



MUSSO LAND

LAND FOR SALE



*La Mesa Dr & 60th St N,
Sioux Falls, SD 57107*



68.9 Acres +/-



\$40,000 / Acre

LOCATION

Prime Ag land in northwest Sioux Falls within an area of rapid commercial, residential, and industrial growth. The site offers direct access via La Mesa Drive and sits just north of W 60th Street/HWY-38, which is a direct route to/from Hartford, South Dakota.

DESCRIPTION

- Zoning: Ag and located just outside of city limits
- Currently not serviced with city water/sewer
- RE Taxes: \$1,823.48 (2024 Taxes Payable in 2025)
- I-90 frontage
- Access point on La Mesa Drive is along a paved county highway
- Near Foundation Park, a 900-acre industrial park, with anchor user Amazon Fulfillment Center, CJ Food, and FedEx
- Area neighbors include SDN Communication, SD DOT, Game Fish & Parks, Walmart, Starbucks, Jimmy John's, Tanners, Kinder Academy (daycare), Aldi, multiple Pub's, industrial users, and much more
- Near the University of South Dakota - Sioux Falls Campus and the USD Discovery District.
- Supportive demographics with a MHHI of \$82,848 and daytime population of 7,954 within a 3-mile radius

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

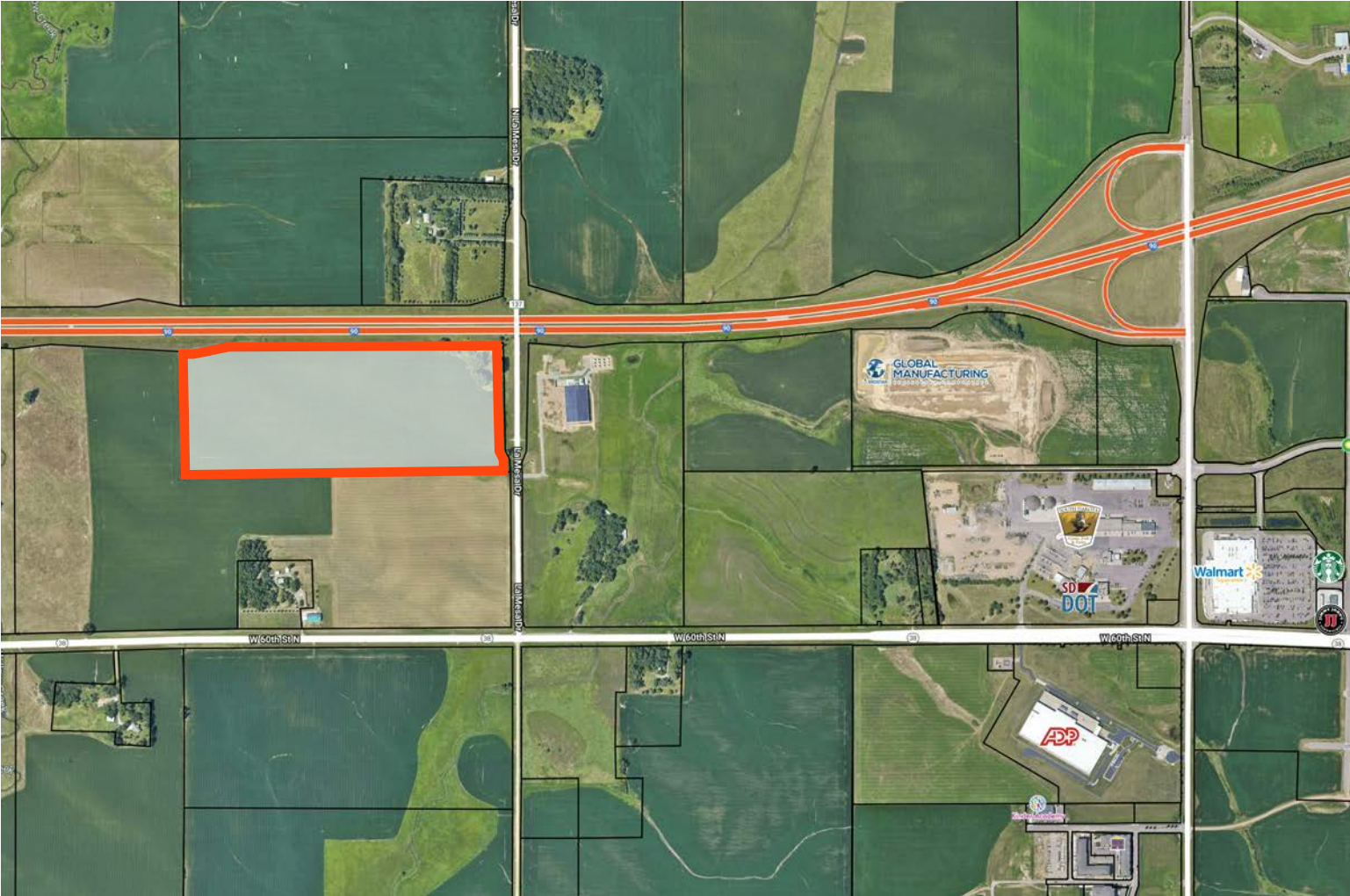
Find out more at LloydCompanies.com | Information deemed reliable, but not guaranteed.

