



# 41ST & ELLIS

LAND FOR SALE



41st & Ellis,  
Sioux Falls, SD 57106



0.75 - 1.79 Acres +/-  
(Subdividable)



\$14.00 / SF

## LOCATION

Located just North of the 41st Street and Ellis Road cross streets. One of the fastest growing areas in Sioux Falls. Retail expansion includes Fareway Meat & Grocery, Dollar Tree, Starbucks, Silverstar Car Wash, and hundreds of existing, proposed, and under construction apartment units.

## DESCRIPTION

- Ellis Road frontage, the primary north-south corridor on the west side of Sioux Falls with direct connection to Tea
- Land can be subdivided
- One of the fastest growing residential areas of Sioux Falls
- Area neighbors include several rooftops, Sanford Clinic, St. Katharine Drexel Elementary, Discovery Elementary, Memorial Middle School, Tea Area Frontier Elementary, Family Wellness, Lewis, Starbucks, Casey's General Store, Shenanigans, Westridge Plaza with Tradesmen International, 9Round, Edward Jones, Guardian Building Product, Silverstar Car Wash, Dollar Tree and Fareway
- Contact Broker for more information

**RAQUEL BLOUNT, SIOR**

605.728.9092 | [raquel@lloydcompanies.com](mailto:raquel@lloydcompanies.com)

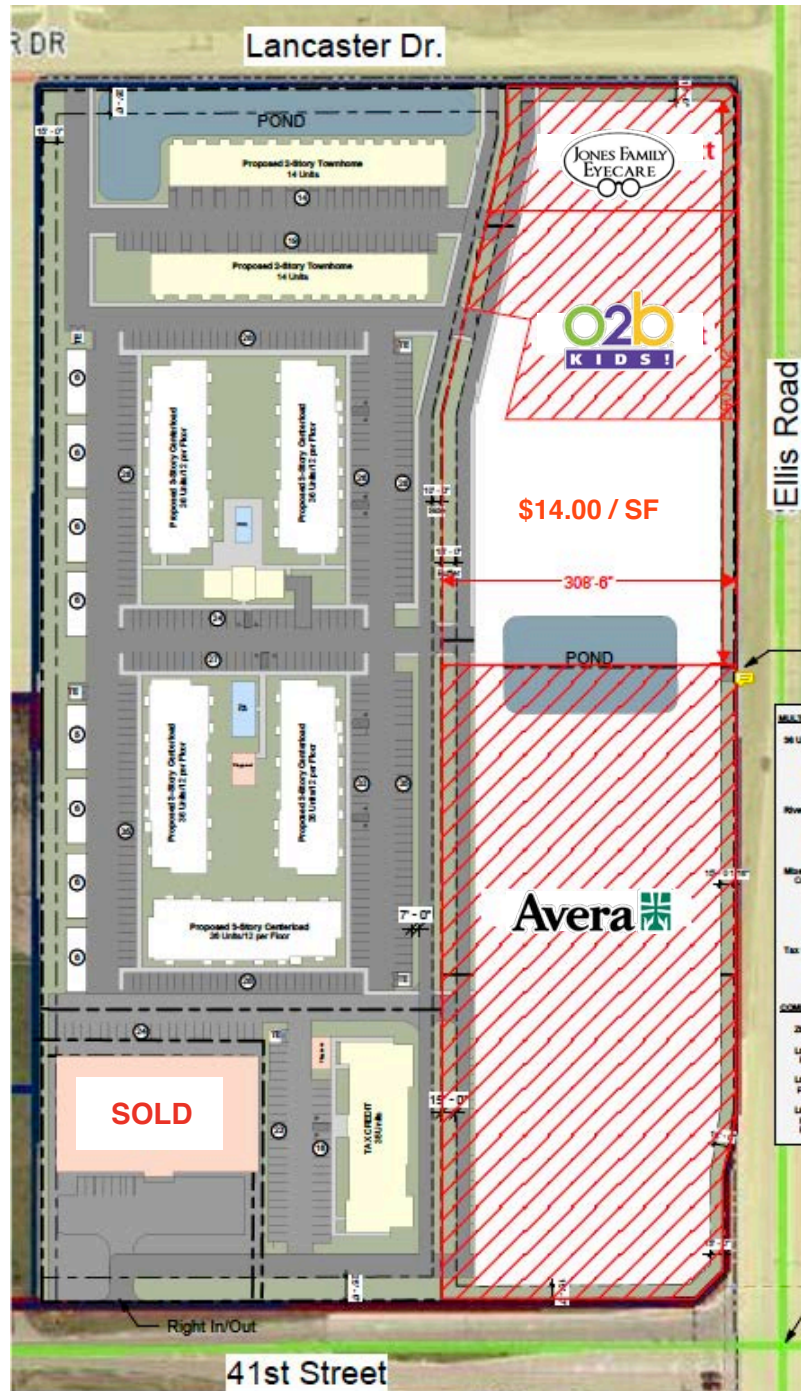
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## SITE PLAN

