

# ELLIS CROSSING SOUTH

LAND FOR SALE



41st Street & Ellis Road,  
Sioux Falls, SD 57106



0.63 - 5.82 Acres +/-  
(27,500 - 253,519 SF)  
sub-dividable and flexible  
parcel sizes



\$16.00 / SF

## LOCATION

Located at the prominent hard corner of 41st Street and Ellis Road, this site sits at the heart of a rapidly growing area marked by significant residential and commercial development. Just ~3.0 miles from I-29, the location offers convenient access to major destinations such as The Empire Mall and Meadows on the River, ensuring strong connectivity.

## DESCRIPTION

- Significant expansion in residential development, with new housing subdivisions and apartment complexes popping up in this region
- Ellis Road frontage, the main corridor going north/south in western Sioux Falls
- Seller may consider subdividing to smaller lots
- Area neighbors include Starbucks, Fareway, Dollar Tree, Sanford Health Clinic, Lewis Drug, Sanford Wellness Center, McDonald's, and much more
- Supportive demographics with 4,275 housing units and a median income of \$100,633 within a 1-mile radius
- An abundance of schools nearby with a combined student count of 6,285 (2023-2024). See area map for more details.
- Contact Broker for more information and a copy of the development engineering plans

**RAQUEL BLOUNT** SIOR

605.728.9092 | raquel@lloydcompanies.com

