

JEFFERSON LAND

LAND FOR SALE



Vision Circle & Marion Road,
Sioux Falls, SD 57107



1.00 - 4.13 Acres +/-
(subdividable)



\$10.00 / SF

LOCATION

This premier land is centrally situated in what will soon be poised as one of the city's most developed areas located in the northwest section of Sioux Falls. Just minutes from two of the city's newest schools, several major employers, and residential development sites (single & multi-family) that will support over 2,000 families, this serves as the perfect opportunity to join the area's growth potential.

DESCRIPTION

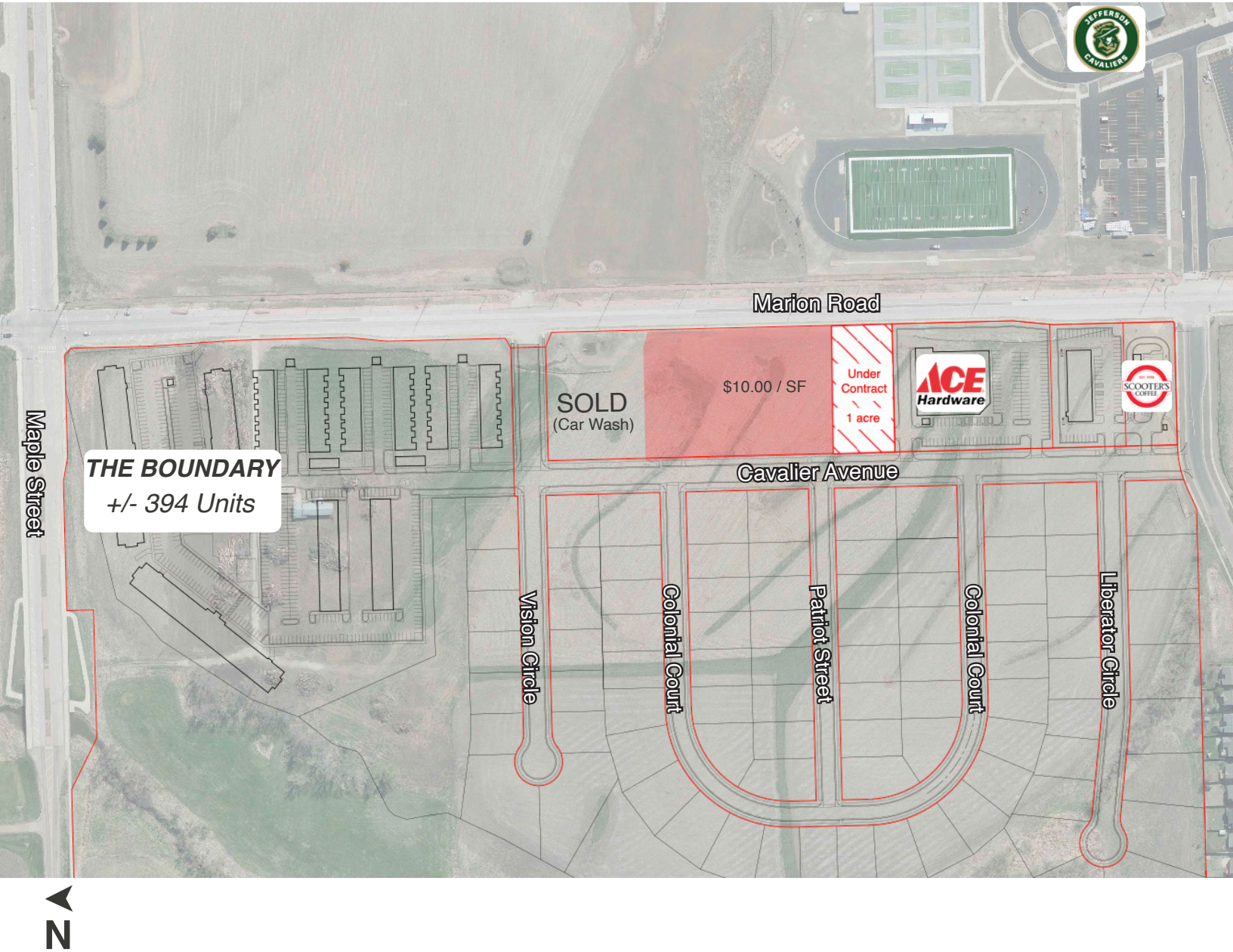
- Excellent access to I-29
- Near Jefferson Heights, this development is poised to become the premier residential development in NW Sioux Falls. Anticipated home values for Jefferson Heights are \$400,000 - \$850,000
- In close proximity to Jefferson High School and George McGovern Middle School, with a combined total of 2,460 students (2023-2024)
- Northwest Sioux Falls is home to Southeast Technical College, University of South Dakota - Sioux Falls and the University of South Dakota Discovery Research Campus
- N Marion Rd draws in an estimated 10,700 VPD