Concept only; subject to change



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# AERIAL VIEW

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Lloyd Companies Commercial Real Estate | 150 E. 4th Place Suite 600, Sioux Falls, SD 57104 | 605.323.2820  
Find out more at [LloydCompanies.com](http://LloydCompanies.com) | Information deemed reliable, but not guaranteed.

## NEIGHBORHOOD MAP

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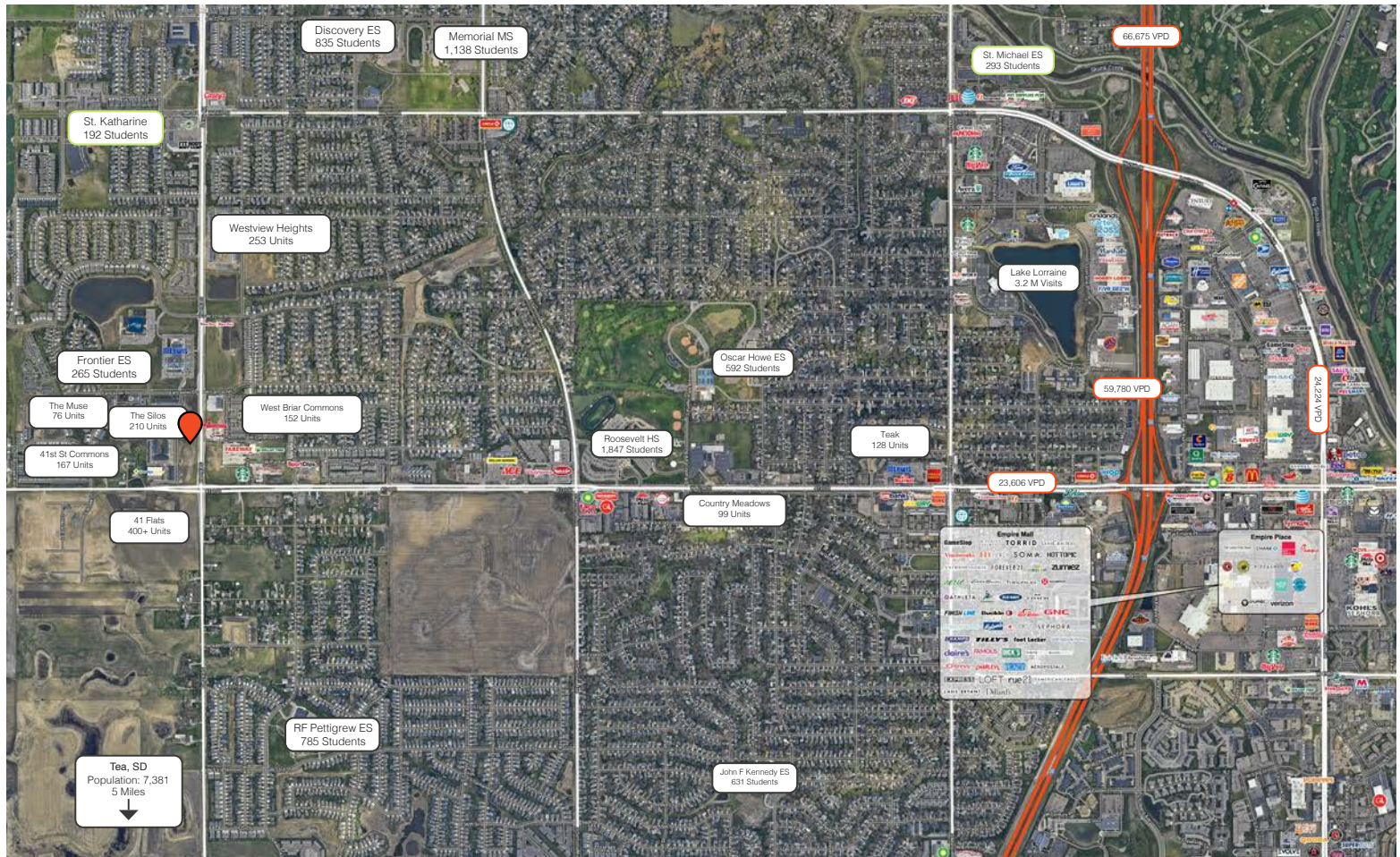
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## AREA MAP

