

PRAIRIE TOWERS OUTLOT

BUILD TO SUIT OR POTENTIAL GROUND LEASE



 200 W 85th Street
Sioux Falls, SD 57108

 Site: 15,085 SF +/-

 Contact Broker For Pricing

LOCATION

Located just off the crossroads of future Veterans Parkway and 85th Street, this commercial lot will serve the growing communities of Sioux Falls, Harrisburg, and Tea.

DESCRIPTION

- Commercial lot available near proposed mixed-use building with first-floor office and service space with 102 apartment units
- Build to Suit For Lease or Potential Ground Lease
- Near several multi-family developments such as Prairies Edge Commons, Prairie Towers, Garden Villas, Edgewater Villas, and the Crimson with roughly over 811 units
- In close proximity to future Veterans Parkway's exit/on ramp to 85th Street
- Site will have visibility and exposure to the future Veterans Parkway, 85th Street, and Minnesota Avenue
- Construction will start on Veterans Parkway in 2023
- Minutes away from Walmart, Aldi, Starbucks, McDonald's, multiple restaurants, and unique shops
- Contact Broker for additional information

RAQUEL BLOUNT SIOR | 605.728.9092 | raquel@lloydcompanies.com

101 S. Reid Street Ste. 201, Sioux Falls, SD 57103 | 605.323.2820

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

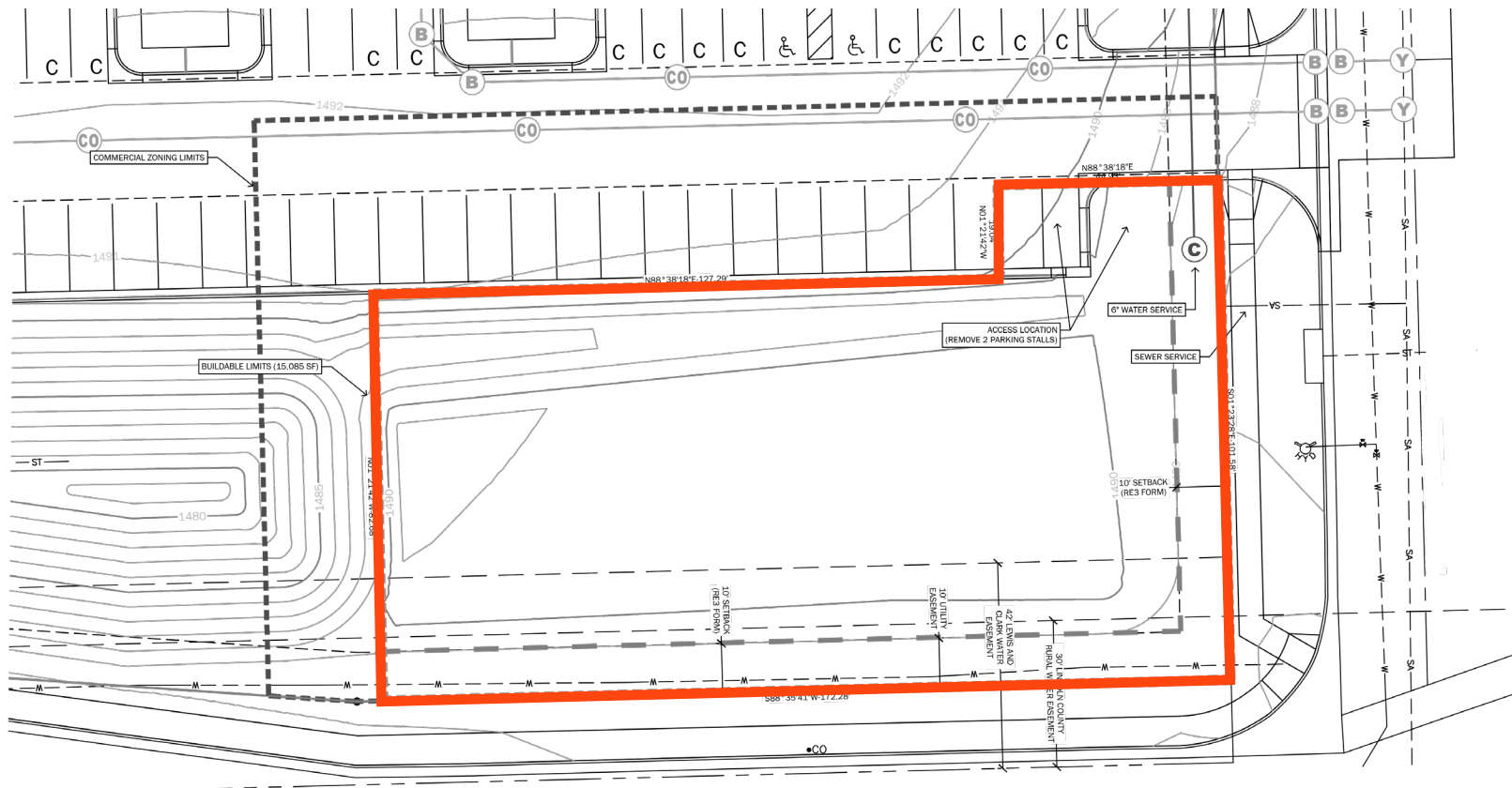
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SITE PLAN

