



BENSON LAND

LAND FOR SALE OR BUILT-TO-SUIT



3901 W Benson Road,
Sioux Falls, SD 57107



1.18 Acres +/-
(51,555 SF +/-)



Sale: \$15.00 / SF
Lease: Contact Broker

LOCATION

This premier land is located on the corner of W. Benson Road and N. Louise Avenue in northwest Sioux Falls. Its location minutes from two of the city's newest schools, several major employers, and an abundance of residential development sites (single & multi-family) presents an excellent opportunity to join the area's growth.

DESCRIPTION

- Build-to-suit opportunity available - contact Broker
- Traffic counts of 9,700 VPD along Benson Road
- RE Taxes: \$3,539.08 (2025 Taxes payable in 2026)
- Direct access to I-29 and I-90, with close proximity to the Sioux Falls Regional Airport
- Neighboring tenants include Premier Bankcard, Subway, GreatLife, La Petite Academy, Casey's, Fleet Farm, LifeScape, and more
- Adjacent to Sanford Sports Complex, a 520-acre destination for sports, recreation, and community engagement that draws 2.7M visits a year
- NW Sioux Falls is home to Southeast Technical College, USD - Sioux Falls, USD Discovery Research Campus, and the Career & Technical Academy

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LAND COSTS

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

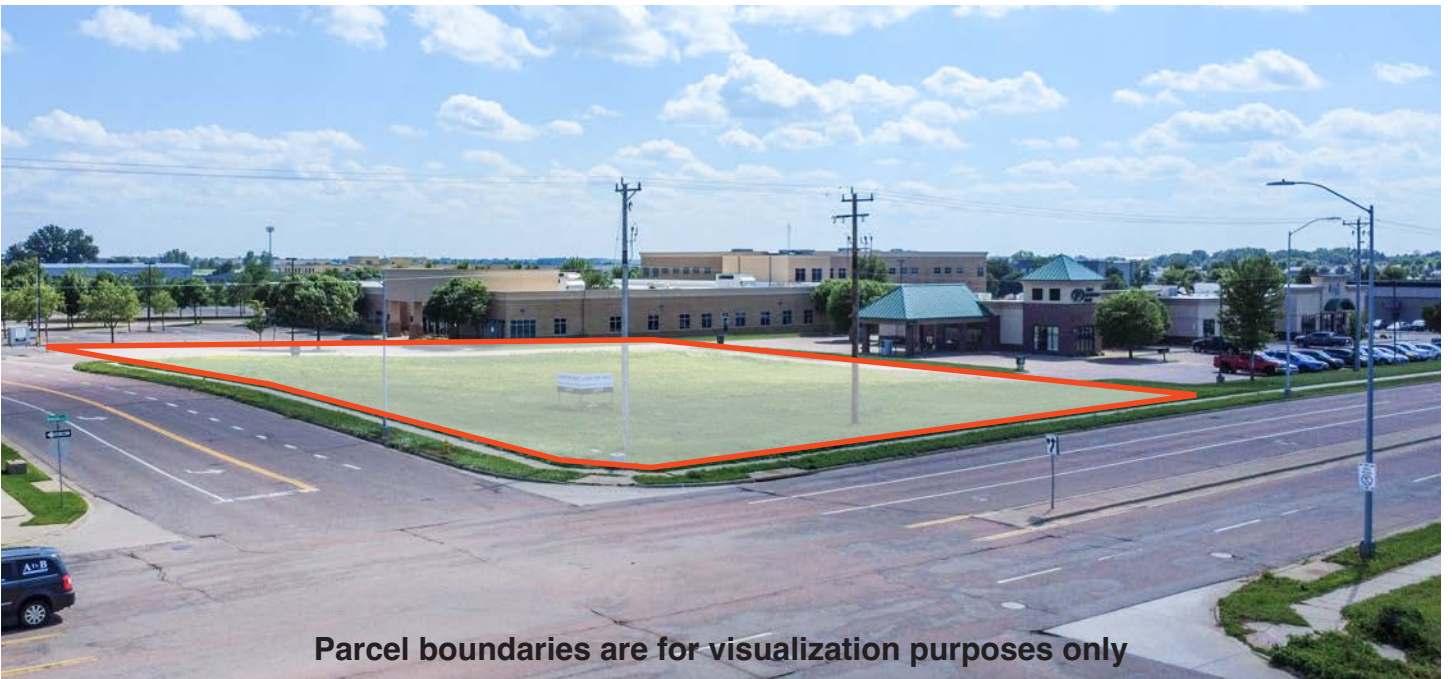
Size (Acres)	Size (SF)	Asking Price	Total Asking Price
1.18 Acres	51,555 SF	\$15.00 / SF	\$733,325.00

