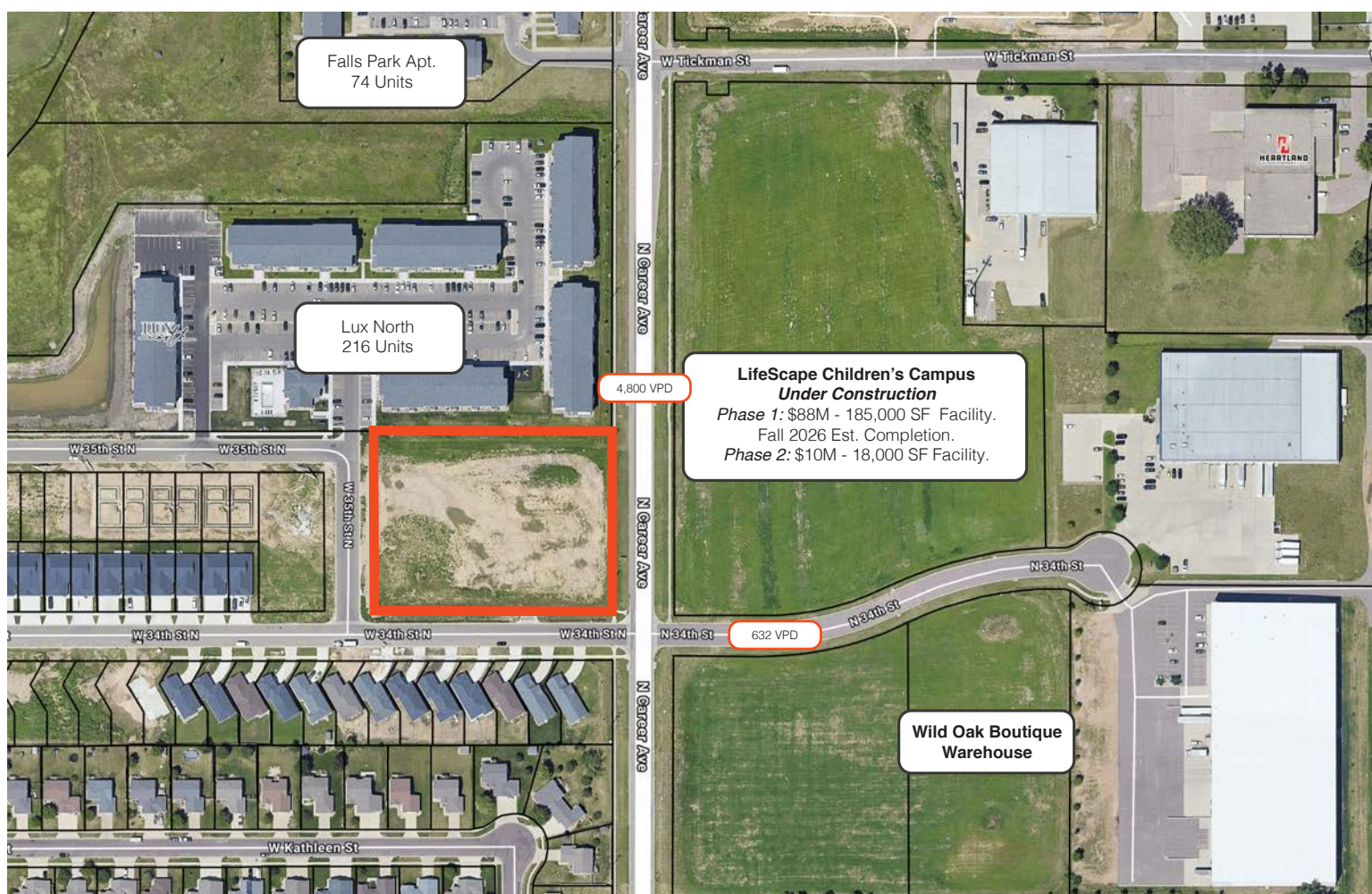
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## LAND FOR SALE