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SITE PLAN

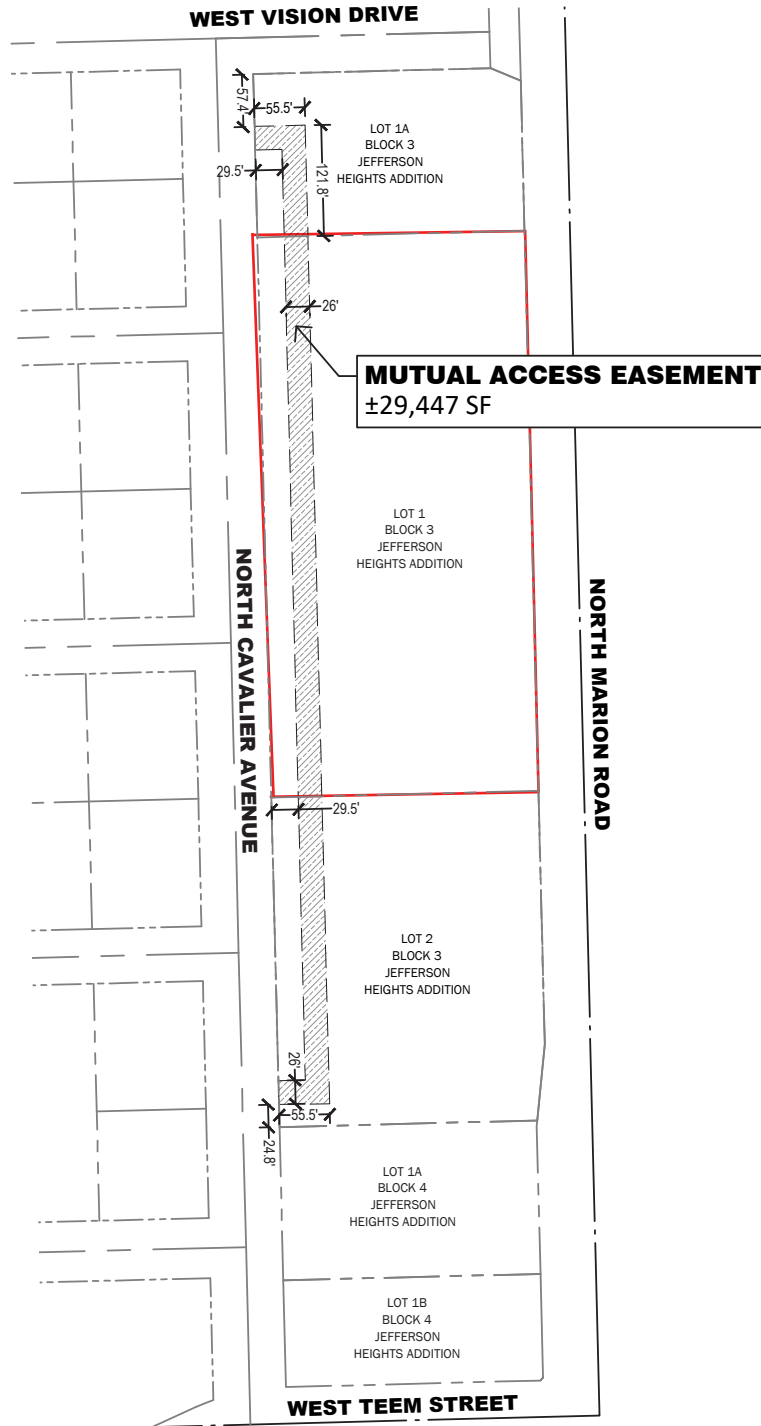
Concept only; subject to change



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MUTUAL ACCESS EASEMENT

