

ENCORE PARK

LAND FOR SALE



TBD
Brandon, SD 57005



1.22 - 41.28 Acres +/-



\$4.50 - \$9.00 / PSF

LOCATION

Encore Park is located on the northeast corner of W Holly Blvd & Lancer Ave, just half a mile from Veterans Parkway and two miles from I-90. The subject site is situated just outside of Brandon city limits, only 2 miles from town. Brandon acts as a suburb to Sioux Falls carrying a growing population of 11,190 (2024).

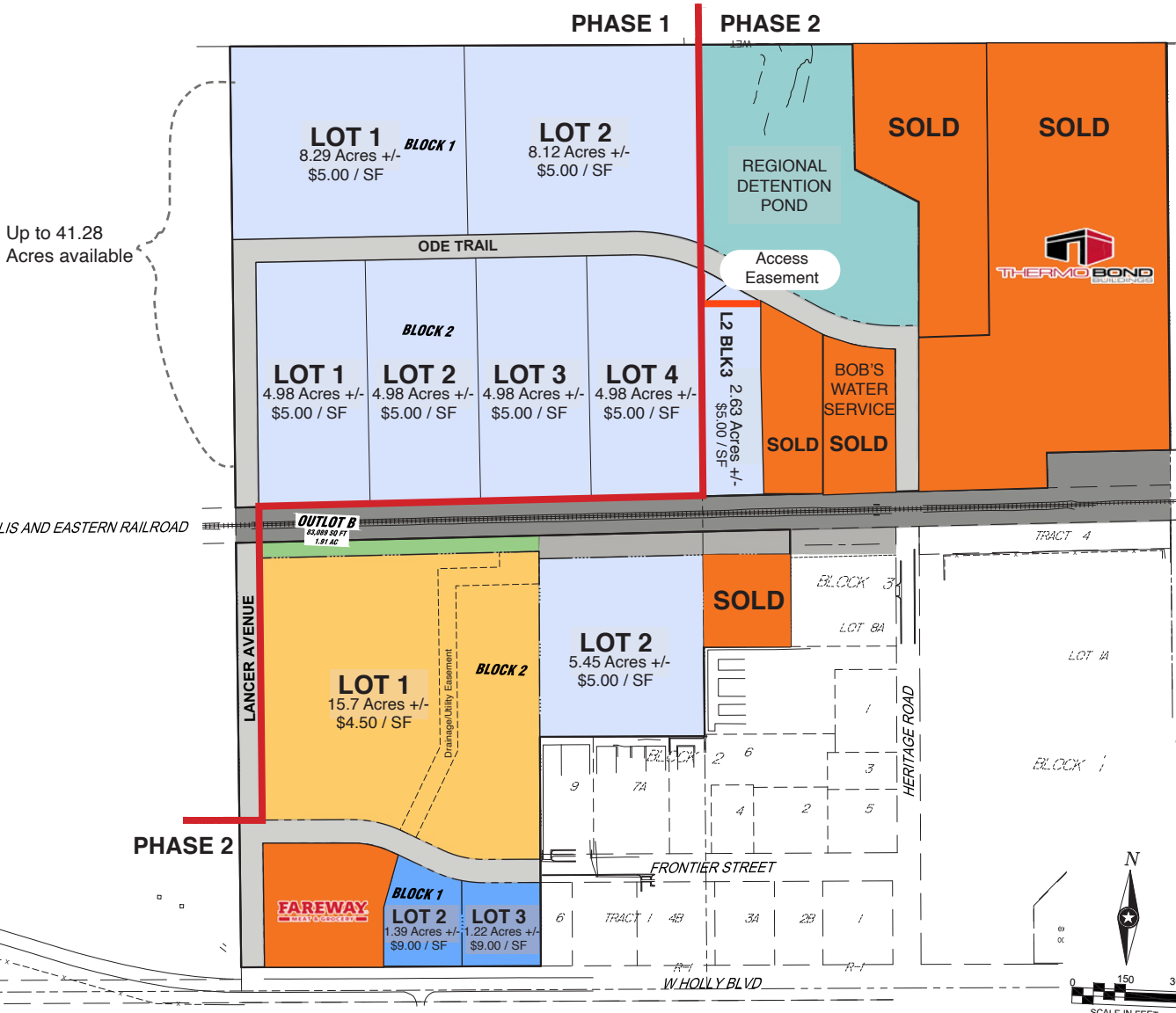
DESCRIPTION

- Encore Park is a 108-acre mixed-use development with plans for retail, multi-family, and industrial lots
- Ellis and Eastern Company Railroad System runs through the development, serving from Sioux Falls, SD to Worthington, MN
- Existing area tenants include Thermo Bond Buildings, Fareway Foods, Kwik Star, Sioux Valley Energy, Building Blocks (childcare), Flowers on Friday, Brandon Valley Fitness Center, State Storage, and much more
- Adjacent to The Bluffs Of Brandon (309 townhomes, single-family, & multi-family homes) and Eagle Creek Apartments (55 units)
- Brandon Valley School District is ranked #1 for school districts across South Dakota
