


# BENSON LAND

LAND FOR SALE



 3901 W Benson Road  
Sioux Falls, SD 57107

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

 \$15.00 / SF

## LOCATION

Join the growth in Sioux Falls' northwest region! Situated at the Thelin Business Center, at the intersection of W. Benson Road and N. Louise Avenue, this location offers excellent accessibility and visibility to Interstate 29 and Benson Road.

## DESCRIPTION

- Join Premier Bankcard, Midco, Subway, Great Life, Avera, new apartment units and more
- Site is within two miles of the Sioux Falls Regional Airport
- Located just one mile north of Southeast Technical Institute and SONIFI Solutions
- Situated across I-29, near the Sanford Sports Complex and Fleet Farm
- One mile south from the north-side Walmart and University of South Dakota - Sioux Falls
- 2500+ people are employed in the growing Thelin Business Center addition
- In close proximity to over a thousand projected homes that are expected to be built in the next several years in the Harvest Hills, Jefferson Heights, and Hazeltine developments
- Contact Broker for additional information

**RAQUEL BLOUNT** SIOR | 605.728.9092 | [raquel@lloydcompanies.com](mailto:raquel@lloydcompanies.com)

150 E. 4th Place Suite 600, Sioux Falls, SD 57104 | 605.323.2820

Find out more at [LloydCompanies.com](http://LloydCompanies.com) | Information deemed reliable, but not guaranteed.