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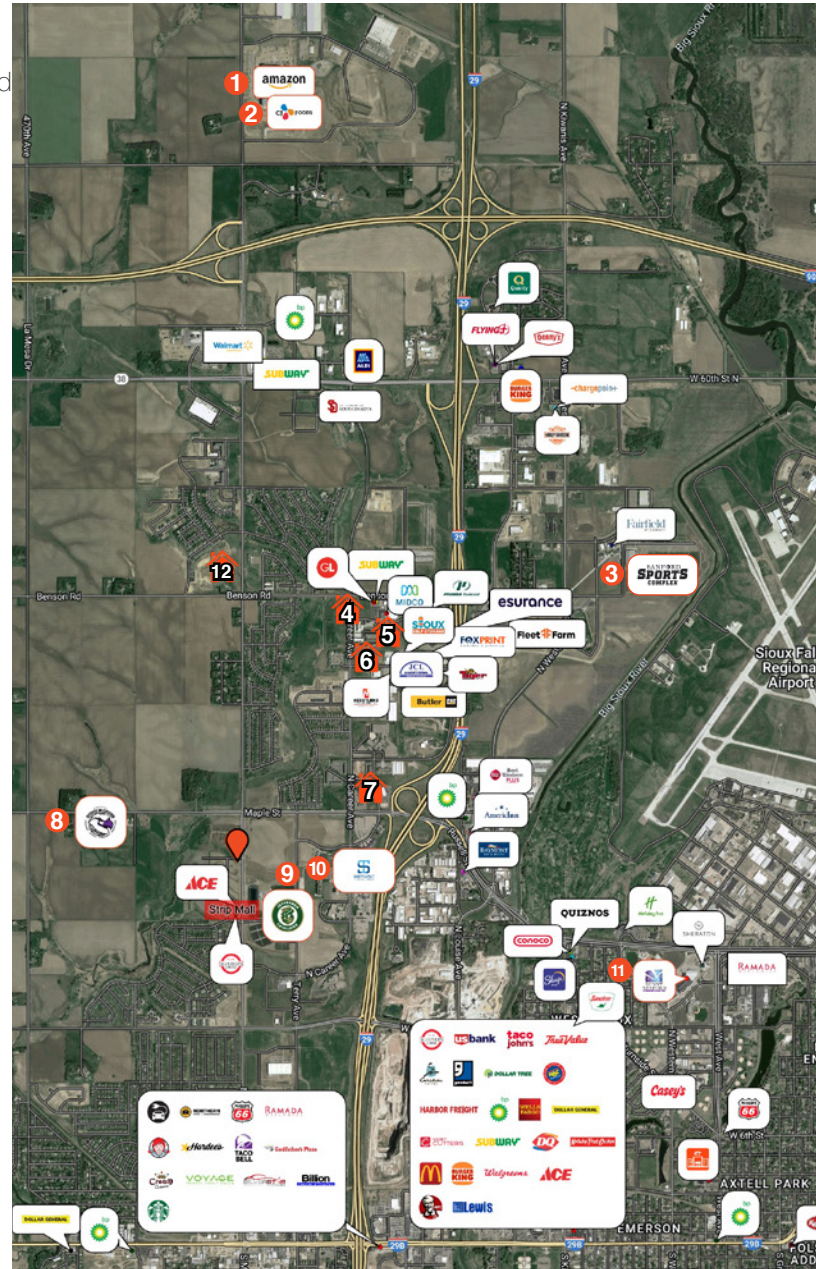
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ECONOMIC DRIVERS