- In an area of above average income, with a median income of \$139,769 within a 1-mile radius
- 0.5 mile from Veterans Parkway, which connects to I-90 and W Holly Blvd, two main access points from Sioux Falls to Brandon

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SITE PLAN

Concept only; subject to change



LOT TYPE LEGEND

- General Business
- Light Industrial
- High Density Residential
- Sold

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LAND COSTS

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



PHASE ONE

Land along Holly Boulevard:

Block 1

- Lot 1: SOLD
- Lot 2: 1.39 Acres \$9.00 PSF
- Lot 3: 1.22 Acres \$9.00 PSF

Land north of Frontier Street

Block 2

- Lot 1: 15.70 Acres \$4.50 PSF
- Lot 2: 2.63 Acres \$5.00 PSF
- Lot 3: SOLD
- Lot 4: SOLD

Block 3

- Lot 2: 4.33 Acres \$5.00 PSF
- Lot 3: Sold

Block 4

- Lot 1: Sold
- Lot 2: Sold

PHASE TWO

Land south of Ode Trail:

Block 2

- Lot 1: 4.98 Acres \$5.00 PSF
- Lot 2: 4.98 Acres \$5.00 PSF
- Lot 3: 4.98 Acres \$5.00 PSF
- Lot 4: 4.98 Acres \$5.00 PSF

Land north of Ode Trail:

Block 1

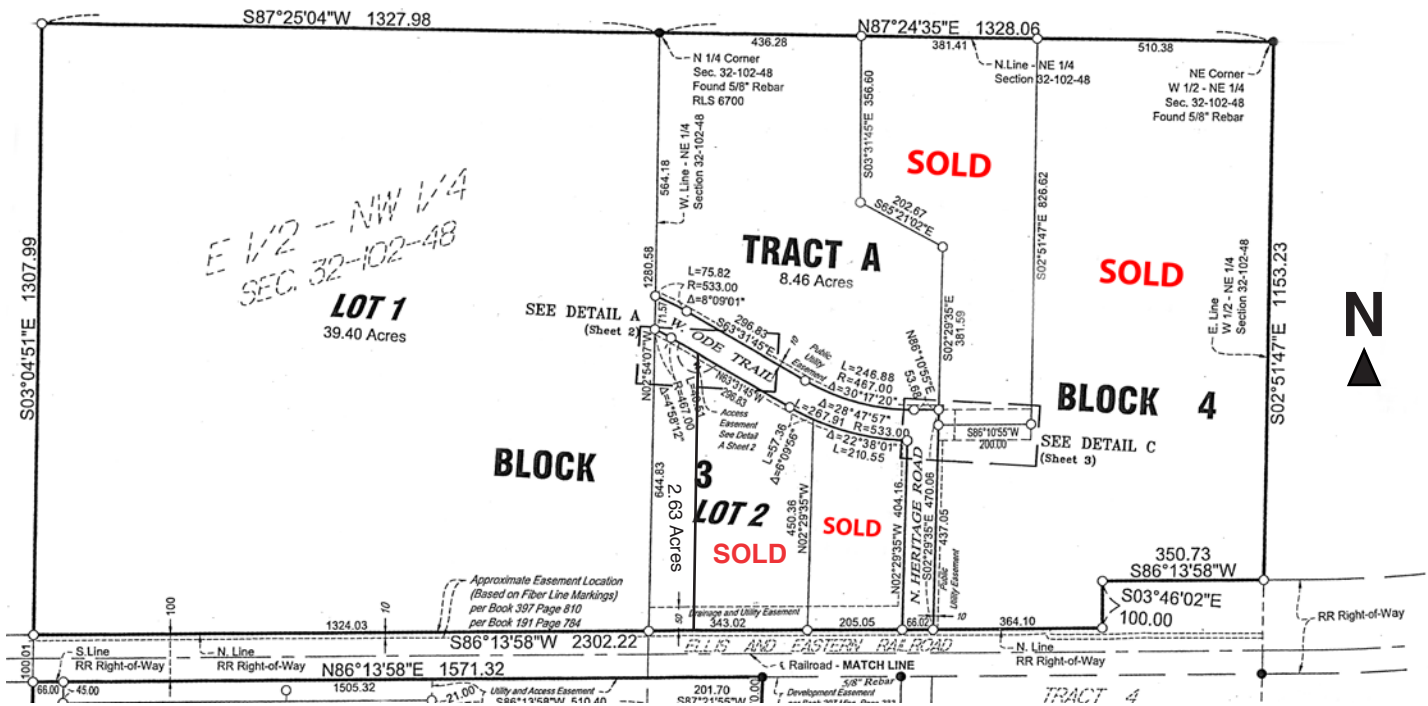
- Lot 1: 8.29 Acres \$5.00 PSF
- Lot 2: 8.12 Acres \$5.00 PSF

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PLAT OF
LOTS 1-3, BLOCK 1; LOTS 1-4, BLOCK 2; LOTS 1-3, BLOCK 3;
LOTS 1 AND 2, BLOCK 4 AND TRACT A, ENCORE PARK ADDITION
TO THE CITY OF BRANDON, MINNEHAHA COUNTY, SOUTH DAKOTA