Concept only; subject to change



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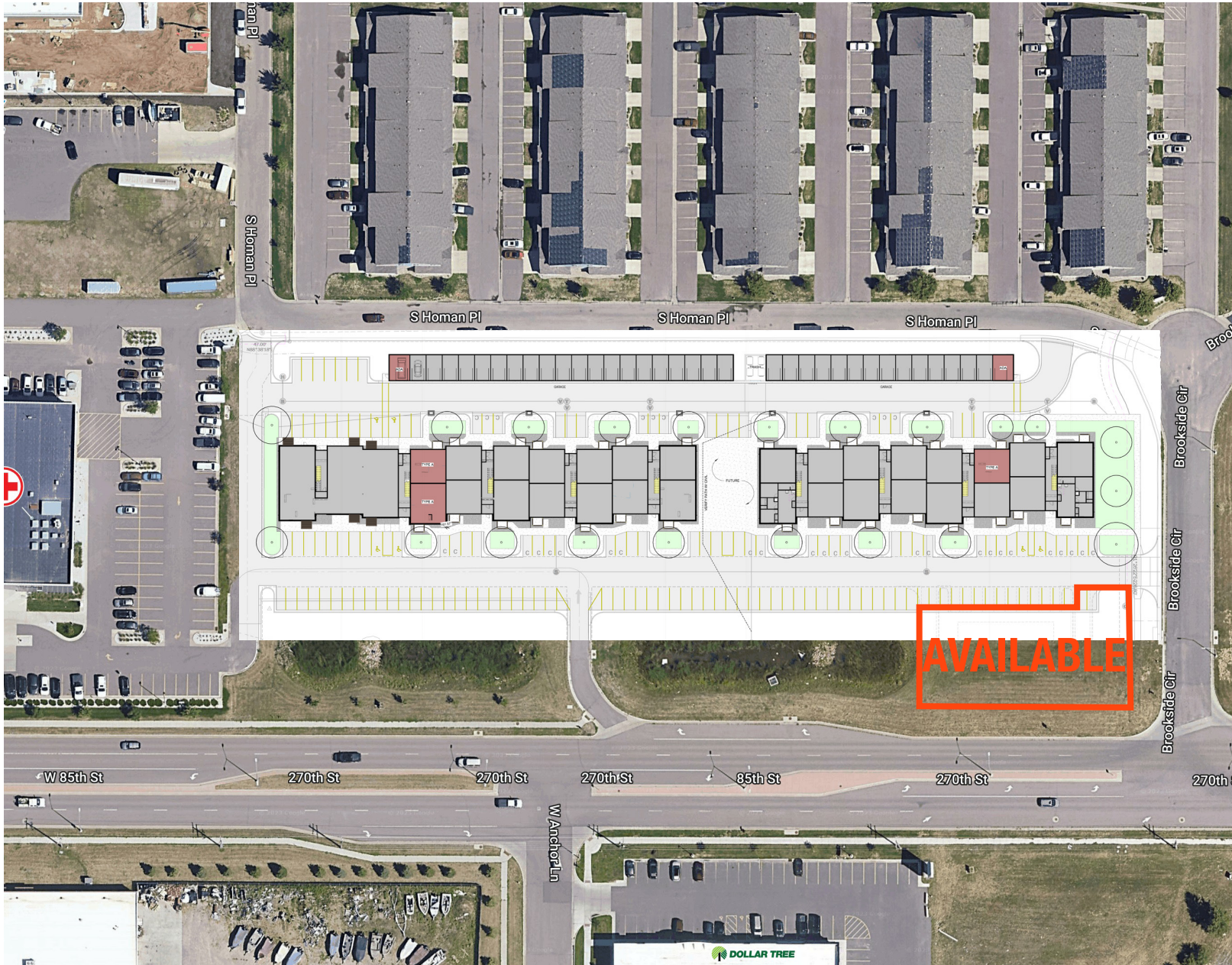
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SITE OUTLINE