Size (Acres)	Size (SF)	Asking Price	Total Asking Price
2.57 Acres	111,811 SF	\$5.50 / SF	\$614,960.50

# PARCEL



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## AREA NEIGHBORS



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## AREA MAP



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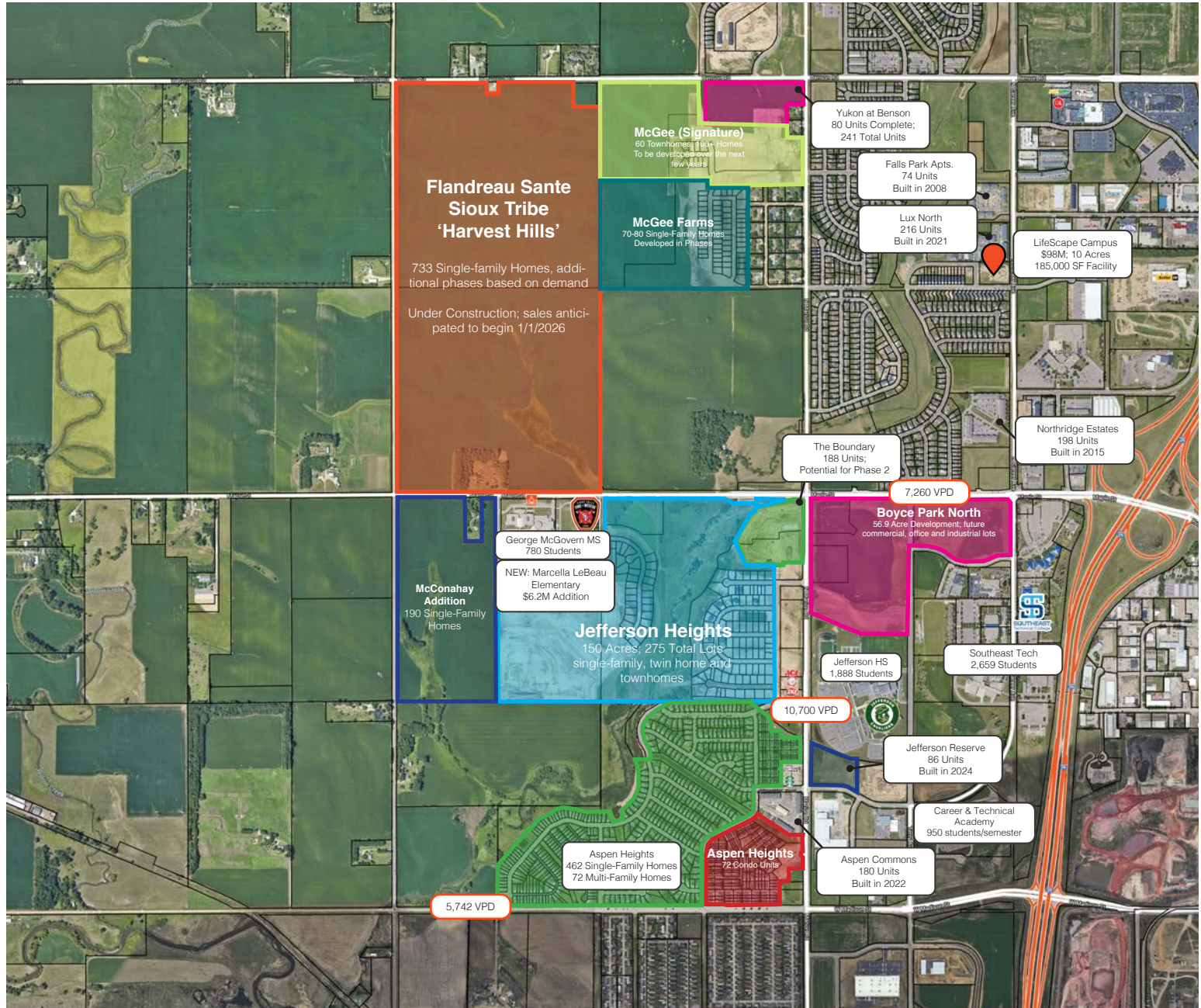
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## AREA DEVELOPMENT