LAND COSTS

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

Size (Acres)	Asking Price	Total Asking Price
68.9 Acres	\$40,000 / Acre	\$2,756,000

PARCEL MAP



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PHOTOS



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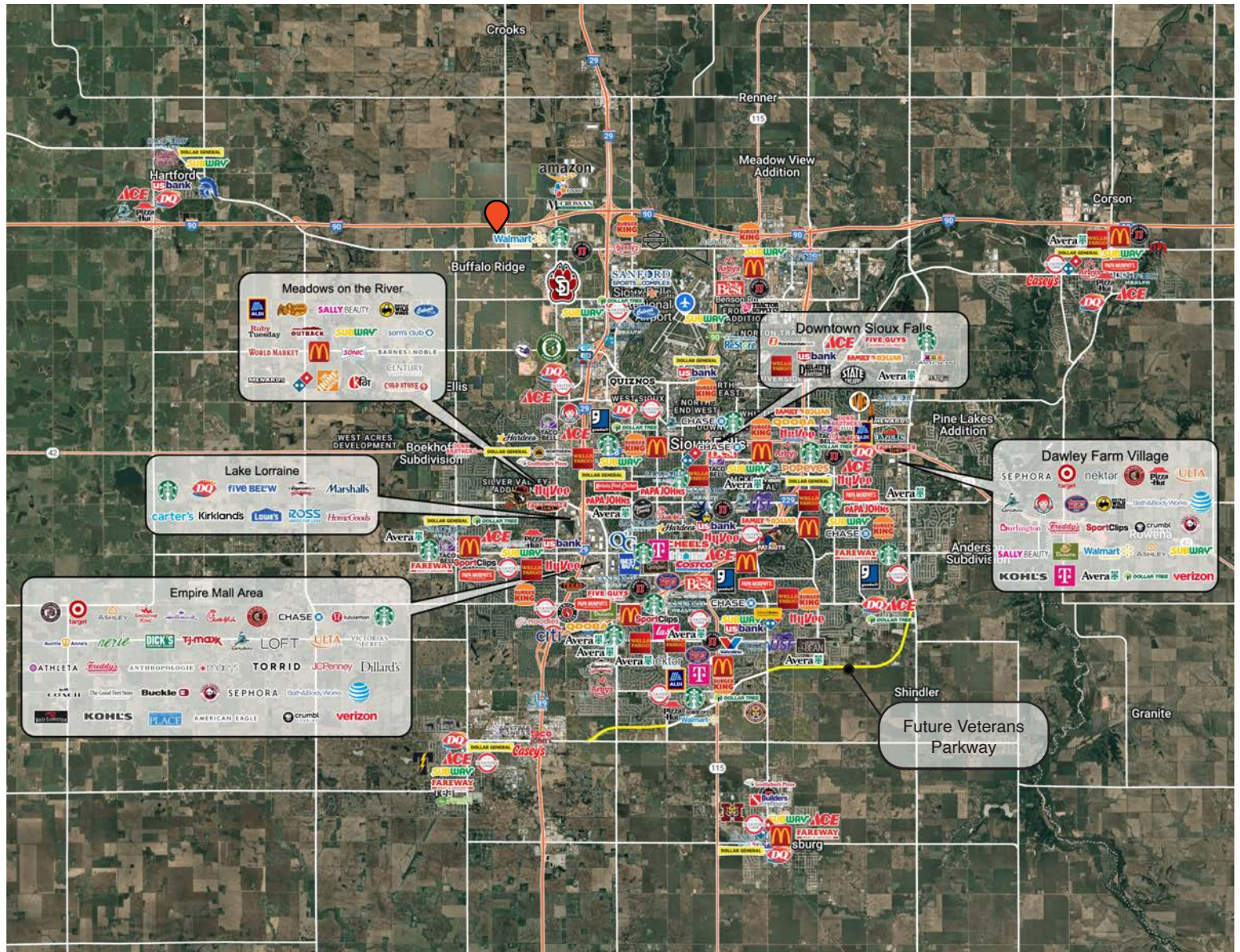
AREA MAP