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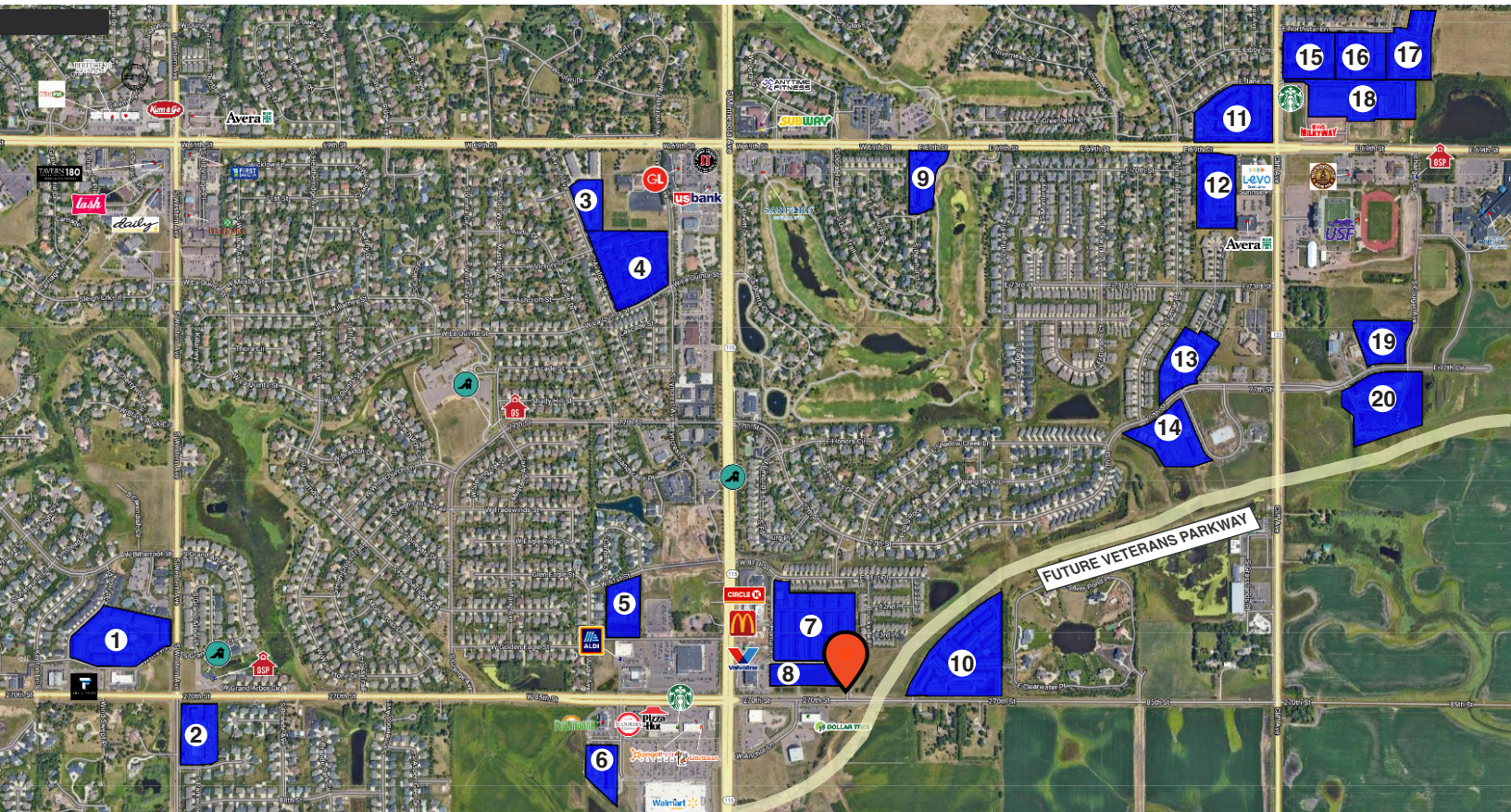