**JORDAN RIEFFENBERGER** CCIM, SIOR

605.275.4258 | jordan@lloydcompanies.com

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## ZONING

Concept only; subject to change

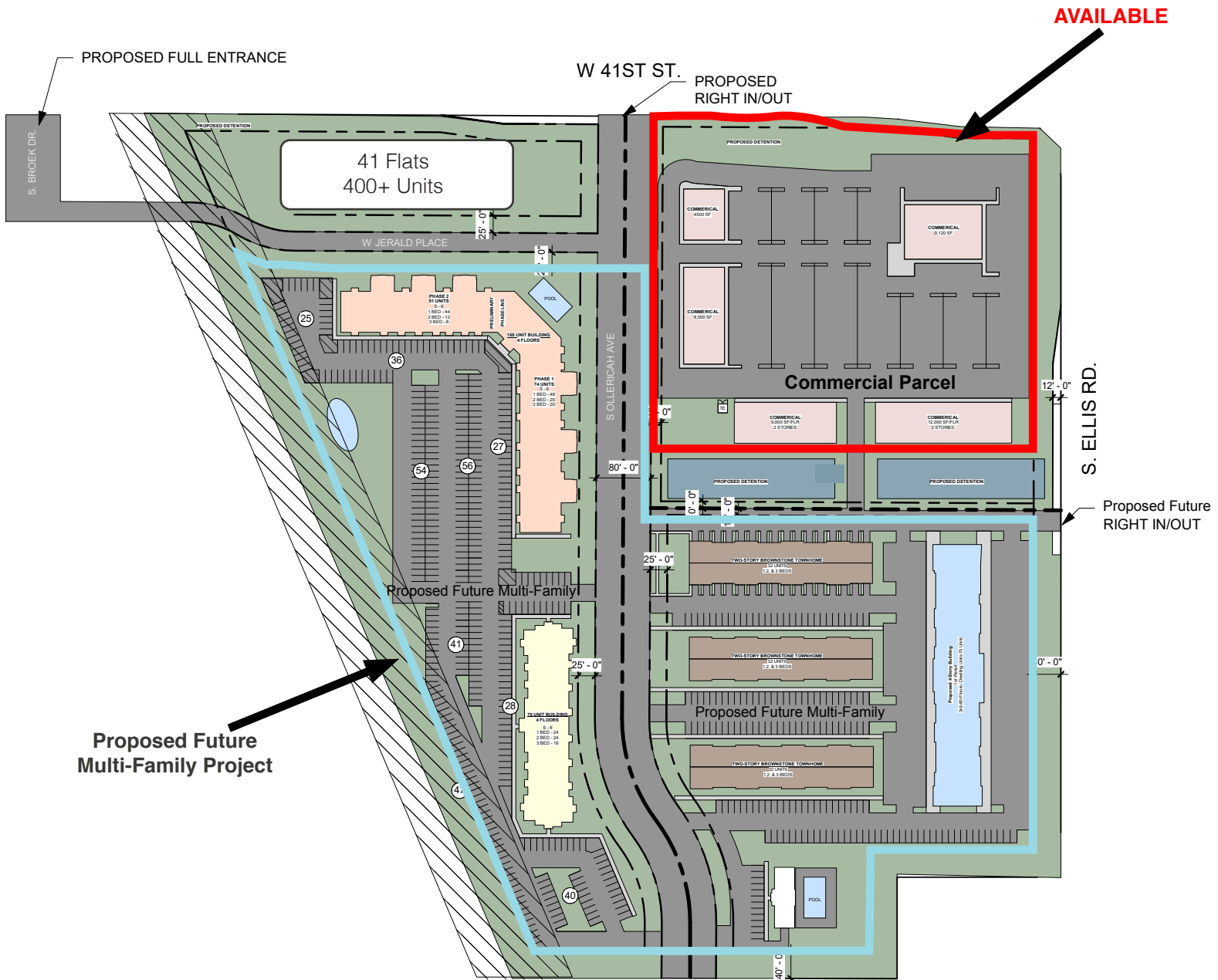


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# CONCEPT SITE PLAN

Concept only; subject to change

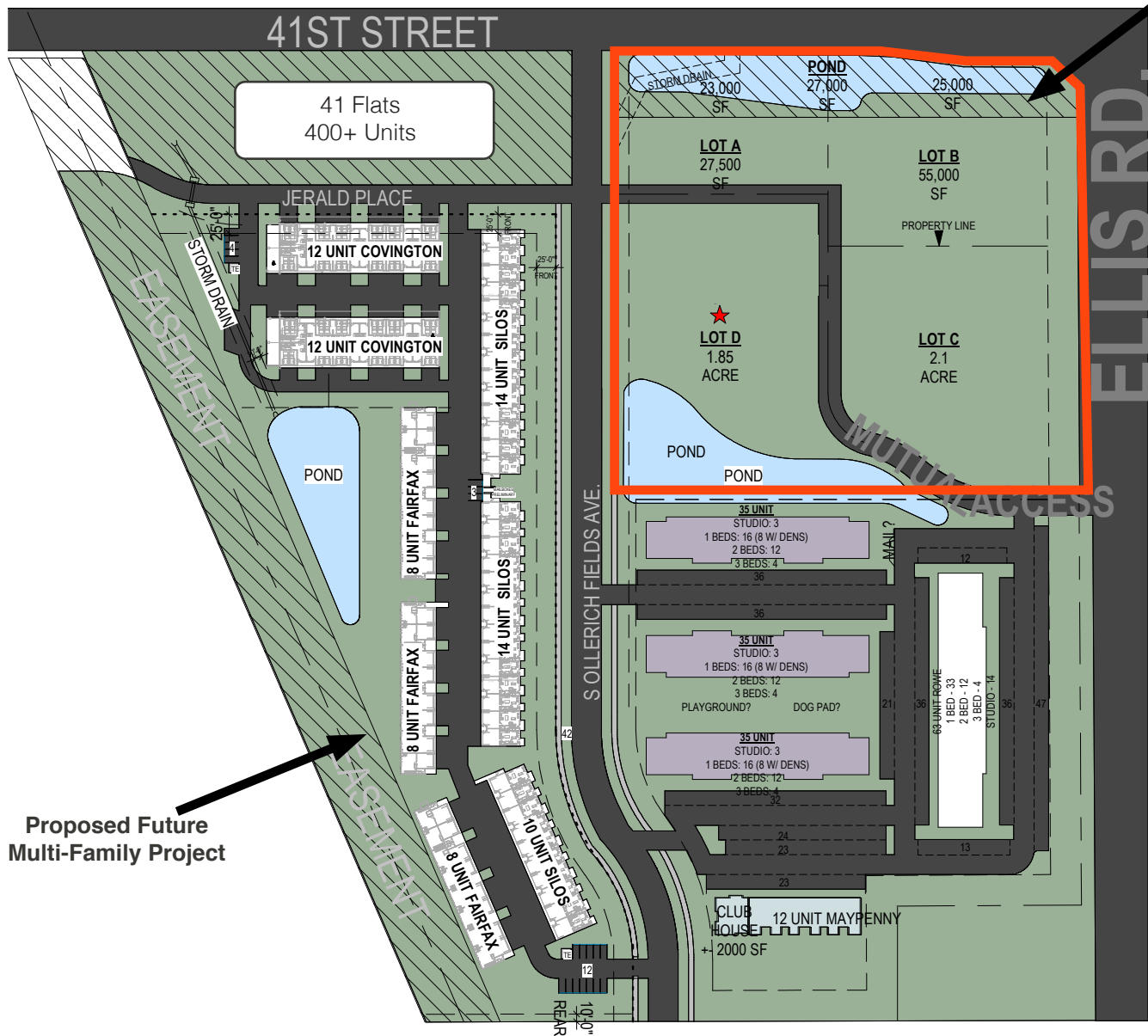


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# CONCEPT SITE PLAN 2

Concept only; subject to change

AVAILABLE



**RAQUEL BLOUNT, SIOR** 605.728.9092 | raquel@lloydcompanies.com

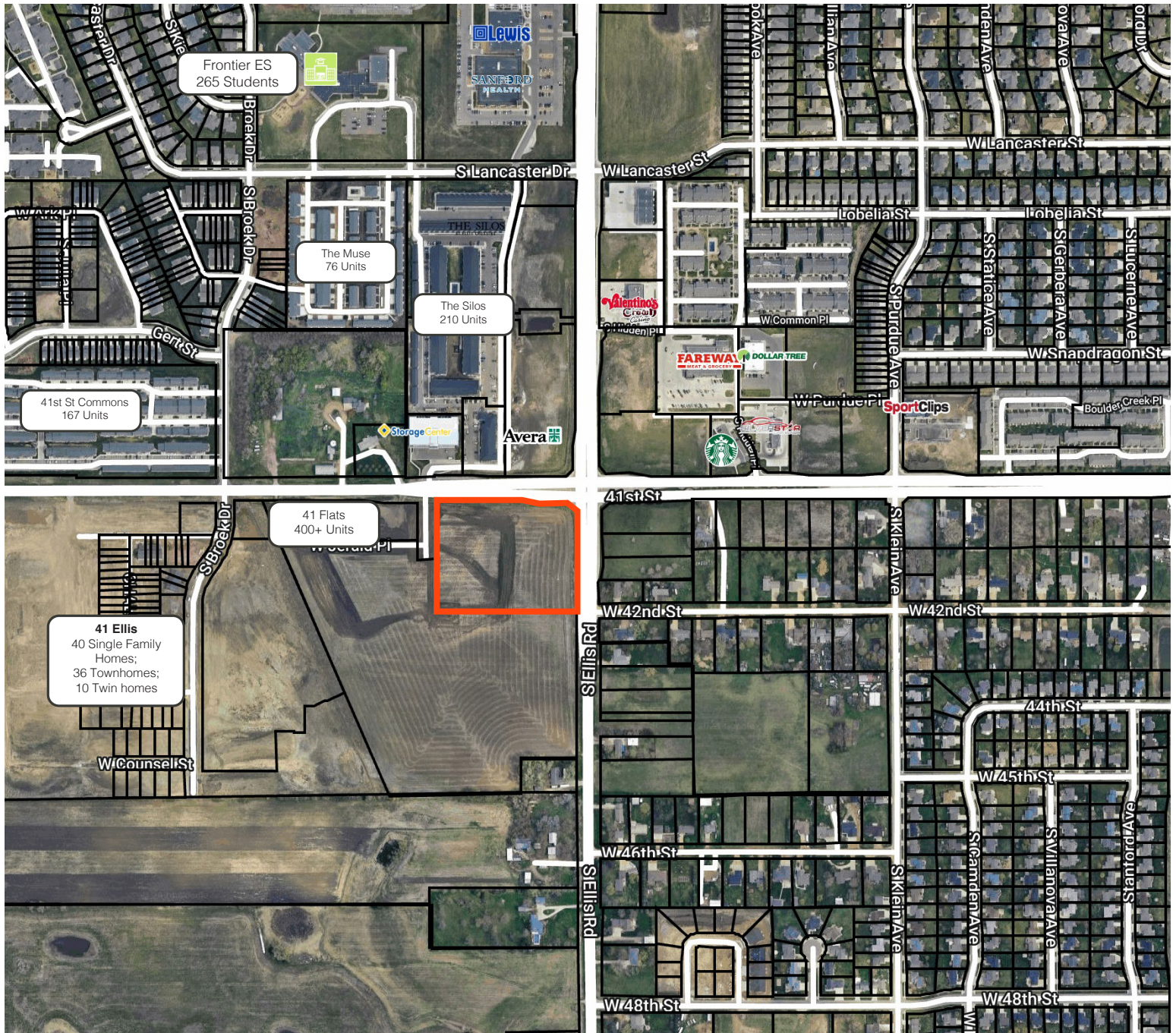
**JORDAN RIEFFENBERGER, CCIM, SIOR** 605.275.4258 | jordan@lloydcompanies.com