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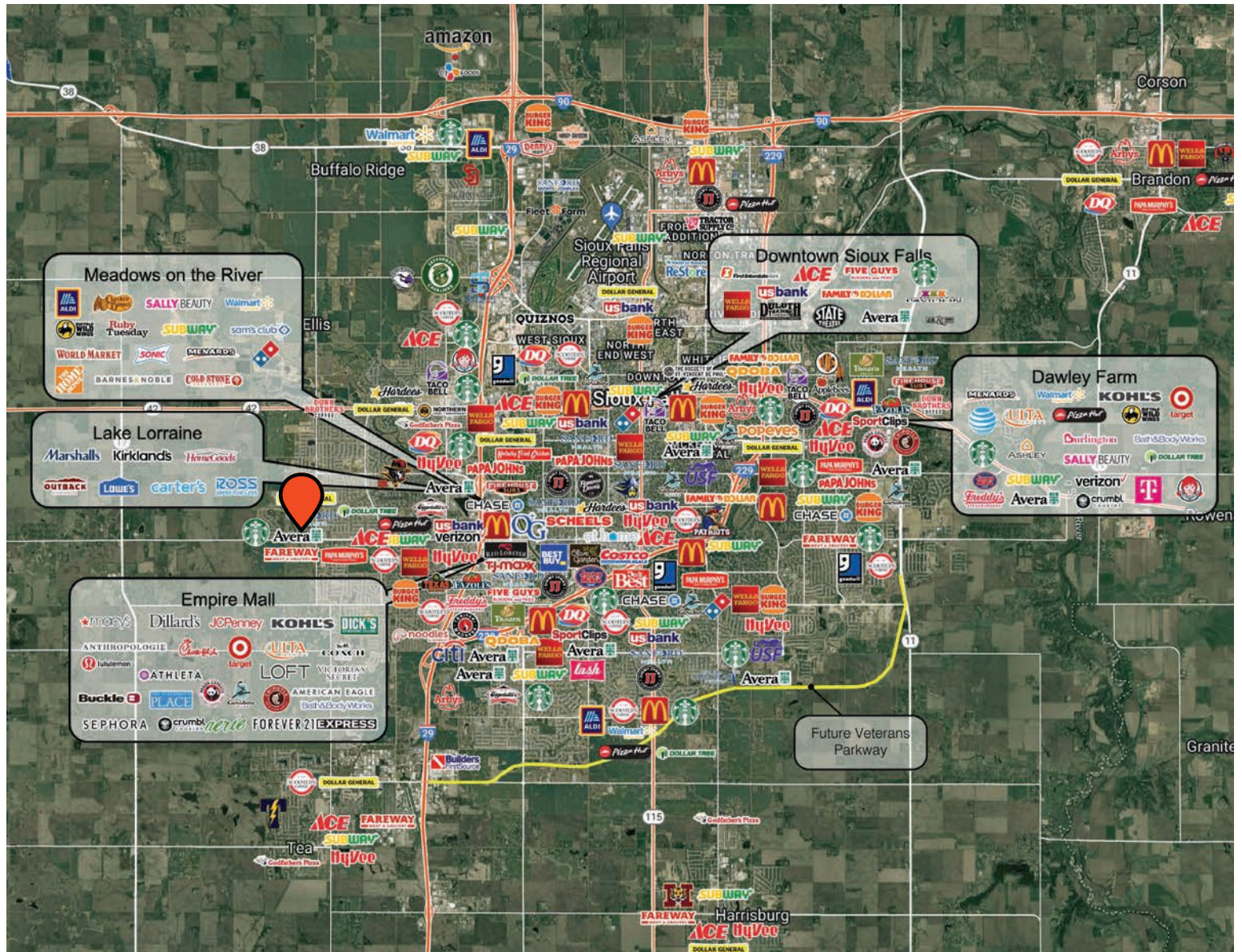