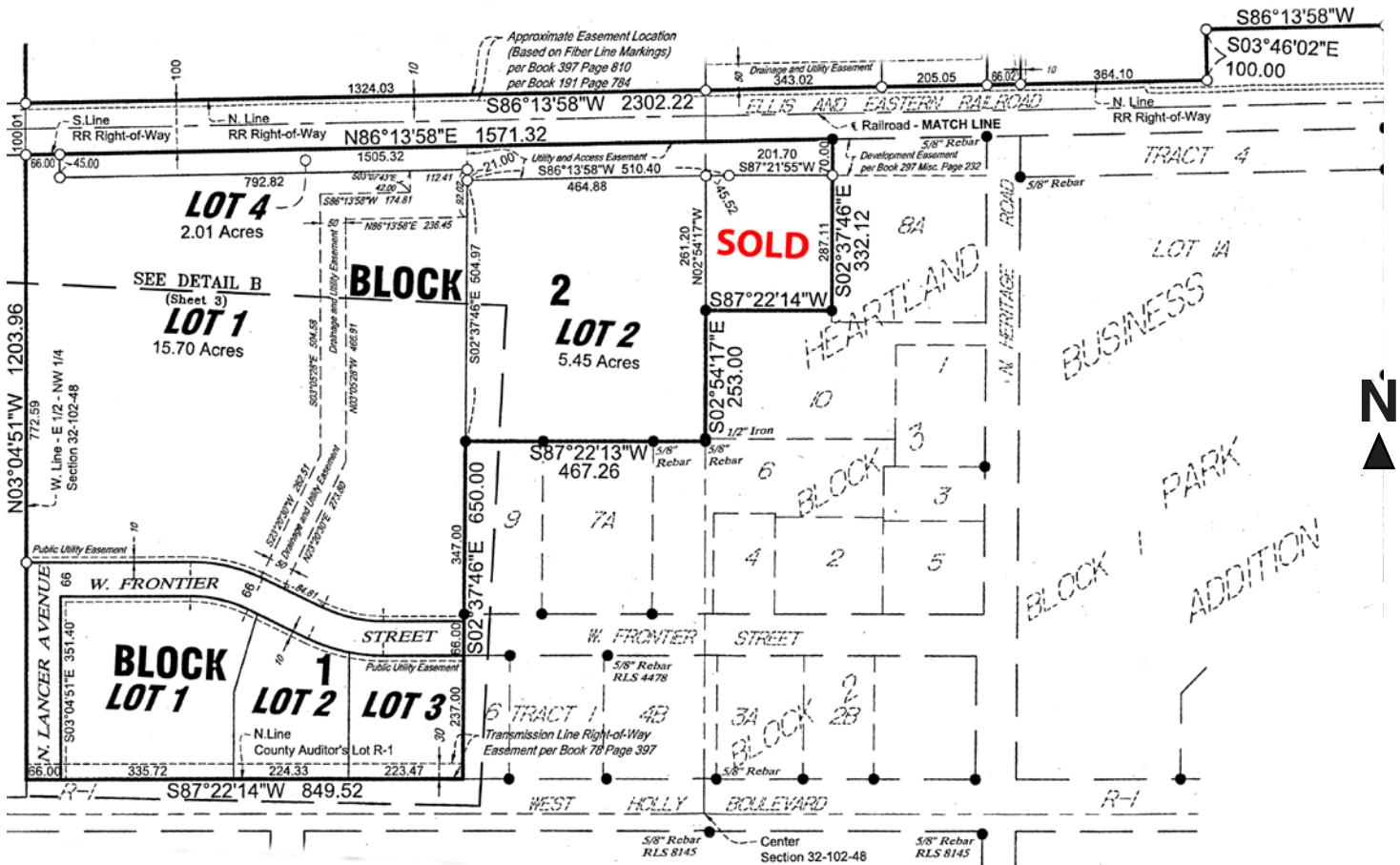


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