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NEIGHBORING MULTI-FAMILY



- 1. The Village at Three Fountains** - 182 Apartment Units
- 2. The Parkwood** - 133 Apartment Units
- 3. Windflower Apartments** - 54 Apartment Units
- 4. Lyncrest Manor Apartments** - 207 Apartment Units
- 5. Garden Villas** - 78 Apartment Units
- 6. The Crimson** - 105 Apartment Units
- 7. Prairies Edge Commons** - 172 Apartment Units & 110 Townhome Units
- 10. Prairie Towers** - 102 Units
- 9. Prairie Club Apartments** - 96 Apartment Units
- 10. Edgewater Villas** - 244 Apartment Units

- 11. Southpointe Apartments** - 144 Apartment Units
- 12. Diamond Valley Apartments** - 120 Apartment units
- 13. Silver Springs Apartments** - 65 Apartment units
- 14. Grand Prairie Apartments & Townhomes** - 106 Units
- 15. Oakmont Estate Apartments** - 80 Apartment Units
- 16. Southridge Townhomes** - 60 Townhome Units
- 17. Judee Estates Townhomes** - 56 Townhome Units
- 18. Stadium Crossing Apartments** - 258 Apartment Units
- 19. Village Cooperative of Sioux Falls** - 61 Apartment Units
- 20. Spring Creek Apartments** - 219 Apartment Units

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SITE MAP



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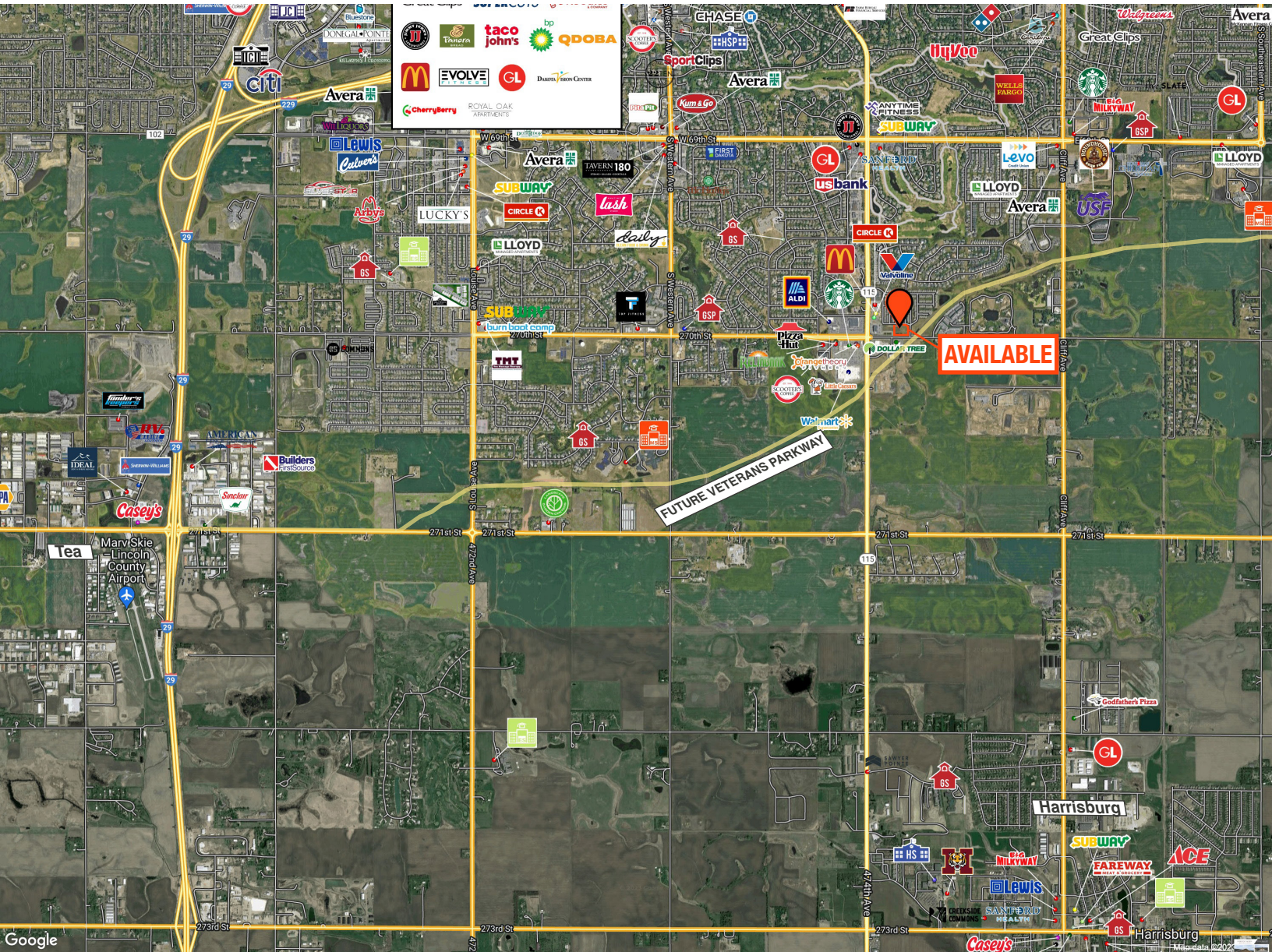
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AREA MAP