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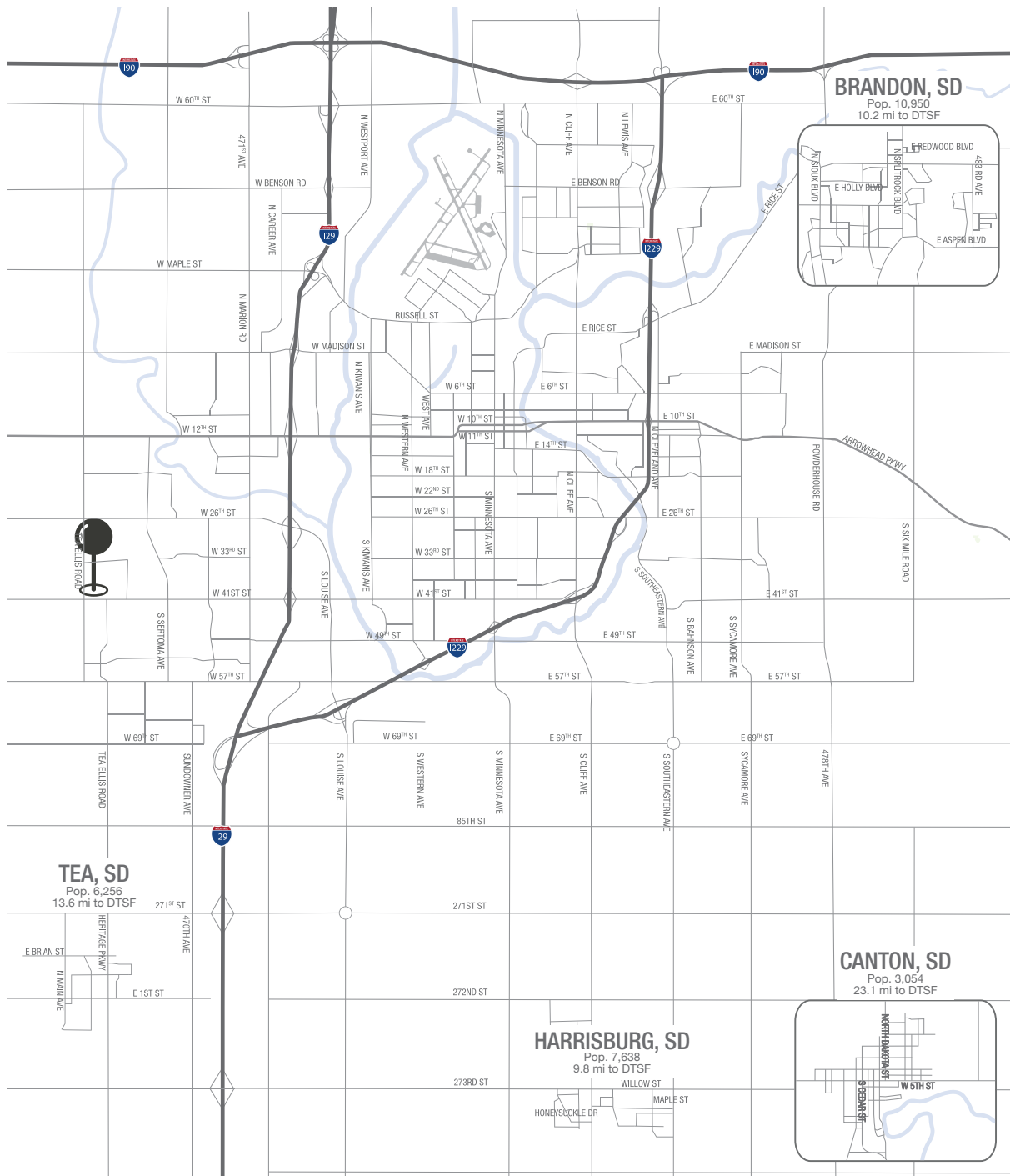
## CITY MAP