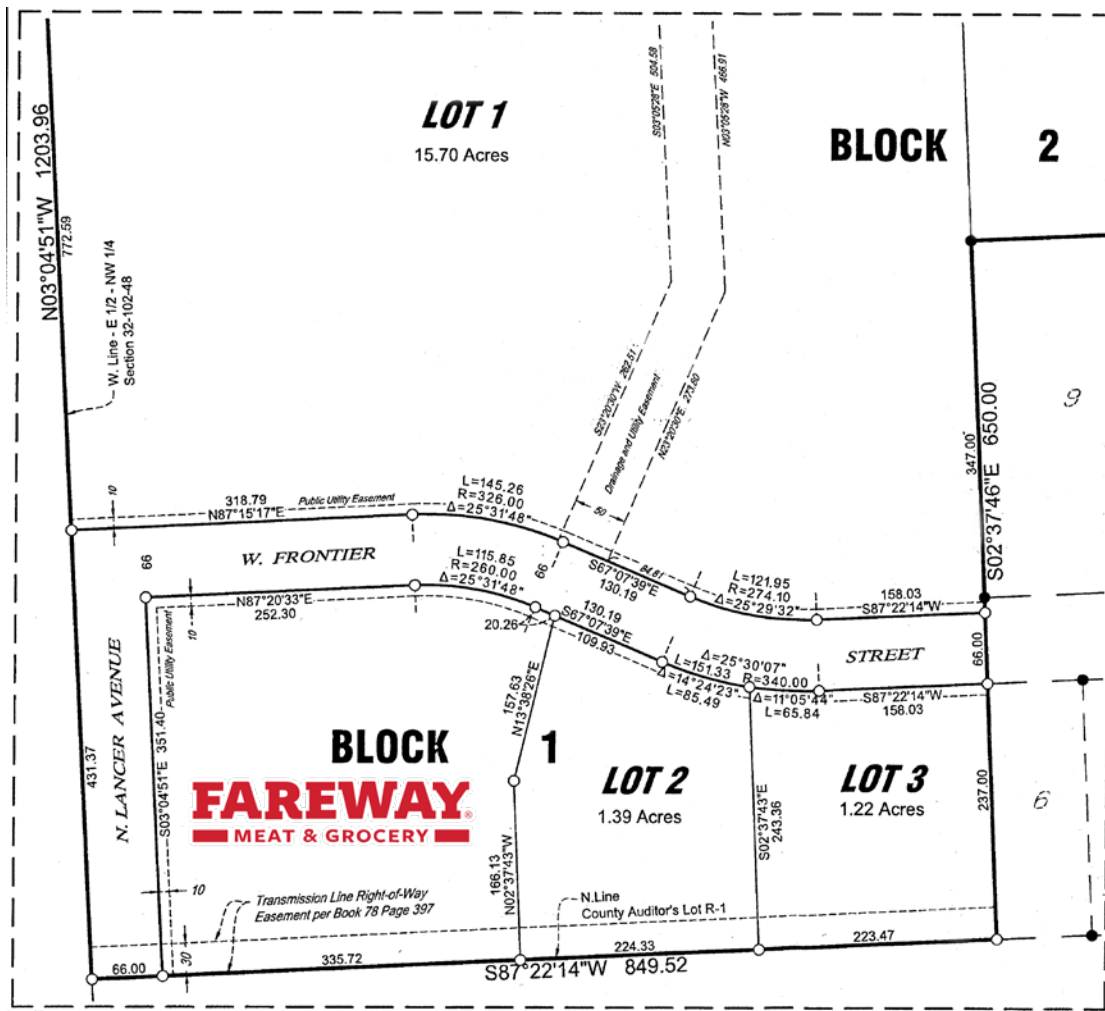


