



# JEFFERSON LAND

## LAND FOR SALE



2000 N Cavalier Ave,  
Sioux Falls, SD 57107



1.13 Acres +/-  
(49,223 SF +/-)



\$492,230  
(\$10.00 / SF)

### LOCATION

This premier land is centrally situated within an area that is quickly developing in the northwest corridor of Sioux Falls. Located minutes from two of the city's newest schools, several major employers, and an abundance of residential development sites (single & multi-family), this site presents a great opportunity to join the area's growth potential.

### DESCRIPTION

- Zoned: C-2
- Direct neighboring tenants include Scooter's, Dairy Queen, Kool's Car Wash, Starbucks, Anytime Fitness, Ace Hardware (coming soon), and a bank (coming soon)
- Direct proximity to Jefferson High School, George McGovern Middle School, and Southeast Technical College, with a combined total of 5,327 students (2024-2025)
- Near Jefferson Heights; a 150-acre premier housing development with homes starting at \$465,000+
- NW Sioux Falls is home to Southeast Technical College, USD - Sioux Falls, USD Discovery Research Campus, and the Career & Technical Academy
- Adjacent to Sanford Sports Complex, a 520-acre destination for sports, recreation, and community engagement that draws 2.5M visits a year

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## PARCEL

Concept only; subject to change



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### PARCEL MAP

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## AREA NEIGHBORS

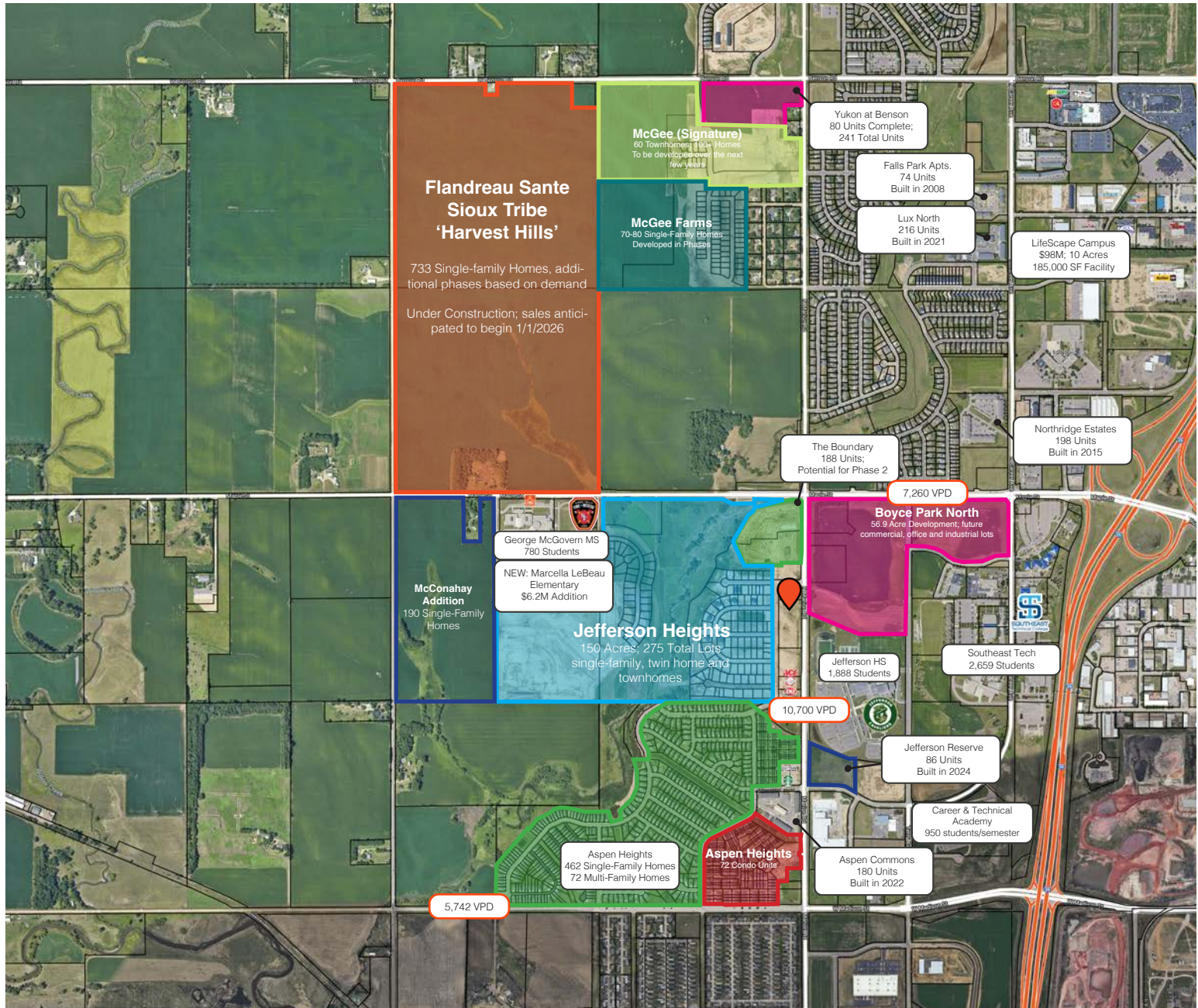
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# HOUSING DEVELOPMENT