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## SITE MAP



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

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Lloyd Companies Commercial Real Estate | 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.

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## AREA MAP



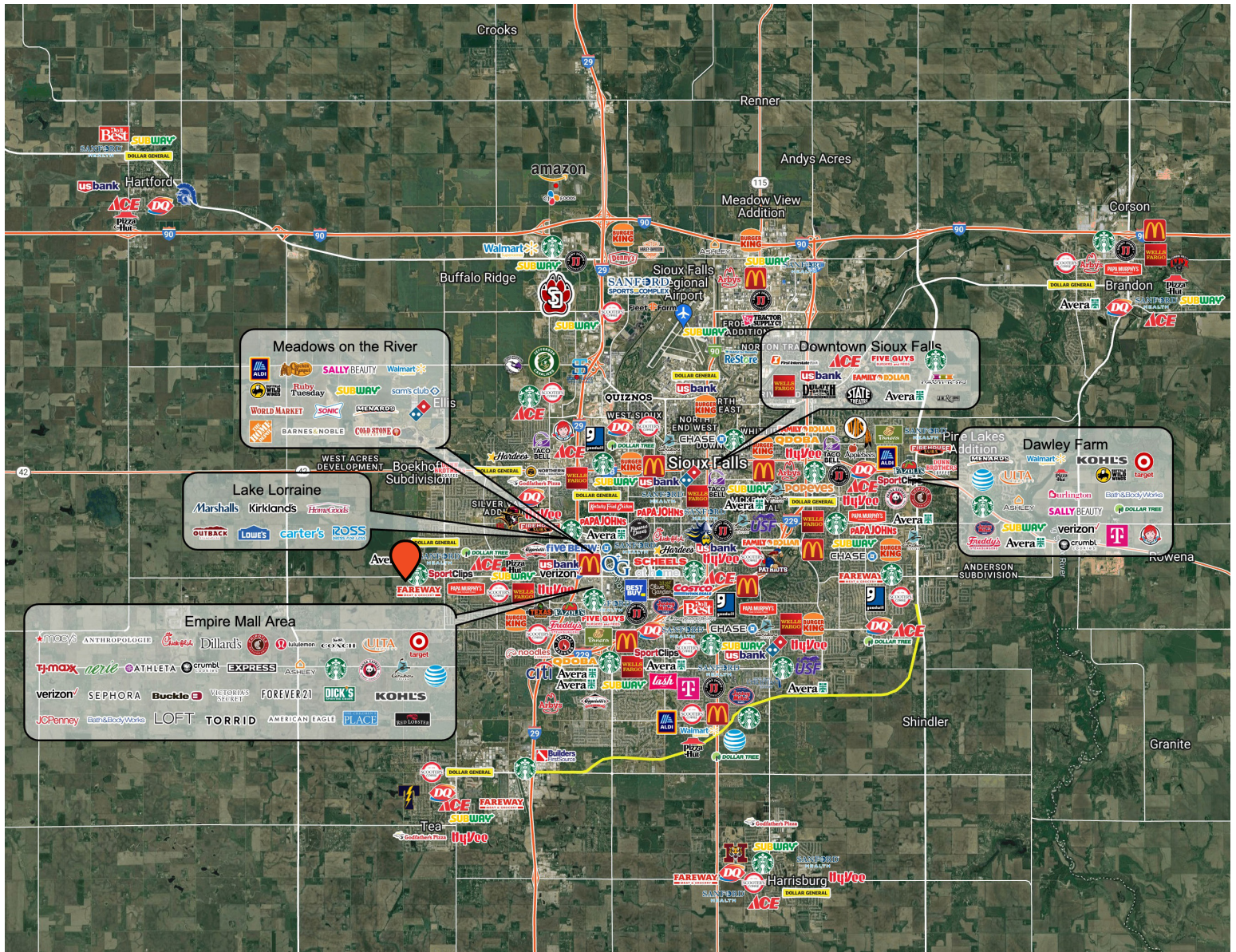
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## CITY MAP