Concept only; subject to change



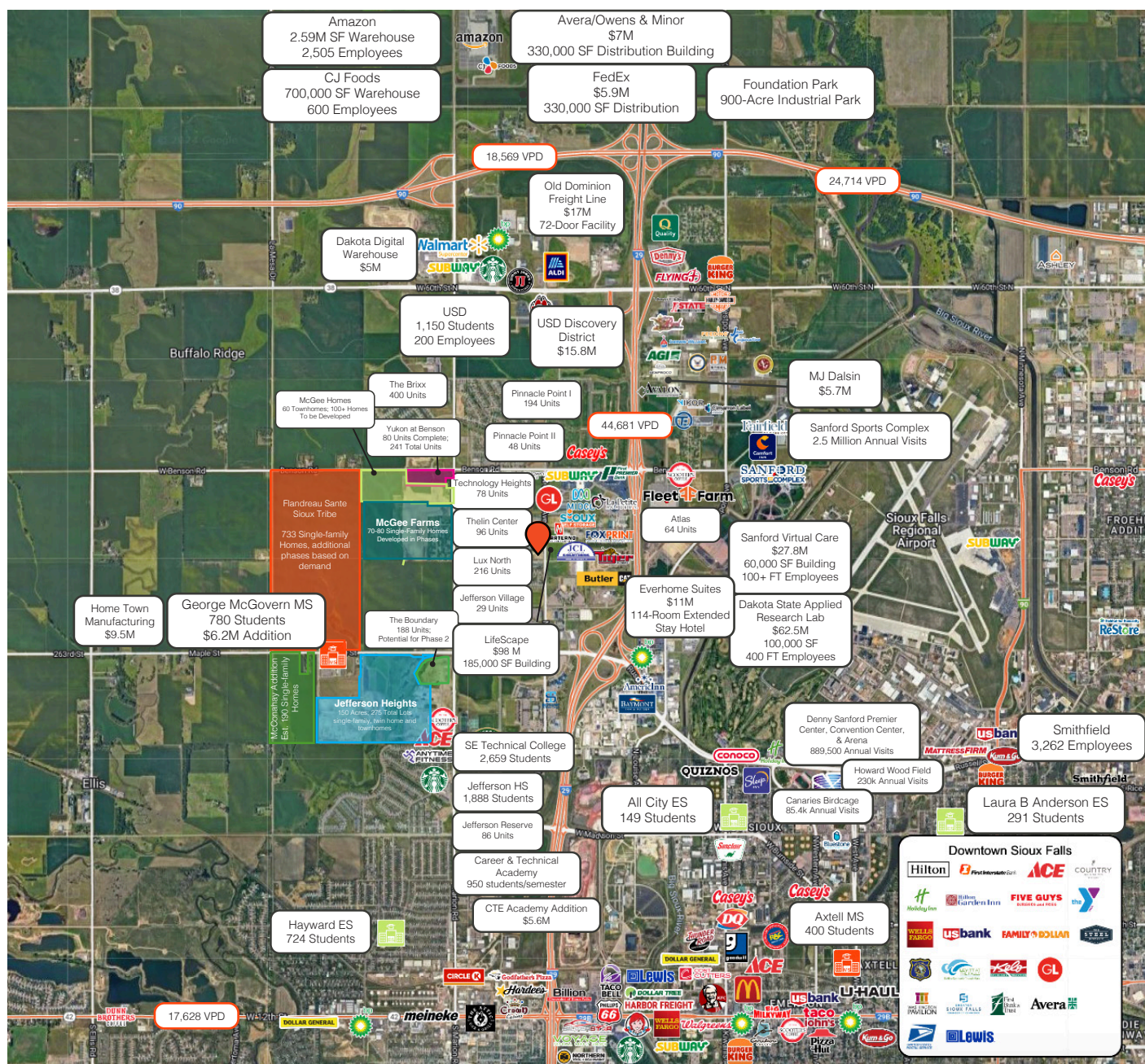
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Find out more at [LloydCompanies.com](http://LloydCompanies.com) | Information deemed reliable, but not guaranteed.