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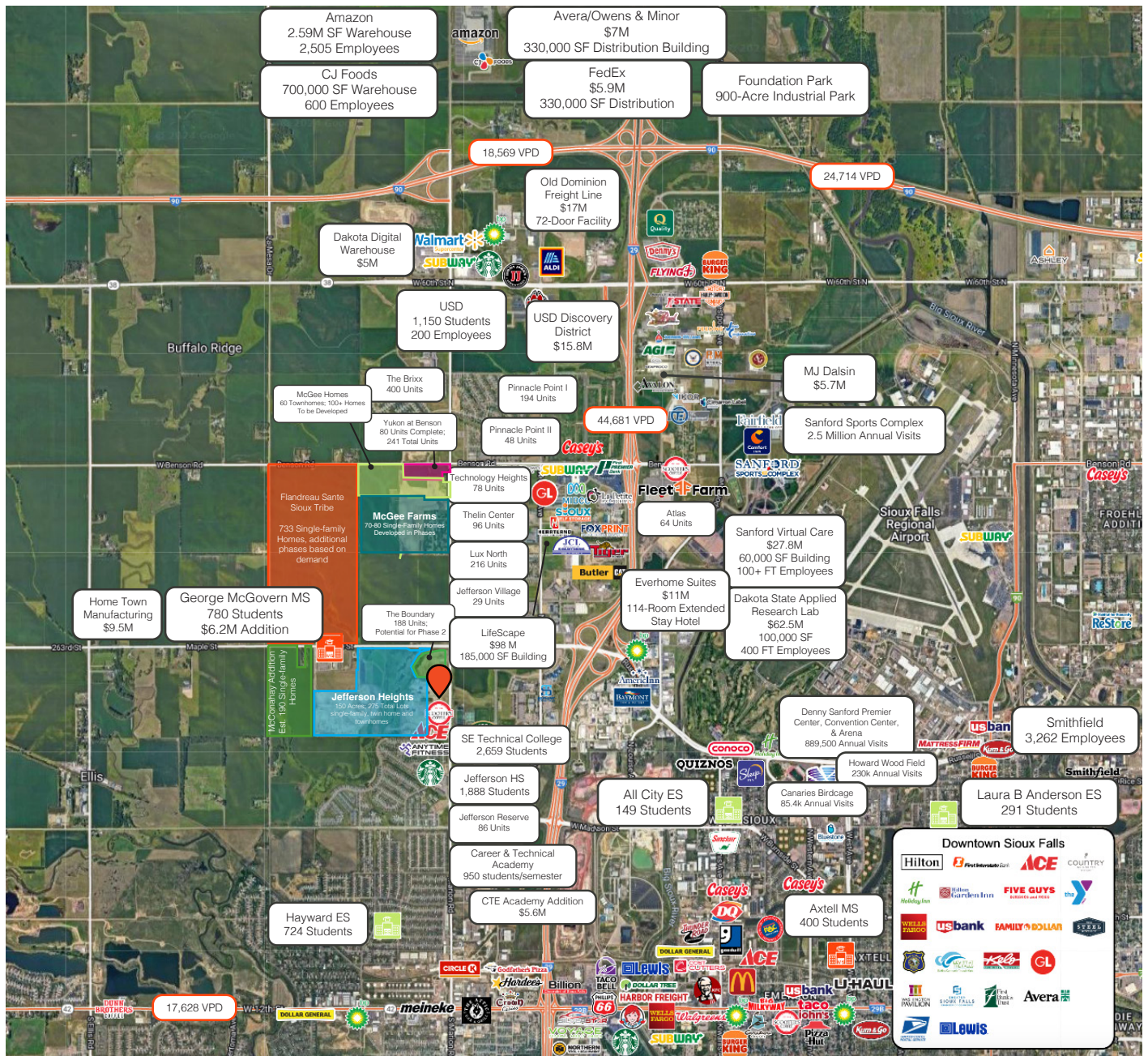
### AREA MAP