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CITY MAP



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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)

4M

of Visitors to Sioux Falls in 2024

1.8%

Sioux Falls MSA Unemployment Rate

(June 2025)



No Corporate Income Tax



#7 Best Run Cities in America

(WalletHub 2025)

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	12	3,204	18,336
2020 Total Population	17	5,374	23,870
2020 Group Quarters	0	38	383
2025 Total Population	14	7,037	27,205
2025 Group Quarters	0	62	384
2030 Total Population	15	7,898	29,697
2024-2029 Annual Rate	1.39%	2.34%	1.77%
2025 Total Daytime Population	104	7,954	36,101
Workers	98	5,333	24,602
Residents	6	2,621	11,499
Household Summary			
2010 Households	5	1,142	7,247
2010 Average Household Size	2.40	2.78	2.48
2020 Total Households	6	2,136	9,430
2020 Average Household Size	2.83	2.50	2.49
2025 Households	5	2,818	10,927
2025 Average Household Size	2.80	2.48	2.45
2030 Households	5	3,183	12,080
2030 Average Household Size	2.80	2.46	2.43
2024-2029 Annual Rate	0.00%	2.47%	2.03%
2010 Families	4	798	4,532
2010 Average Family Size	2.50	3.18	3.04
2025 Families	4	1,552	6,379
2025 Average Family Size	3.00	3.38	3.24
2030 Families	4	1,732	6,956
2030 Average Family Size	3.00	3.38	3.23
2024-2029 Annual Rate	0.00%	2.22%	1.75%
2025 Housing Units	6	3,136	11,680
Owner Occupied Housing Units	66.7%	38.4%	54.7%
Renter Occupied Housing Units	16.7%	51.5%	38.9%
Vacant Housing Units	16.7%	10.1%	6.4%
2025 Population 25+ by Educational Attainment			
Total	9	4,424	17,637
Less than 9th Grade	0.0%	2.4%	2.6%
9th - 12th Grade, No Diploma	0.0%	4.5%	6.3%
High School Graduate	22.2%	16.7%	21.6%
GED/Alternative Credential	0.0%	3.8%	4.3%
Some College, No Degree	11.1%	17.0%	18.8%
Associate Degree	22.2%	16.7%	13.7%
Bachelor's Degree	33.3%	33.2%	24.8%
Graduate/Professional Degree	11.1%	5.7%	7.9%
Median Household Income			
2025	\$125,000	\$82,848	\$73,421
2030	\$150,000	\$98,957	\$84,120
Median Age			
2010	30.0	27.6	31.2
2020	37.5	29.5	33.8
2025	37.5	30.8	34.7
2030	37.5	31.9	35.7
2025 Population by Sex			
Males	7	3,648	13,975
Females	7	3,389	13,230
2030 Population by Sex			
Males	8	4,098	15,179
Females	7	3,800	14,518
Data for all businesses in area			
	1 mile	3 miles	5 miles
Total Businesses:	2	215	1,318
Total Employees:	28	5,155	22,929