



41ST & ELLIS

LAND FOR SALE



41st & Ellis,
Sioux Falls, SD 57106



0.75 - 1.83 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, and hundreds of proposed and under construction apartment units.

DESCRIPTION

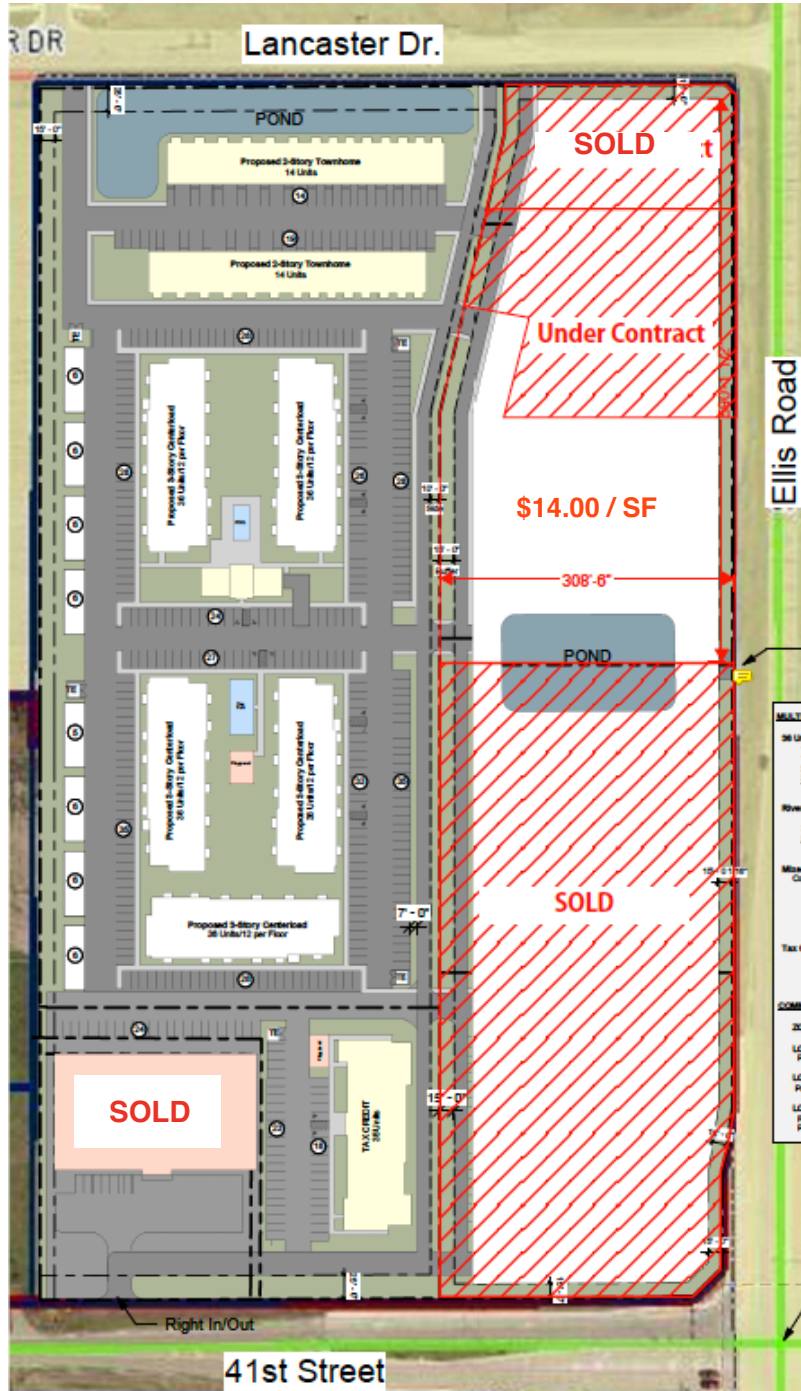
- Ellis Road frontage, the main corridor going north and south on the west side of town
- Land can be subdivided
- One of the fastest growing residential areas of Sioux Falls
- Area neighbors include several rooftops, Sanford Clinic, St. Katharine Drexel Elementary, Discovery Elementary, Memorial Middle 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