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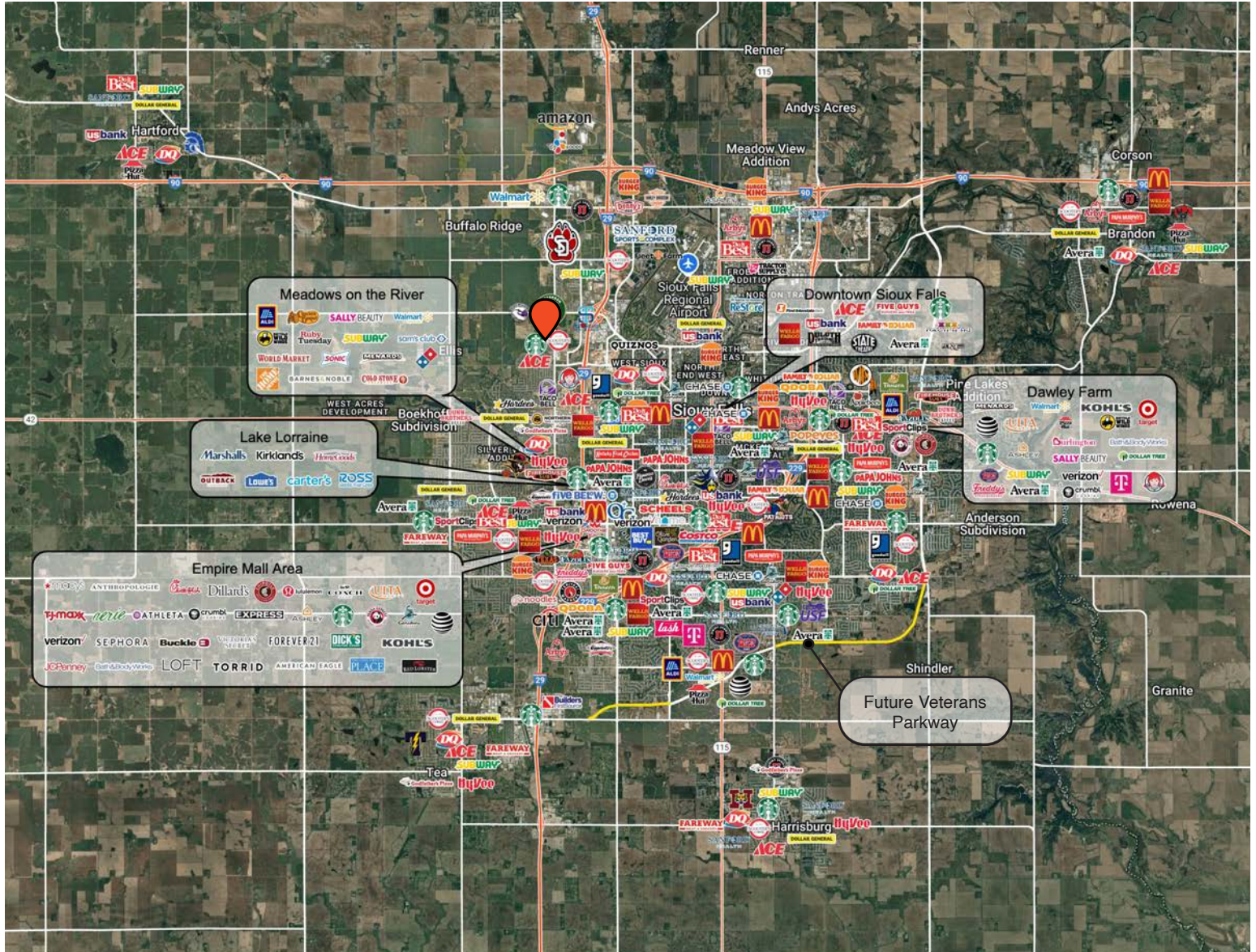
## NW GROWTH MAP