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1. **Amazon Fulfillment Center** - 1,000 Employees
2. **CJ Foods** - 600 Employees
3. **Sanford Sports Complex** - 500-acre sporting campus comprised of multiple sporting complexes/venues including:
 - **The Pentagon** - 160K SF venue that hosts competitions - basketball, volleyball, mixed martial arts, wrestling, cheer/dance, - concerts, special events, and more. Hosting events year round for up to 3,250 people.
 - **The Fieldhouse** - a multi-use indoor athletic facility that hosts the region's top training and fitness programs.
 - **The Diamonds** - brand-new synthetic turf baseball fields and five synthetic turf softball fields.
 - **The Crossing** - offers eight new multipurpose synthetic turf fields for soccer, lacrosse, football and variety of other sports
 - **Great Shots** - state-of-the-art driving range with full-service restaurant and bar to accompany
 - **Hotels**
 - **Fairfield Inn & Suites** - 63 Suites
 - **Comfort Inn & Suites** - opening in spring of 2023
4. **Technology Heights I & II** - 78 Units
5. **Thelin Center** - 96 Units
6. **Lux North** - 216 Units
7. **Jefferson Village** - 29 Units
8. **McGovern Middle School** - 917 Students
9. **Jefferson High School** - 1,470
10. **Southeast Technical College** - 2,166 Students
11. **Denny Sanford Premier Center** - multipurpose facility that houses sporting events, concerts conventions, meetings, banquets, and more
12. **The Brixx** - 400 units

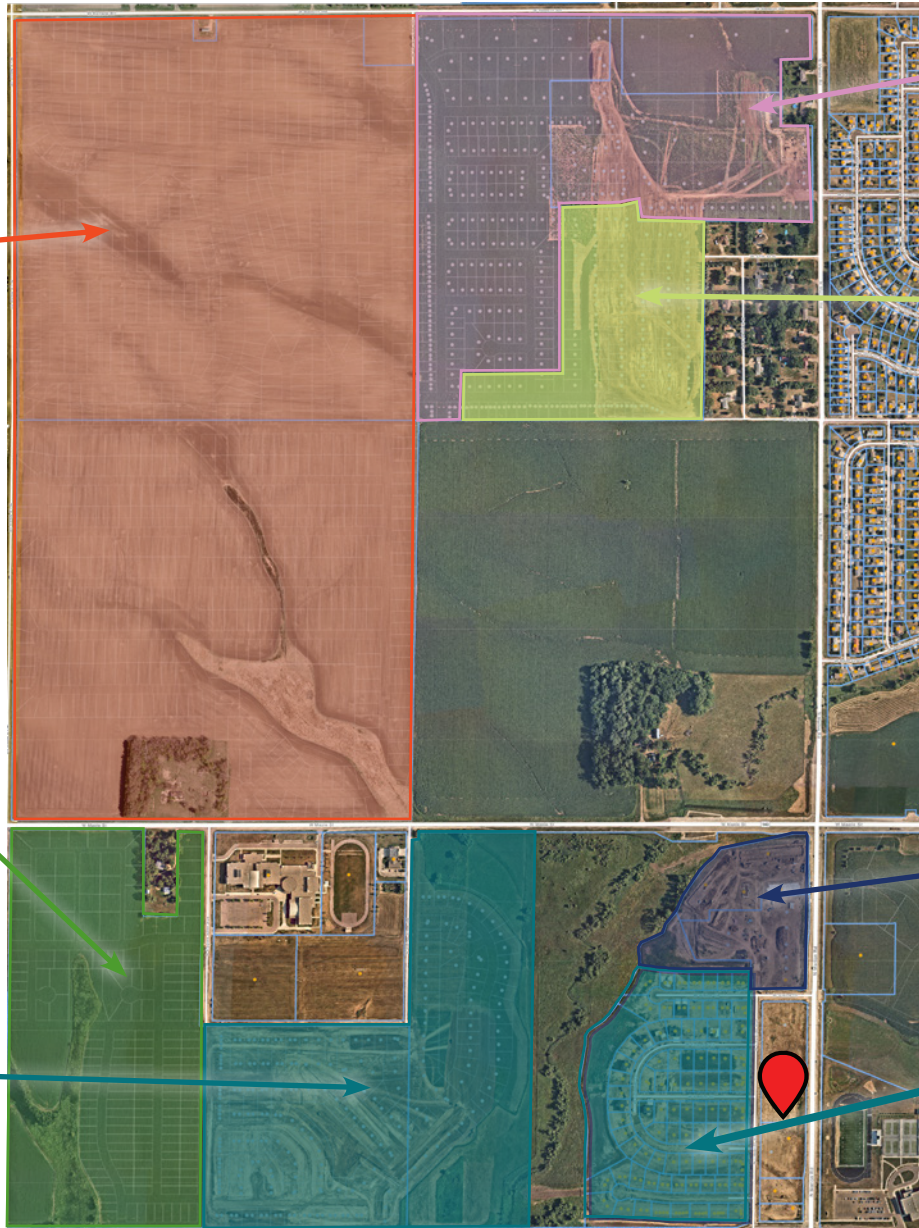
Information deemed reliable, but not guaranteed