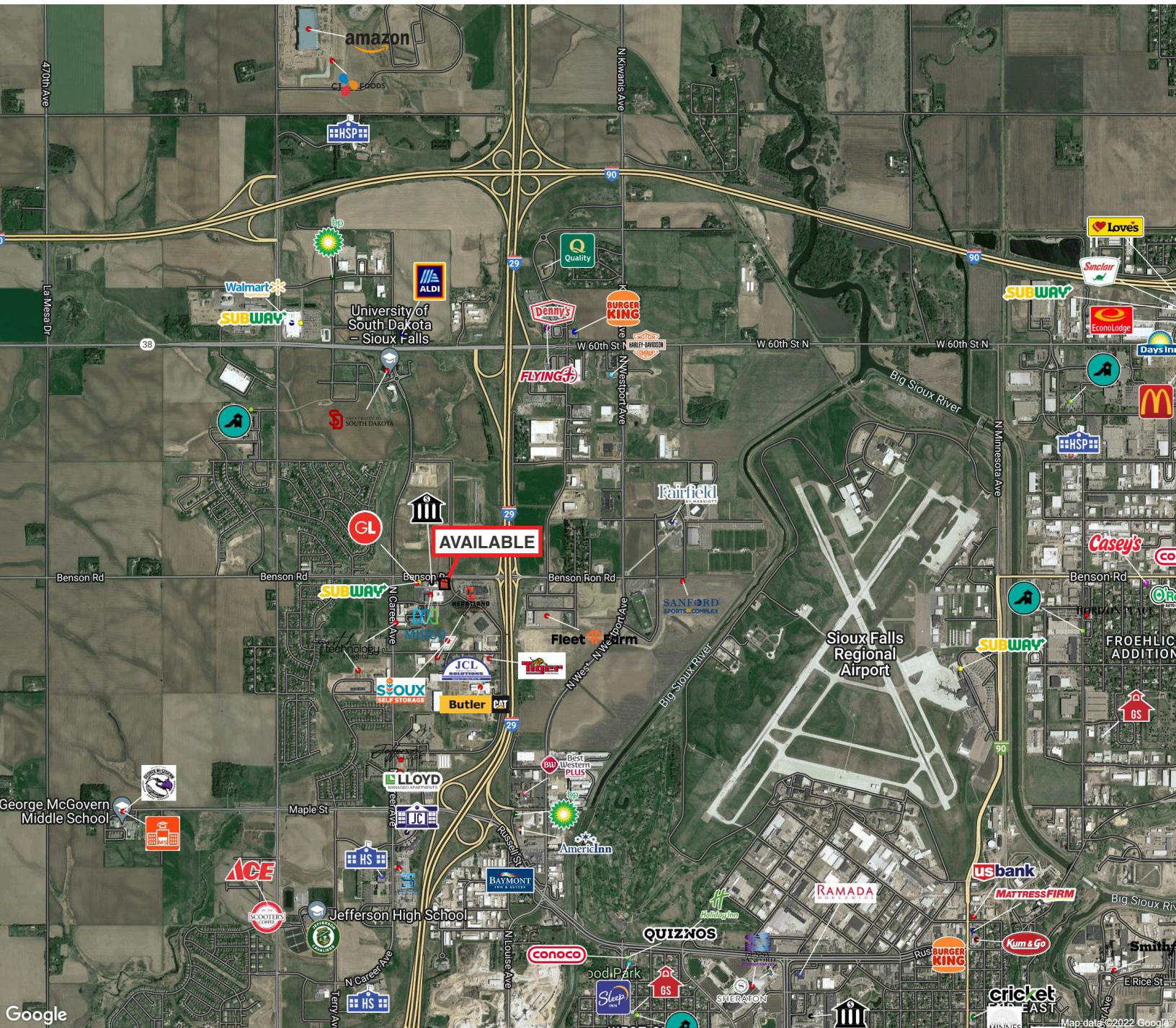
## AERIAL



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# AREA MAP



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# MARKET PROFILE

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2010 Total Population	2,242	14,933	75,224
2020 Total Population	4,109	18,446	82,936
2020 Group Quarters	3	1,910	3,814
2022 Total Population	4,424	19,278	85,854
2022 Group Quarters	3	1,913	3,814
2027 Total Population	5,374	20,976	89,934
2022-2027 Annual Rate	3.97%	1.70%	0.93%
2022 Total Daytime Population	5,782	29,001	123,558
Workers	3,832	20,970	86,589
Residents	1,950	8,031	36,969
<b>Household Summary</b>			
2010 Households	800	5,609	30,178
2010 Average Household Size	2.80	2.32	2.32
2020 Total Households	1,654	7,214	34,150
2020 Average Household Size	2.48	2.29	2.32
2022 Total Households	1,788	7,595	35,500
2022 Average Household Size	2.47	2.29	2.31
2027 Total Households	2,186	8,340	37,330
2027 Average Household Size	2.46	2.29	2.31
2022-2027 Annual Rate	4.10%	1.89%	1.01%
2010 Families	535	3,127	16,981
2010 Average Family Size	3.25	2.97	3.00
2022 Total Families	1,115	4,068	18,796
2022 Average Family Size	2.98	3.00	3.09
2027 Total Families	1,347	4,461	19,609
2027 Average Family Size	2.98	2.99	3.09
2022-2027 Annual Rate	3.85%	1.86%	0.85%
<b>Housing Unit Summary</b>			
2000 Housing Units	126	4,829	29,143
Owner Occupied Housing Units	73.0%	51.7%	56.6%
Renter Occupied Housing Units	15.1%	44.3%	39.0%
Vacant Housing Units	11.9%	4.1%	4.4%
2010 Housing Units	907	6,128	32,548
Owner Occupied Housing Units	54.4%	51.3%	54.0%
Renter Occupied Housing Units	33.8%	40.2%	38.7%
Vacant Housing Units	11.8%	8.5%	7.3%
2020 Housing Units	1,749	7,764	36,713
Vacant Housing Units	5.4%	7.1%	7.0%
2022 Housing Units	1,976	8,270	38,422
Owner Occupied Housing Units	51.4%	47.7%	51.5%
Renter Occupied Housing Units	39.1%	44.1%	40.9%
Vacant Housing Units	9.5%	8.2%	7.6%
2027 Housing Units	2,421	9,165	40,849
Owner Occupied Housing Units	46.4%	47.2%	51.6%
Renter Occupied Housing Units	43.9%	43.8%	39.8%
Vacant Housing Units	9.7%	9.0%	8.6%
<b>Median Household Income</b>			
2022	\$62,625	\$51,100	\$56,201
2027	\$71,565	\$56,167	\$65,750
<b>Median Home Value</b>			
2022	\$226,170	\$186,234	\$218,890
2027	\$233,414	\$194,565	\$227,491
<b>Per Capita Income</b>			
2022	\$33,029	\$27,472	\$33,663
2027	\$41,524	\$33,742	\$40,015
<b>Median Age</b>			
2010	26.5	31.1	33.0
2022	32.1	33.8	35.5
2027	30.8	34.3	35.9

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