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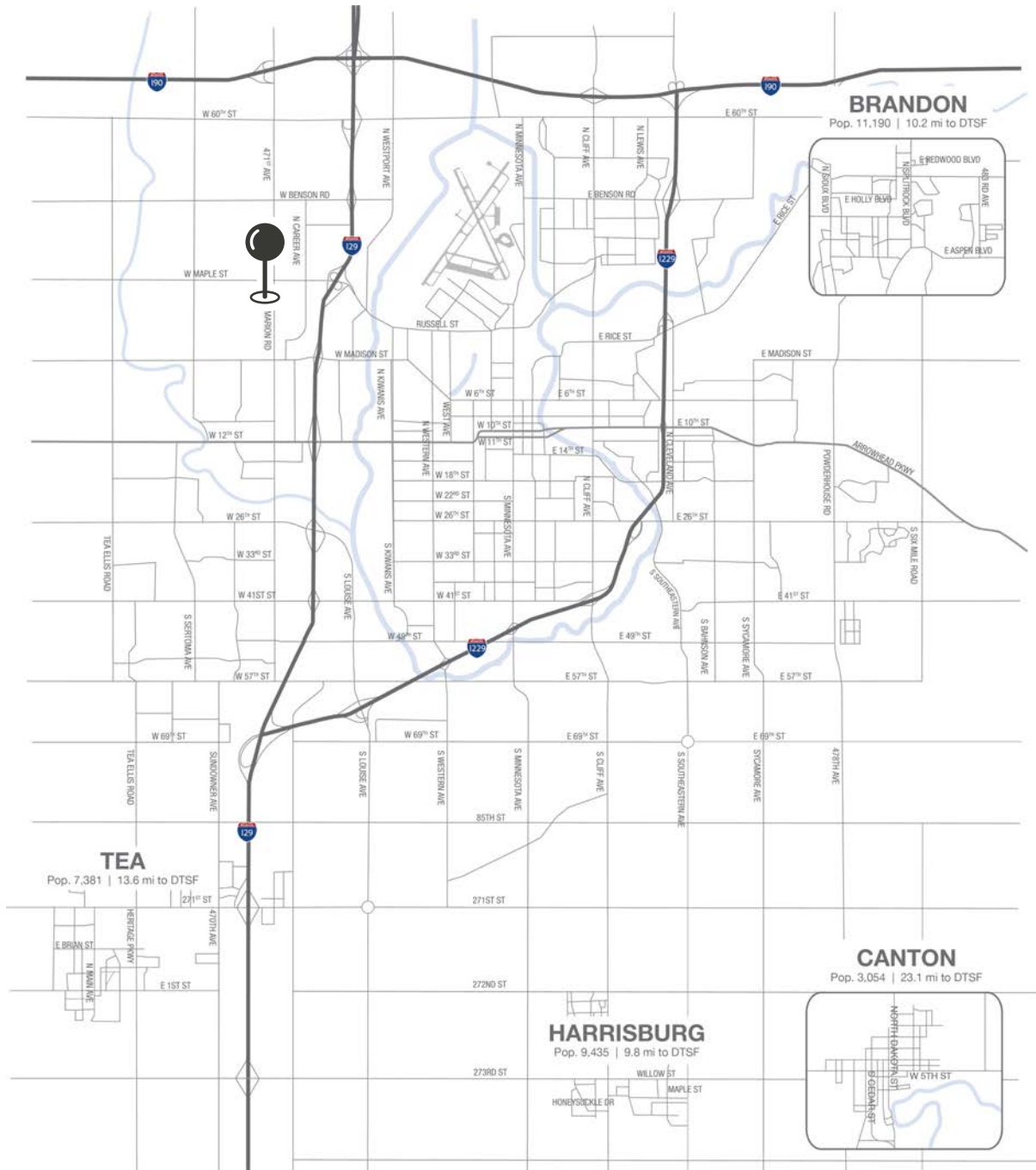
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# CITY MAP



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### MSA MAP



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SIOUX FALLS DEMOGRAPHICS

| POPULATION PROJECTION |             |         |
|-----------------------|-------------|---------|
| Year                  | Sioux Falls | MSA     |
| 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