SITE PLAN

Concept only; subject to change



RAQUEL BLOUNT, SIOR 605.728.9092 | raquel@lloydcompanies.com

41ST & ELLIS

LAND FOR SALE



AERIAL VIEW

Concept only; subject to change



RAQUEL BLOUNT, SIOR 605.728.9092 | raquel@lloydcompanies.com

Lloyd Companies Commercial Real Estate | 150 E. 4th Place Suite 600, Sioux Falls, SD 57104 | 605.323.2820

Find out more at LloydCompanies.com | Information deemed reliable, but not guaranteed.

41ST & ELLIS

LAND FOR SALE



NEIGHBORHOOD MAP

Concept only; subject to change



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

AREA MAP

Concept only; subject to change



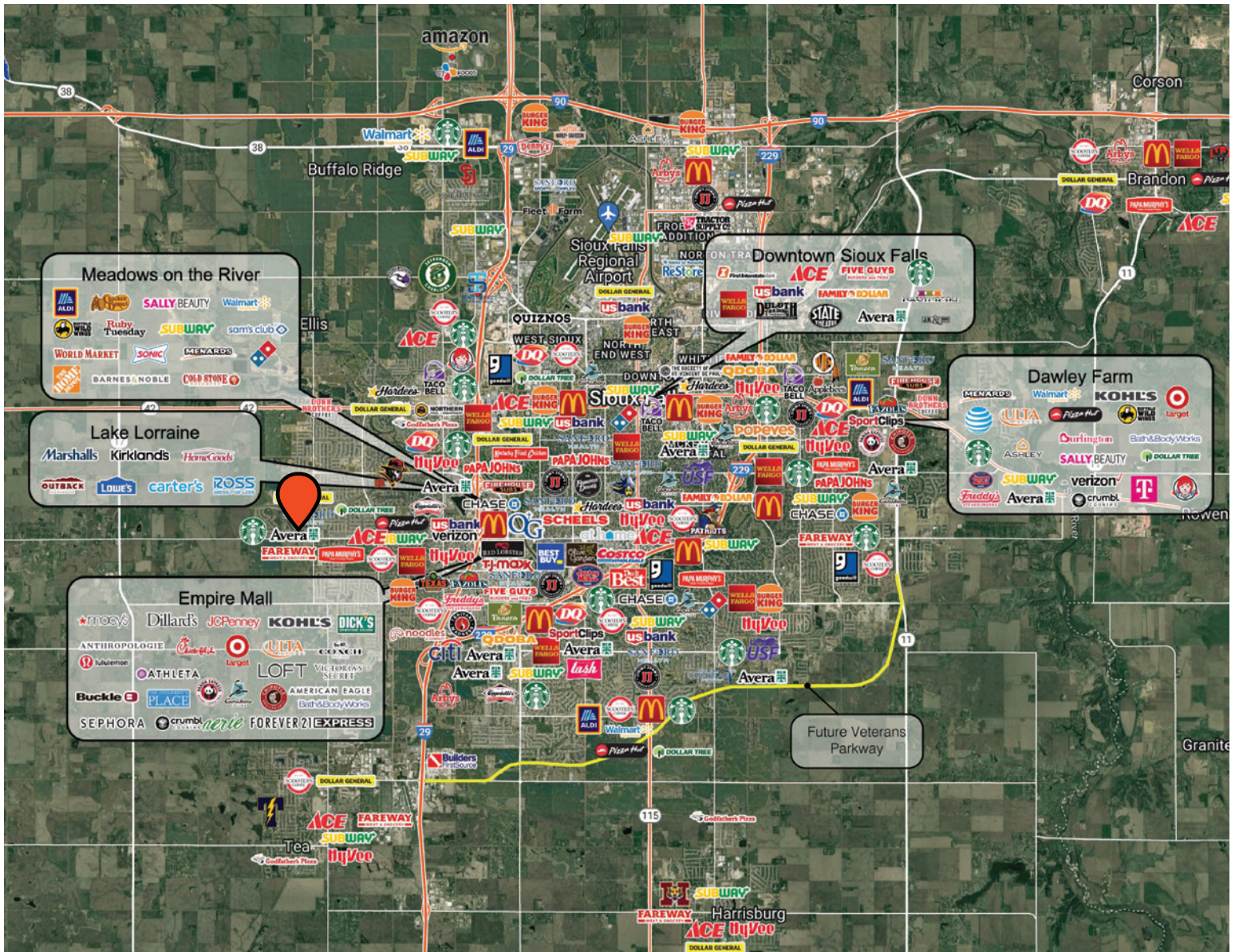
RAQUEL BLOUNT, SIOR 605.728.9092 | raquel@lloydcompanies.com