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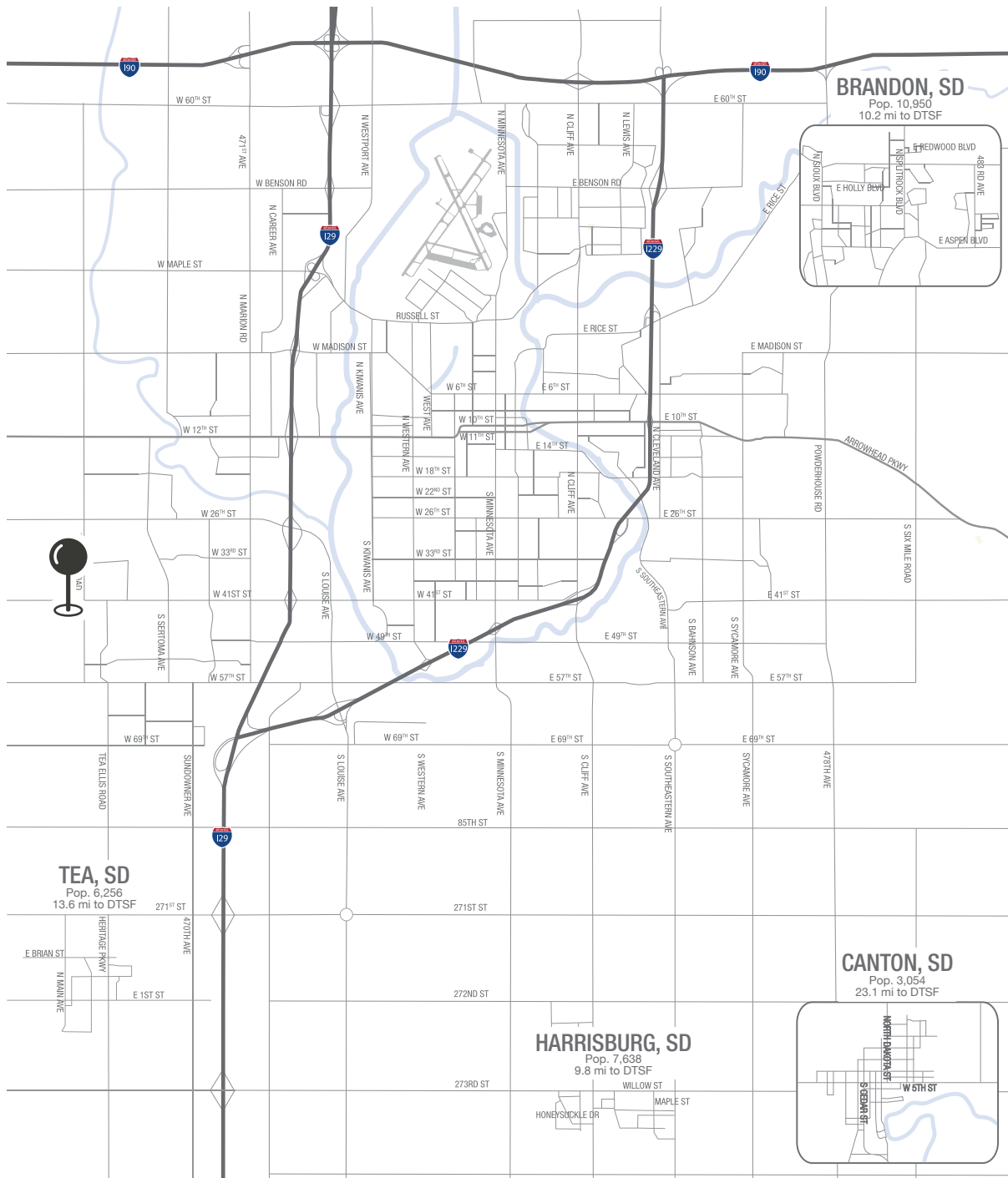
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## MSA MAP