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                         | 2,981    | 35,818   | 101,821  |
| 2020 Total Population                         | 4,358    | 41,634   | 114,055  |
| 2020 Group Quarters                           | 231      | 534      | 4,396    |
| 2025 Total Population                         | 4,936    | 46,322   | 124,598  |
| 2025 Group Quarters                           | 234      | 541      | 4,407    |
| 2030 Total Population                         | 5,905    | 49,876   | 132,987  |
| 2024-2029 Annual Rate                         | 3.65%    | 1.49%    | 1.31%    |
| 2025 Total Daytime Population                 | 5,450    | 50,558   | 169,166  |
| Workers                                       | 3,145    | 31,018   | 116,312  |
| Residents                                     | 2,305    | 19,540   | 52,854   |
| Household Summary                             |          |          |          |
| 2010 Households                               | 1,135    | 14,986   | 41,731   |
| 2010 Average Household Size                   | 2.46     | 2.35     | 2.30     |
| 2020 Total Households                         | 1,682    | 17,344   | 47,600   |
| 2020 Average Household Size                   | 2.45     | 2.37     | 2.30     |
| 2025 Households                               | 1,971    | 19,479   | 52,524   |
| 2025 Average Household Size                   | 2.39     | 2.35     | 2.29     |
| 2030 Households                               | 2,441    | 21,130   | 56,447   |
| 2030 Average Household Size                   | 2.32     | 2.33     | 2.28     |
| 2024-2029 Annual Rate                         | 4.37%    | 1.64%    | 1.45%    |
| 2010 Families                                 | 725      | 8,656    | 23,309   |
| 2010 Average Family Size                      | 2.95     | 3.00     | 2.98     |
| 2025 Families                                 | 1,085    | 10,704   | 28,113   |
| 2025 Average Family Size                      | 3.28     | 3.19     | 3.09     |
| 2030 Families                                 | 1,310    | 11,501   | 29,885   |
| 2030 Average Family Size                      | 3.24     | 3.18     | 3.09     |
| 2024-2029 Annual Rate                         | 3.84%    | 1.45%    | 1.23%    |
| 2025 Housing Units                            | 2,128    | 20,832   | 56,444   |
| Owner Occupied Housing Units                  | 62.6%    | 52.8%    | 50.5%    |
| Renter Occupied Housing Units                 | 30.0%    | 40.7%    | 42.5%    |
| Vacant Housing Units                          | 7.4%     | 6.5%     | 6.9%     |
| 2025 Population 25+ by Educational Attainment |          |          |          |
| Total                                         | 3,099    | 30,857   | 84,107   |
| Less than 9th Grade                           | 2.6%     | 2.5%     | 2.1%     |
| 9th - 12th Grade, No Diploma                  | 6.9%     | 5.3%     | 4.4%     |
| High School Graduate                          | 20.7%    | 20.4%    | 20.6%    |
| GED/Alternative Credential                    | 6.3%     | 3.5%     | 4.5%     |
| Some College, No Degree                       | 22.9%    | 20.2%    | 19.8%    |
| Associate Degree                              | 9.0%     | 14.5%    | 13.6%    |
| Bachelor's Degree                             | 25.8%    | 24.6%    | 25.0%    |
| Graduate/Professional Degree                  | 5.7%     | 8.9%     | 10.1%    |
| Median Household Income                       |          |          |          |
| 2025                                          | \$67,945 | \$70,395 | \$68,913 |
| 2030                                          | \$75,267 | \$78,697 | \$76,231 |
| Median Age                                    |          |          |          |
| 2010                                          | 29.6     | 32.4     | 32.8     |
| 2020                                          | 31.7     | 34.6     | 35.1     |
| 2025                                          | 33.5     | 35.7     | 36.2     |
| 2030                                          | 35.4     | 36.9     | 37.5     |
| 2025 Population by Sex                        |          |          |          |
| Males                                         | 2,437    | 23,476   | 63,390   |
| Females                                       | 2,499    | 22,846   | 61,208   |
| 2030 Population by Sex                        |          |          |          |
| Males                                         | 2,911    | 25,136   | 67,295   |
| Females                                       | 2,995    | 24,740   | 65,692   |
| Data for all businesses in area               |          |          |          |
| Total Businesses:                             | 143      | 1,682    | 6,907    |
| Total Employees:                              | 2,831    | 29,345   | 111,398  |