PARCEL



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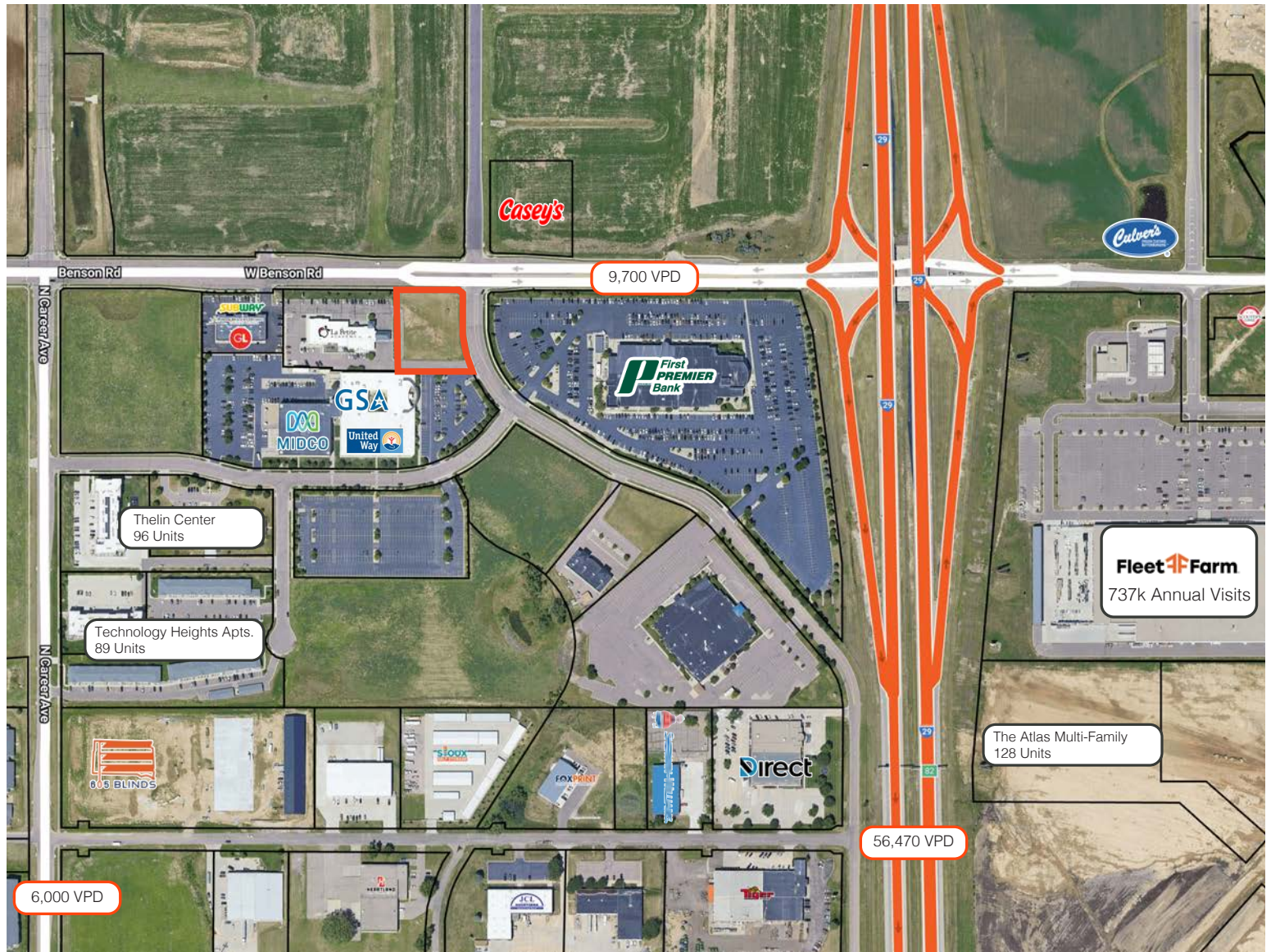
PHOTOS