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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. 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



**#2 Best Tax Climate in the U.S.**  
*(Tax Foundation 2024)*



**Best City for Young Professionals**  
*(SmartAsset 2023)*

**1.4%**

**Minnehaha Unemployment Rate**  
*(September 2024)*



**#3 Hottest Job Market**  
*(ZipRecruiter 2023)*

**2.2M**

**# of Visitors to Sioux Falls in 2023**



**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
<b>Population Summary</b>			
2010 Total Population	5,197	38,608	77,480
2020 Total Population	8,899	47,494	95,100
2020 Group Quarters	0	459	1,709
2024 Total Population	10,228	52,006	103,572
2024 Group Quarters	0	458	1,711
2029 Total Population	11,034	55,415	111,379
2023-2028 Annual Rate	1.53%	1.28%	1.46%
2024 Total Daytime Population	4,916	41,259	109,551
Workers	1,083	19,336	64,545
Residents	3,833	21,923	45,006
<b>Household Summary</b>			
2010 Households	1,881	15,462	31,406
2010 Average Household Size	2.76	2.47	2.39
2020 Total Households	3,330	18,865	38,556
2020 Average Household Size	2.67	2.49	2.42
2024 Households	3,885	20,570	41,633
2024 Average Household Size	2.63	2.51	2.45
2029 Households	4,206	21,902	44,551
2029 Average Household Size	2.62	2.51	2.46
2023-2028 Annual Rate	1.60%	1.26%	1.36%
2010 Families	1,344	9,887	18,871
2010 Average Family Size	3.24	3.03	3.00
2024 Families	2,584	12,863	24,341
2024 Average Family Size	3.23	3.14	3.17
2029 Families	2,769	13,574	25,841
2029 Average Family Size	3.23	3.15	3.19
2023-2028 Annual Rate	1.39%	1.08%	1.20%
2024 Housing Units	4,275	21,782	44,432
Owner Occupied Housing Units	64.9%	60.6%	56.2%
Renter Occupied Housing Units	26.0%	33.9%	37.5%
Vacant Housing Units	9.1%	5.6%	6.3%
<b>Median Household Income</b>			
2024	\$100,633	\$82,961	\$75,328
2029	\$108,925	\$99,057	\$87,768
<b>Median Age</b>			
2010	29.8	32.1	32.0
2020	32.6	34.8	34.4
2024	33.0	35.2	34.8
2029	34.1	36.4	36.2
<b>2024 Population by Sex</b>			
Males	5,033	25,874	51,579
Females	5,195	26,132	51,993
<b>2029 Population by Sex</b>			
Males	5,398	27,390	55,021
Females	5,636	28,025	56,359
<b>Data for all businesses in area</b>			
Total Businesses:	91	1,153	4,390
Total Employees:	755	14,969	55,312

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