41ST & ELLIS

LAND FOR SALE



CITY MAP



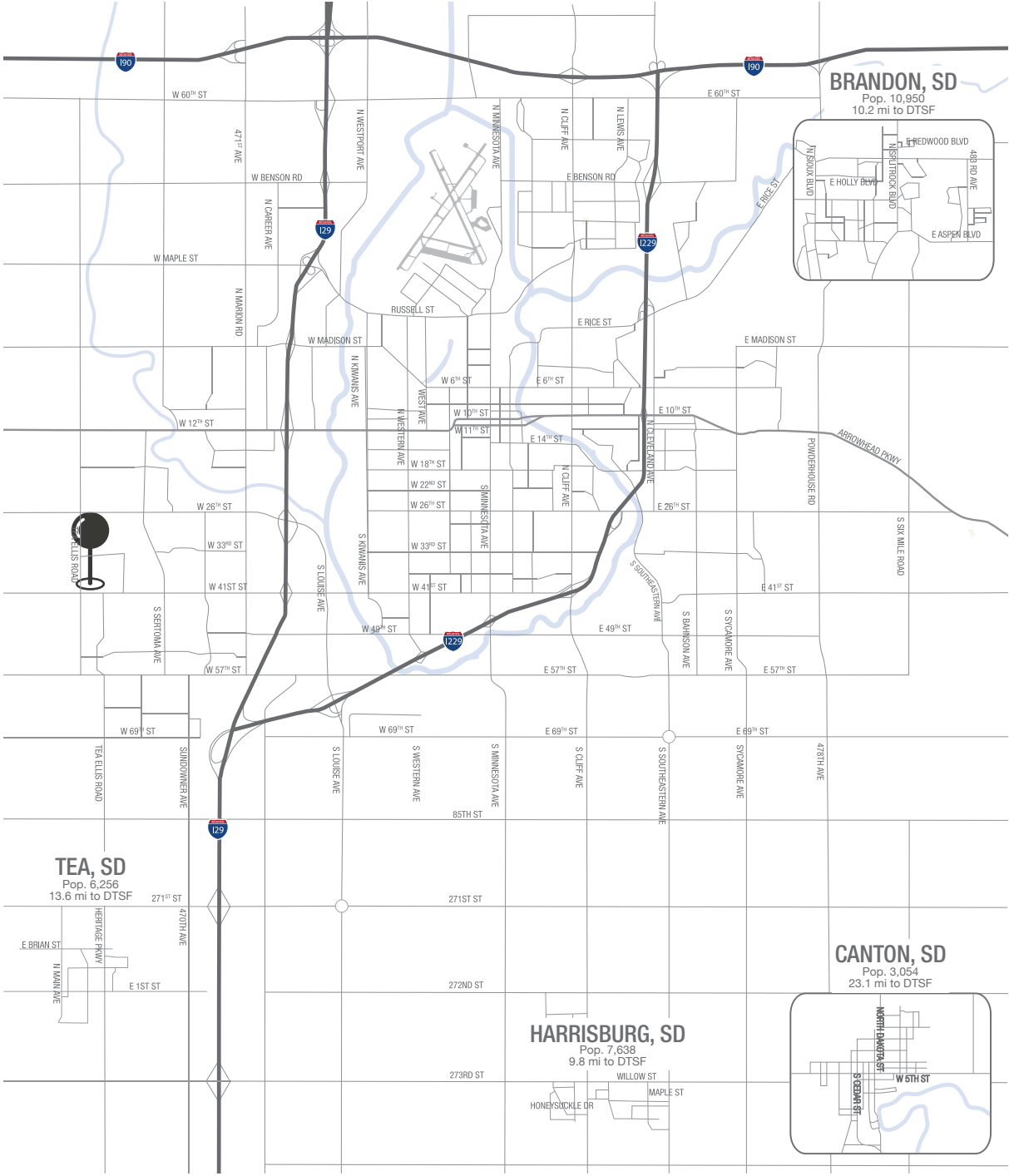
RAQUEL BLOUNT, SIOR 605.728.9092 | raquel@lloydcompanies.com