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AREA DEVELOPMENT

Concept only; subject to change



**Flandreau Sante
Sioux Tribe
(Proposed)**

Est. 800 manufactured
single-family homes

**Jefferson Heights
First Addition
(Proposed)**

Est. 300 units
of multi-family &
single-family homes

**Paul Fick Homes
(Proposed)**

Est. 140 units of
multi-family and
single-family homes

**McConahay
Addition
(Proposed)**

Est. 190 single-family
homes

**The Boundary
(Proposed)**

Est. 394 units (town
home & apartment
housing)

**Jefferson Heights
Second Addition
(Proposed)**

Est. 180 single-family &
multi-family units

**Jefferson Heights
First Addition
(Proposed)**

Est. 32 twin homes & 52
single-family homes

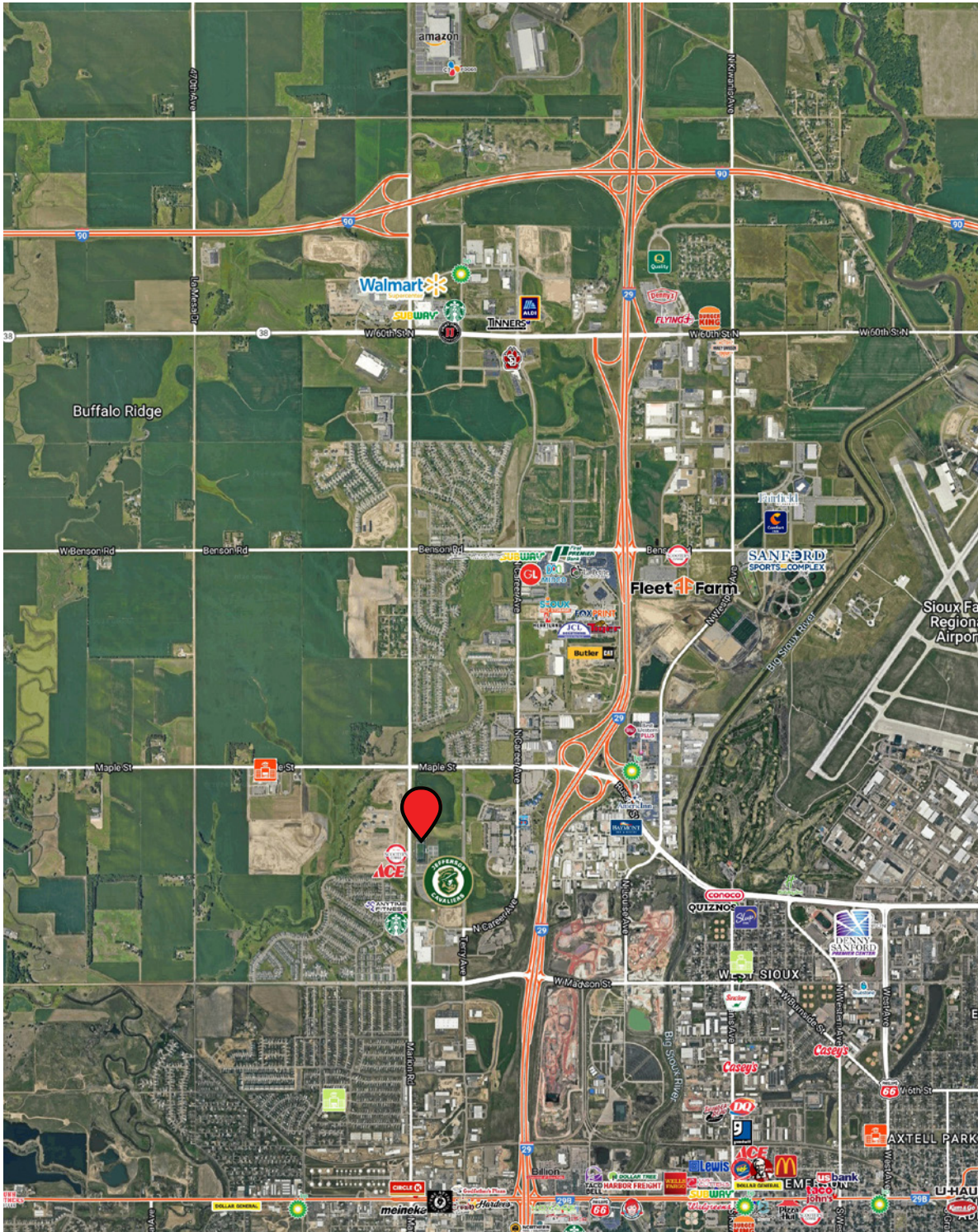
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NORTHWEST SIOUX FALLS