Parcel boundaries are for visualization purposes only

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SITE MAP



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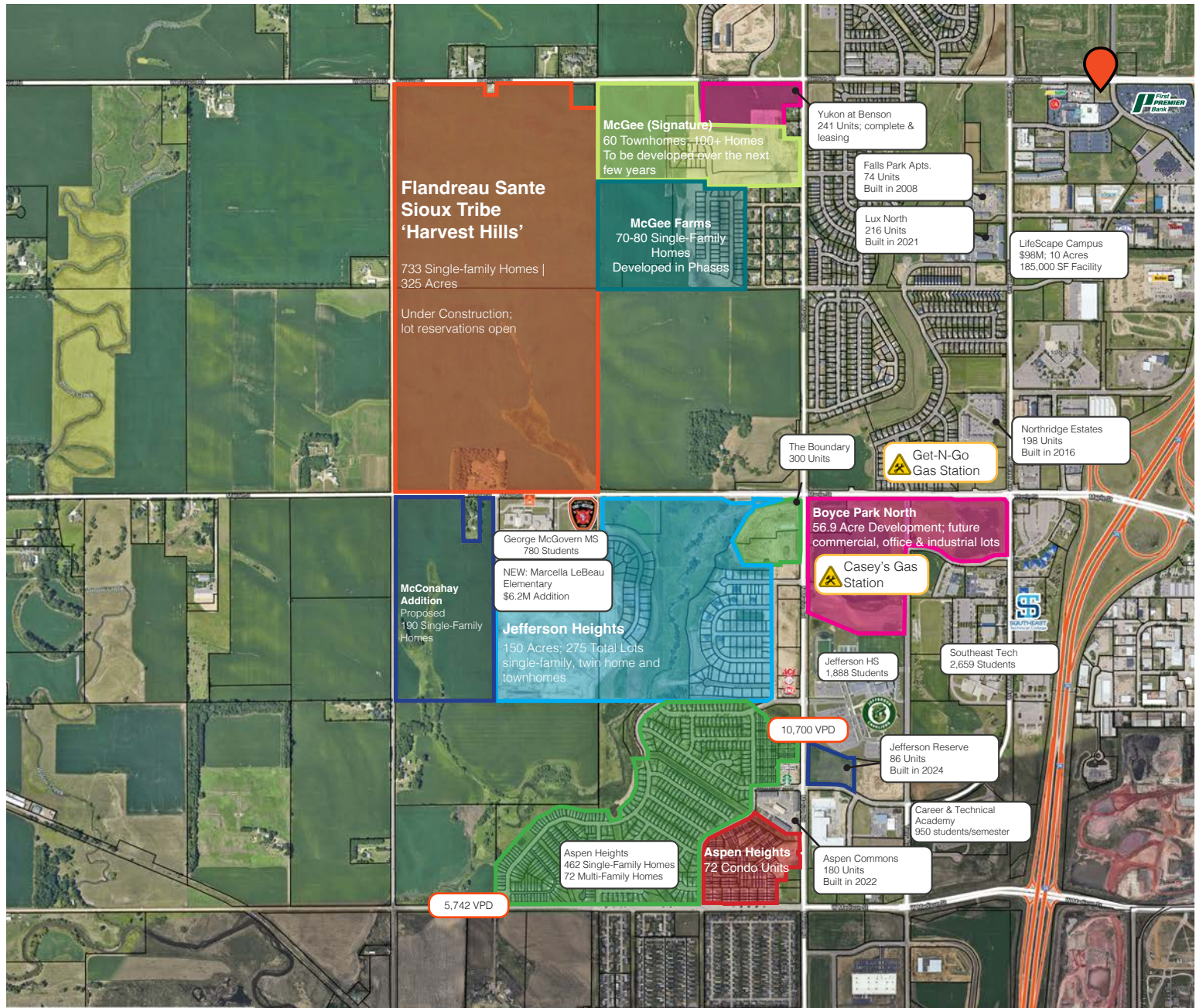
AREA MAP