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# MSA MAP



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SIoux FALLS DEMOGRAPHICS

POPULATION PROJECTION		
Year	Sioux Falls	MSA
2024	219,588*	311,500
2029	230,570	336,494

\*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



Third City in Economic Strength  
(Policom 2023)

TOP EMPLOYERS

SANFORD  
HEALTH

10,929

Avera

8,200



3,627

Smithfield

3,239

HyVee  
EMPLOYEE OWNED

2,390

amazon

1,600

MARKET PROFILE

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	5,215	39,566	78,880
2020 Total Population	9,041	48,634	96,330
2020 Group Quarters	0	481	1,802
2024 Total Population	10,509	53,263	104,810
2024 Group Quarters	0	480	1,803
2029 Total Population	11,391	56,742	112,661
2023-2028 Annual Rate	1.62%	1.27%	1.46%
2024 Total Daytime Population	5,031	42,238	111,320
Workers	1,117	19,723	65,925
Residents	3,914	22,515	45,395
Household Summary			
2010 Households	1,844	15,891	32,073
2010 Average Household Size	2.83	2.47	2.38
2020 Total Households	3,356	19,340	39,177
2020 Average Household Size	2.69	2.49	2.41
2024 Households	3,941	21,084	42,324
2024 Average Household Size	2.67	2.50	2.43
2029 Households	4,287	22,444	45,294
2029 Average Household Size	2.66	2.51	2.45
2023-2028 Annual Rate	1.70%	1.26%	1.37%
2010 Families	1,337	10,083	19,127
2010 Average Family Size	3.30	3.03	2.99
2024 Families	2,637	13,091	24,529
2024 Average Family Size	3.26	3.15	3.16
2029 Families	2,838	13,814	26,042
2029 Average Family Size	3.26	3.16	3.19
2023-2028 Annual Rate	1.48%	1.08%	1.20%
2024 Housing Units	4,375	22,310	45,198
Owner Occupied Housing Units	63.4%	60.1%	55.6%
Renter Occupied Housing Units	26.7%	34.4%	38.1%
Vacant Housing Units	9.9%	5.5%	6.4%
Median Household Income			
2024	\$101,579	\$81,573	\$74,437
2029	\$110,340	\$96,621	\$86,453
Median Age			
2010	30.1	32.1	31.9
2020	32.8	34.8	34.3
2024	33.2	35.1	34.8
2029	34.2	36.4	36.1
2024 Population by Sex			
Males	5,167	26,490	52,230
Females	5,342	26,773	52,580
2029 Population by Sex			
Males	5,567	28,036	55,694
Females	5,824	28,706	56,968
Data for all businesses in area			
Total Businesses:	91	1,202	4,489
Total Employees:	823	15,891	57,151