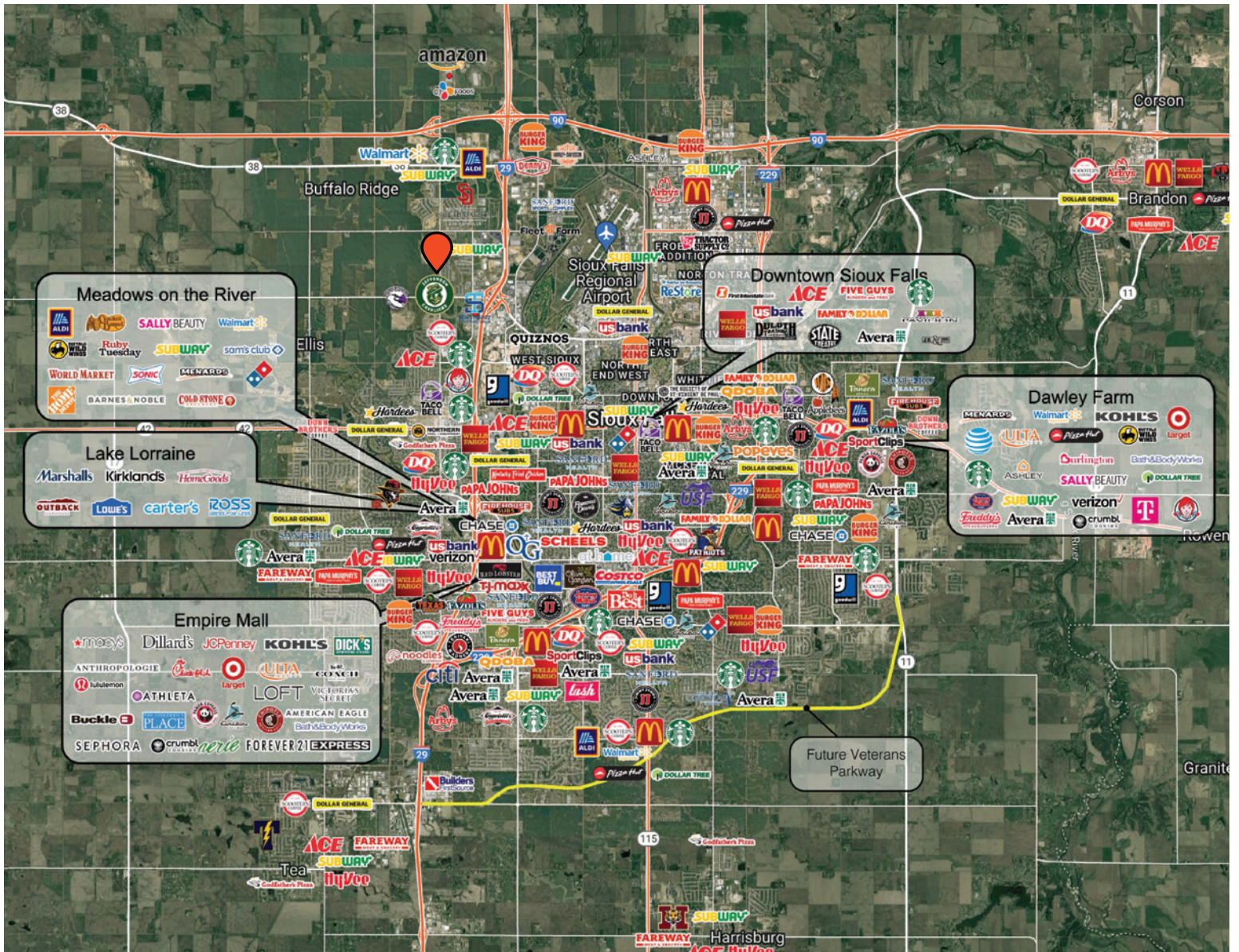
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AREA MAP