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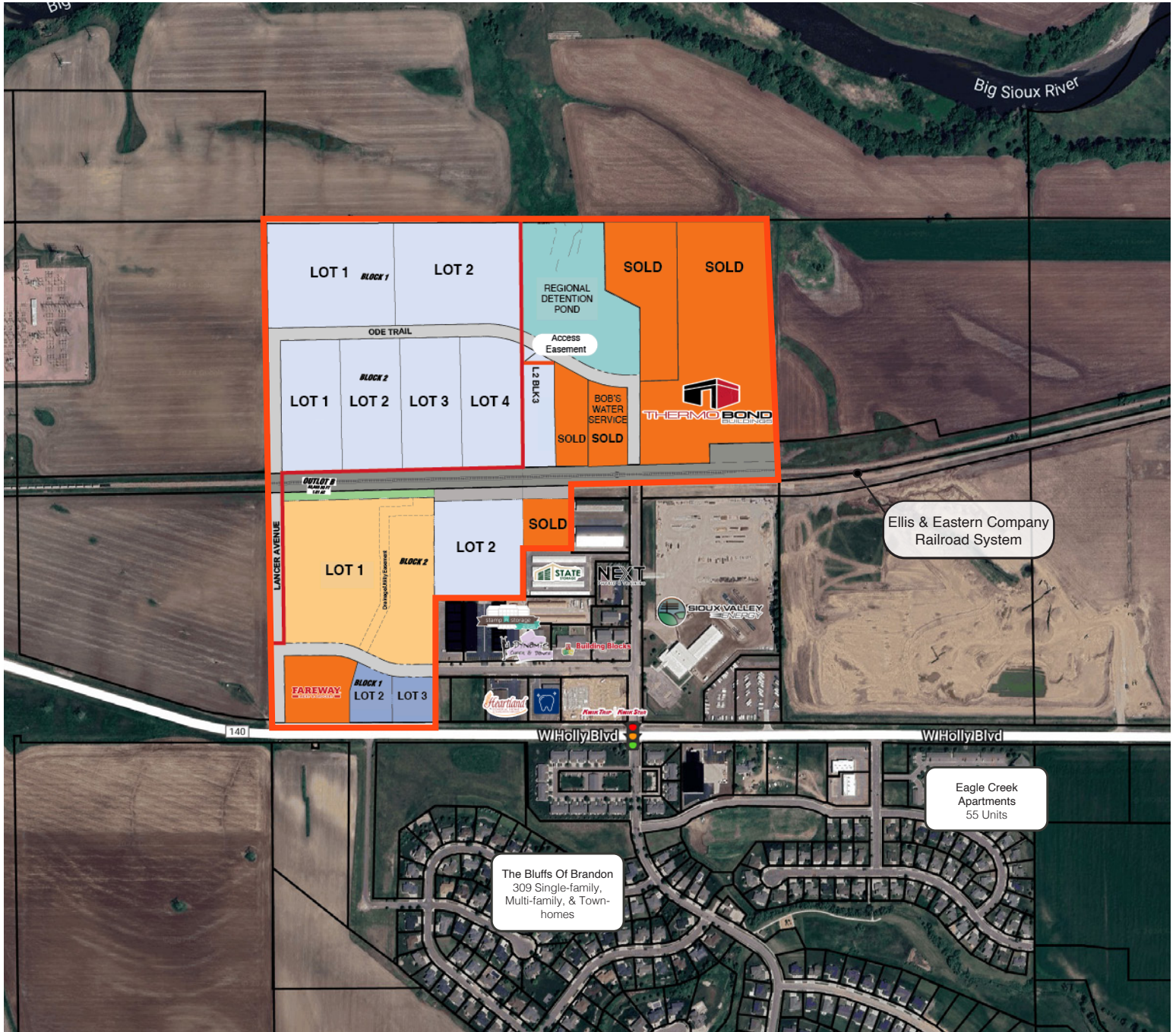
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SITE MAP