SIOUX FALLS DEMOGRAPHICS

POPULATION PROJECTION		
Year	Sioux Falls	MSA
2025	219,588*	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)



#3 Hottest Job Market  
(ZipRecruiter 2023)



Top 25 Safest Cities in America  
(WalletHub 2025)

2.2M

# of Visitors to Sioux Falls in 2023

1.4%

Minnehaha Unemployment Rate  
(September 2024)



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	2,182	19,544	83,738
2020 Total Population	4,067	23,119	93,109
2020 Group Quarters	46	1,943	4,104
2025 Total Population	4,888	26,177	101,458
2025 Group Quarters	37	1,955	4,117
2030 Total Population	5,467	28,517	108,186
2024-2029 Annual Rate	2.26%	1.73%	1.29%
2025 Total Daytime Population	5,277	35,150	143,845
Workers	3,429	24,216	100,801
Residents	1,848	10,934	43,044
Household Summary			
2010 Households	728	7,643	33,921
2010 Average Household Size	2.94	2.30	2.30
2020 Total Households	1,529	9,212	38,846
2020 Average Household Size	2.63	2.30	2.29
2025 Households	1,927	10,658	42,965
2025 Average Household Size	2.52	2.27	2.27
2030 Households	2,154	11,802	46,214
2030 Average Household Size	2.52	2.25	2.25
2024-2029 Annual Rate	2.25%	2.06%	1.47%
2010 Families	478	4,173	18,859
2010 Average Family Size	3.43	2.98	2.99
2025 Families	1,002	5,340	22,792
2025 Average Family Size	3.52	3.25	3.08
2030 Families	1,111	5,854	24,222
2030 Average Family Size	3.54	3.24	3.08
2024-2029 Annual Rate	2.09%	1.85%	1.22%
2025 Housing Units	2,114	11,545	46,282
Owner Occupied Housing Units	34.6%	44.8%	49.6%
Renter Occupied Housing Units	56.5%	47.5%	43.2%
Vacant Housing Units	8.8%	7.7%	7.2%
2025 Population 25+ by Educational Attainment			
Total	3,051	17,624	68,643
Less than 9th Grade	2.9%	3.0%	2.4%
9th - 12th Grade, No Diploma	5.0%	7.5%	4.8%
High School Graduate	17.2%	24.4%	21.4%
GED/Alternative Credential	3.7%	6.1%	4.9%
Some College, No Degree	17.5%	21.7%	20.1%
Associate Degree	15.1%	11.4%	13.0%
Bachelor's Degree	33.7%	20.4%	23.8%
Graduate/Professional Degree	4.9%	5.4%	9.6%
Median Household Income			
2025	\$77,126	\$63,926	\$67,605
2030	\$90,116	\$69,426	\$74,299
Median Age			
2010	26.5	31.6	33.3
2020	28.6	33.8	35.5
2025	30.1	34.7	36.6
2030	31.5	36.0	37.7
2025 Population by Sex			
Males	2,518	14,173	51,940
Females	2,370	12,004	49,518
2030 Population by Sex			
Males	2,816	15,271	55,024
Females	2,651	13,246	53,162
Data for all businesses in area			
	1 mile	3 miles	5 miles
Total Businesses:	123	1,242	5,844
Total Employees:	3,128	22,490	97,917