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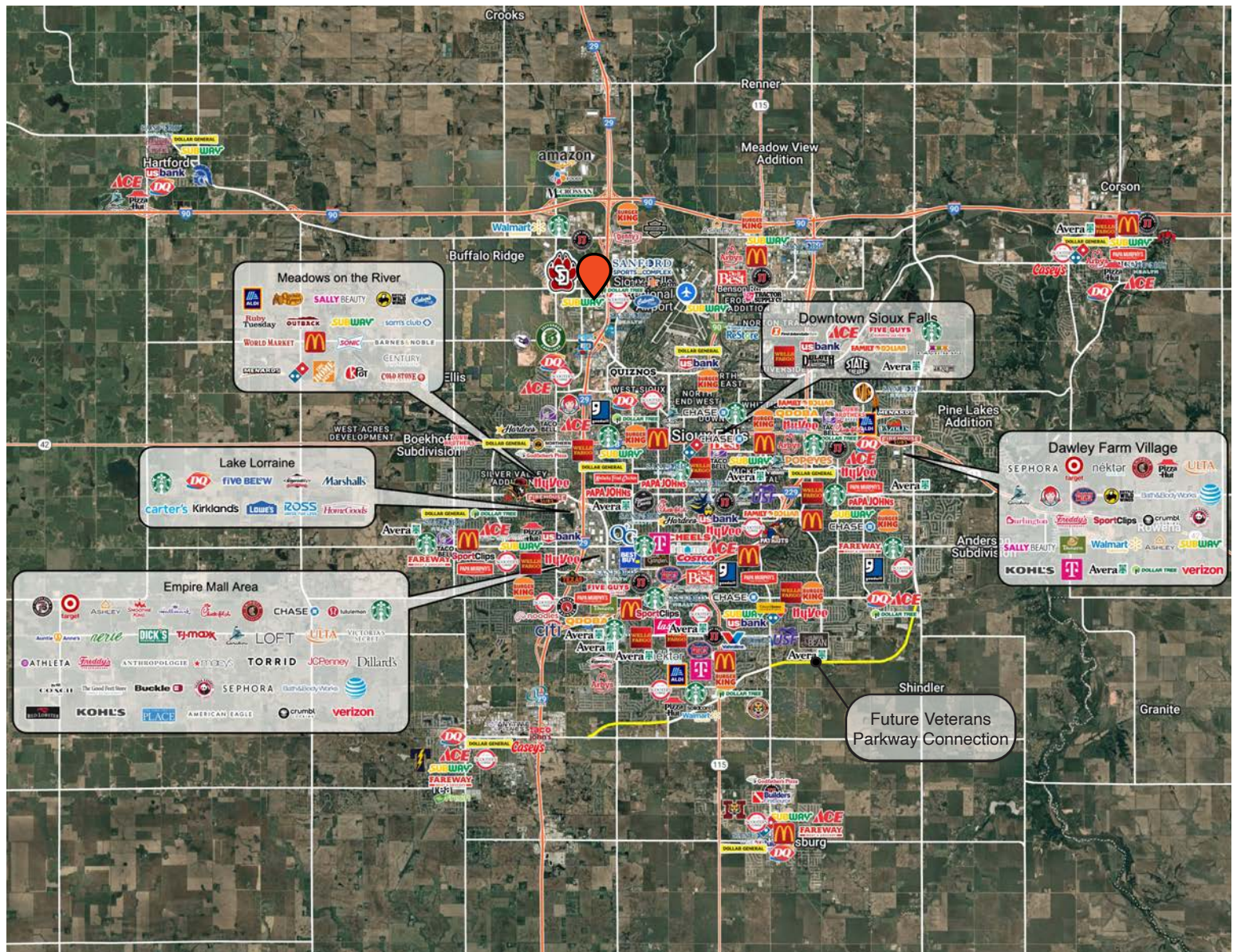
AREA DEVELOPMENT

