



MUSSO LAND

LAND FOR SALE



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

 **68.9 Acres**

 **\$40,000 Per Acre**

LOCATION

Located just south of I-90 and west of a growing retail trade area in northwest Sioux Falls anchored by a WalMart Super Center, Aldi, Starbucks, and BP. The area is experiencing explosive growth in the industrial, residential, and commercial sectors.

DESCRIPTION

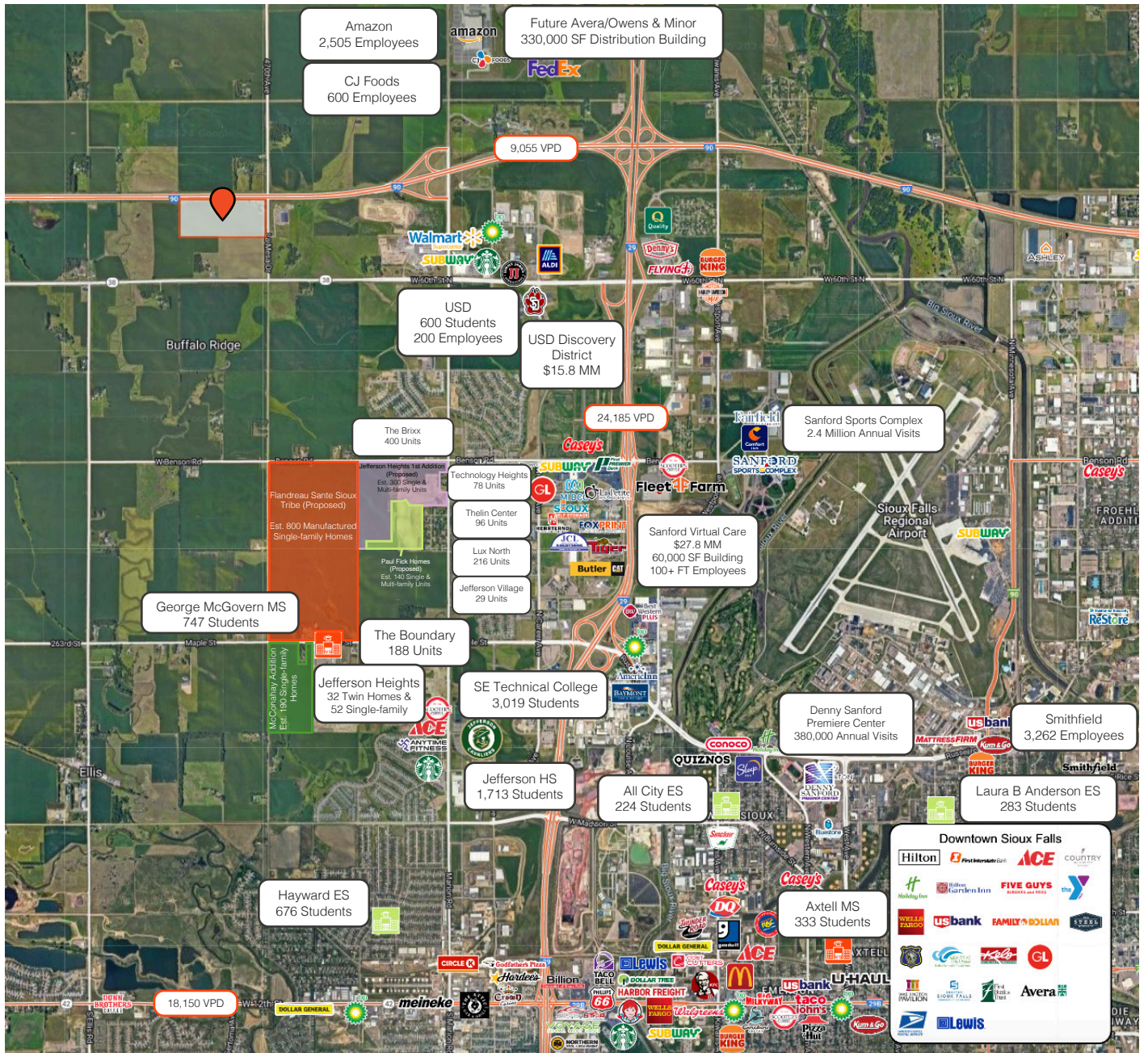
- Development land located near Foundation Park, with anchor users: Amazon, CJ Food, WinChill, Nordica, FedEx, Muth Electric, and Dakota Carriers
- Area neighbors include: South Dakota Department of Transportation, ADP, Kinder Academy, Wal-Mart, USD Community College for Sioux Falls, Titan Machinery, Worthington Ag Parts and more
- Easy access to I-90 and I-29
- Zoning: Ag and located just outside of city limits
- Located along a paved county highway
- Currently not serviced with city water/sewer

RAQUEL BLOUNT SIOR | 605.728.9092 | raquel@lloydcompanies.com

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.

AREA MAP



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SIoux FALLS DEMOGRAPHICS

Sioux Falls, ranked #1 on Forbes The Best Small Places for Business and Careers list for 9 out of the last 10 years, 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.

FAST FACTS



#2 Best Tax Climate
in the U.S.
(Tax Foundation 2024)



Best City for Young
Professionals
(SmartAsset 2023)



#1 Most Affordable
City in America
(Reader's Digest 2023)



#3 Hottest Job
Market
(ZipRecruiter 2023)



Top City for Millenni-
als Buying Homes
(SmartAsset 2020)



Third City in Eco-
nomic Strength
(Policom 2023)



Second Best City to
Start a Career
(Zippia 2020)



Top Eight Happiest
Cities in America
(WalletHub 2023)

TOP EMPLOYERS



9,885



7,221



3,699



3,262



2,613



2,505

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