41ST & ELLIS

LAND FOR SALE



MSA MAP



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

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
Population Summary			
2010 Total Population	5,454	39,175	79,224
2020 Total Population	9,203	48,128	96,879
2020 Group Quarters	0	467	1,793
2023 Total Population	10,171	51,400	102,975
2023 Group Quarters	0	466	1,797
2028 Total Population	10,975	53,997	109,263
2023-2028 Annual Rate	1.53%	0.99%	1.19%
2023 Total Daytime Population	4,671	41,496	107,387
Workers	831	20,094	62,982
Residents	3,840	21,402	44,405
Household Summary			
2010 Households	1,969	15,739	32,110
2010 Average Household Size	2.77	2.47	2.38
2020 Total Households	3,427	19,159	39,276
2020 Average Household Size	2.69	2.49	2.42
2023 Households	3,794	20,424	41,732
2023 Average Household Size	2.68	2.49	2.42
2028 Households	4,089	21,445	44,284
2028 Average Household Size	2.68	2.50	2.43
2023-2028 Annual Rate	1.51%	0.98%	1.19%
2010 Families	1,405	9,982	19,285
2010 Average Family Size	3.25	3.03	2.99
2023 Families	2,558	12,392	24,246
2023 Average Family Size	3.24	3.15	3.12
2028 Families	2,731	12,906	25,638
2028 Average Family Size	3.26	3.16	3.13
2023-2028 Annual Rate	1.32%	0.82%	1.12%
Housing Unit Summary			
2000 Housing Units	306	10,684	24,576
Owner Occupied Housing Units	85.0%	65.2%	59.8%
Renter Occupied Housing Units	8.5%	32.4%	36.8%
Vacant Housing Units	6.5%	2.4%	3.4%
2010 Housing Units	2,084	16,692	34,566
Owner Occupied Housing Units	82.8%	62.7%	58.2%
Renter Occupied Housing Units	11.5%	31.6%	34.7%
Vacant Housing Units	5.5%	5.7%	7.1%
2020 Housing Units	3,593	19,962	41,459
Owner Occupied Housing Units	70.2%	61.5%	57.2%
Renter Occupied Housing Units	25.2%	34.5%	37.5%
Vacant Housing Units	3.5%	4.1%	5.3%
2023 Housing Units	4,143	21,401	44,010
Owner Occupied Housing Units	72.7%	63.8%	60.1%
Renter Occupied Housing Units	18.9%	31.6%	34.8%
Vacant Housing Units	8.4%	4.6%	5.2%
2028 Housing Units	4,448	22,384	46,505
Owner Occupied Housing Units	70.1%	64.3%	61.0%
Renter Occupied Housing Units	21.9%	31.5%	34.2%
Vacant Housing Units	8.1%	4.2%	4.8%