Concept only; subject to change



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CITY MAP



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SIoux FALLS DEMOGRAPHICS

POPULATION PROJECTION		
Year	Sioux Falls	MSA
2025	224,676*	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)



#6 Best City for Young Couples
(StorageCafe 2026)



Top 25 Safest Cities in America
(WalletHub 2025)



#1 Corporate Site Selection Per Capita (Tier 2 Metros)
(Site Selection 2025)

2.3%

Sioux Falls MSA Unemployment Rate
(December 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	2,242	15,001	75,174
2020 Total Population	4,109	18,518	82,859
2020 Group Quarters	3	1,910	3,814
2026 Total Population	5,103	21,247	90,248
2026 Group Quarters	1	1,915	3,837
2031 Total Population	5,734	23,377	97,211
2024-2029 Annual Rate	2.36%	1.93%	1.50%
2026 Total Daytime Population	6,177	31,274	128,656
Workers	4,291	22,818	91,464
Residents	1,886	8,456	37,192
Household Summary			
2010 Households	800	5,636	30,155
2010 Average Household Size	2.80	2.32	2.32
2020 Total Households	1,654	7,243	34,119
2020 Average Household Size	2.48	2.29	2.32
2026 Households	2,141	8,664	38,101
2026 Average Household Size	2.38	2.23	2.27
2031 Households	2,439	9,739	41,539
2031 Average Household Size	2.35	2.20	2.25
2024-2029 Annual Rate	2.64%	2.37%	1.74%
2010 Families	535	3,148	16,963
2010 Average Family Size	3.25	2.97	3.00
2026 Families	1,130	4,389	20,377
2026 Average Family Size	3.32	3.17	3.06
2031 Families	1,276	4,905	22,059
2031 Average Family Size	3.30	3.14	3.05
2024-2029 Annual Rate	2.46%	2.25%	1.60%
2026 Housing Units	2,522	9,963	42,387
Owner Occupied Housing Units	30.6%	40.0%	48.4%
Renter Occupied Housing Units	54.3%	47.0%	41.5%
Vacant Housing Units	15.1%	13.0%	10.1%
2026 Population 25+ by Educational Attainment			
Total	3,212	14,423	61,085
Less than 9th Grade	2.6%	1.8%	1.8%
9th - 12th Grade, No Diploma	6.2%	7.6%	5.4%
High School Graduate	14.2%	22.6%	21.5%
GED/Alternative Credential	3.3%	6.7%	4.6%
Some College, No Degree	11.6%	19.1%	16.7%
Associate Degree	25.6%	14.3%	15.0%
Bachelor's Degree	31.8%	21.6%	24.0%
Graduate/Professional Degree	4.7%	6.1%	10.9%
Median Household Income			
2026	\$82,306	\$66,697	\$70,420
2031	\$101,225	\$74,651	\$80,798
Median Age			
2010	26.5	31.2	33.0
2020	28.5	33.7	35.3
2026	30.2	34.8	36.5
2031	31.4	36.0	37.6
2026 Population by Sex			
Males	2,648	11,648	46,655
Females	2,455	9,599	43,593
2031 Population by Sex			
Males	2,973	12,665	49,897
Females	2,761	10,712	47,313

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