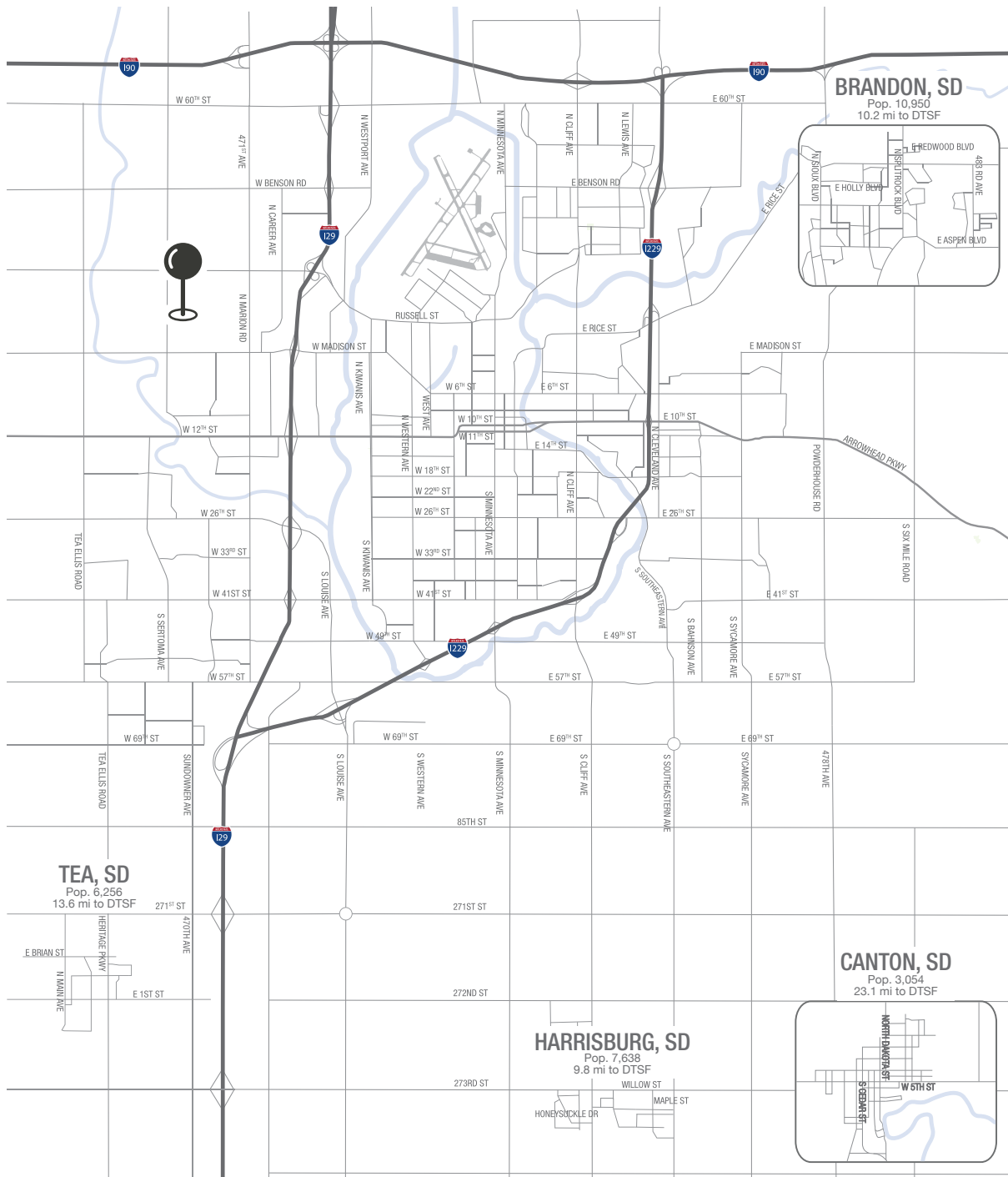
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CITY MAP



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MSA MAP



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SIoux FALLS DEMOGRAPHICS

POPULATION PROJECTION

Year	Sioux Falls	MSA
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