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AREA MAP

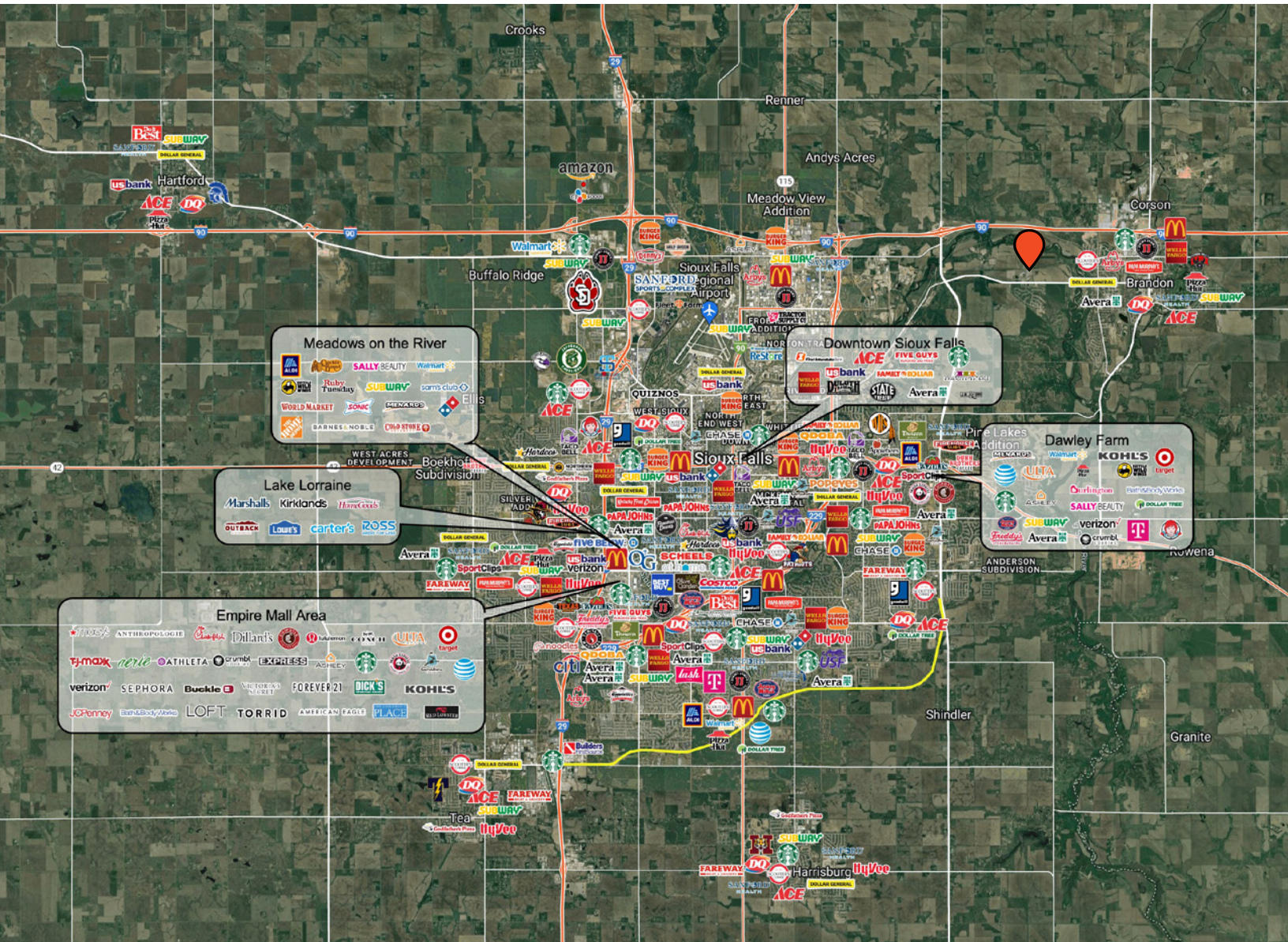


*distance from subject site

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

MSA MAP



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SIoux FALLS DEMOGRAPHICS

POPULATION PROJECTION

Year	Sioux Falls	MSA
2024	213,891	311,500
2029	230,570	336,494

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

SUMMARY PROFILE

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	450	8,985	29,091
2020 Total Population	924	10,672	36,336
2020 Group Quarters	0	72	325
2024 Total Population	902	10,946	40,078
2024 Group Quarters	0	72	324
2029 Total Population	1,015	11,440	43,231
2023-2028 Annual Rate	2.39%	0.89%	1.53%
2024 Total Daytime Population	528	8,979	37,267
Workers	150	4,496	19,622
Residents	378	4,483	17,645
Household Summary			
2010 Households	155	3,176	10,652
2010 Average Household Size	2.90	2.83	2.70
2020 Total Households	308	3,784	13,404
2020 Average Household Size	3.00	2.80	2.69
2024 Households	301	3,935	14,655
2024 Average Household Size	3.00	2.76	2.71
2029 Households	339	4,122	15,839
2029 Average Household Size	2.99	2.76	2.71
2023-2028 Annual Rate	2.41%	0.93%	1.57%
2010 Families	132	2,511	7,659
2010 Average Family Size	3.14	3.20	3.18
2024 Families	261	2,981	9,963
2024 Average Family Size	3.25	3.18	3.28
2029 Families	293	3,108	10,678
2029 Average Family Size	3.25	3.18	3.29
2023-2028 Annual Rate	2.34%	0.84%	1.40%
2024 Housing Units	314	4,060	15,596
Owner Occupied Housing Units	84.4%	75.4%	62.2%
Renter Occupied Housing Units	11.5%	21.5%	31.8%
Vacant Housing Units	4.1%	3.1%	6.0%
Median Household Income			
2024	\$139,769	\$113,768	\$90,490
2029	\$158,722	\$131,927	\$108,314
Median Age			
2010	35.7	34.4	34.2
2020	33.7	36.2	35.8
2024	33.5	36.3	36.0
2029	35.0	36.7	36.5
2024 Population by Sex			
Males	474	5,593	20,529
Females	428	5,353	19,549
2029 Population by Sex			
Males	531	5,815	21,964
Females	485	5,625	21,267
Data for all businesses in area			
Total Businesses:	18	369	1,390
Total Employees:	100	3,852	20,741

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