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MARKET PROFILE

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	2,602	27,608	101,813
2020 Total Population	5,412	42,880	124,705
2020 Group Quarters	0	525	2,258
2023 Total Population	6,341	47,363	133,346
2023 Group Quarters	0	525	2,258
2028 Total Population	6,956	51,856	141,157
2023-2028 Annual Rate	1.87%	1.83%	1.15%
2023 Total Daytime Population	5,386	44,549	147,356
Workers	1,936	22,113	88,225
Residents	3,450	22,436	59,131
Household Summary			
2010 Households	980	11,136	41,700
2010 Average Household Size	2.66	2.45	2.37
2020 Total Households	2,240	17,420	51,461
2020 Average Household Size	2.42	2.43	2.38
2023 Households	2,628	19,349	55,256
2023 Average Household Size	2.41	2.42	2.37
2028 Households	2,896	21,270	58,521
2028 Average Household Size	2.40	2.41	2.37
2023-2028 Annual Rate	1.96%	1.91%	1.15%
2010 Families	744	7,653	25,564
2010 Average Family Size	3.09	2.97	2.98
2023 Families	1,779	12,889	33,000
2023 Average Family Size	2.99	2.98	3.04
2028 Families	1,916	14,126	34,877
2028 Average Family Size	3.01	2.98	3.05
2023-2028 Annual Rate	1.49%	1.85%	1.11%
Housing Unit Summary			
2000 Housing Units	105	7,062	35,474
Owner Occupied Housing Units	71.4%	67.1%	59.3%
Renter Occupied Housing Units	24.8%	30.3%	37.2%
Vacant Housing Units	3.8%	2.6%	3.5%
2010 Housing Units	1,093	11,989	44,648
Owner Occupied Housing Units	71.5%	66.5%	59.3%
Renter Occupied Housing Units	18.3%	26.4%	34.1%
Vacant Housing Units	10.3%	7.1%	6.6%
2020 Housing Units	2,345	18,312	54,717
Vacant Housing Units	4.5%	4.9%	6.0%
2023 Housing Units	2,782	20,568	58,770
Owner Occupied Housing Units	71.7%	65.8%	59.6%
Renter Occupied Housing Units	22.7%	28.2%	34.4%
Vacant Housing Units	5.5%	5.9%	6.0%
2028 Housing Units	3,060	22,515	62,061
Owner Occupied Housing Units	71.7%	65.1%	60.3%
Renter Occupied Housing Units	22.9%	29.4%	34.0%
Vacant Housing Units	5.4%	5.5%	5.7%
Median Household Income			
2023	\$93,751	\$92,126	\$77,096
2028	\$109,826	\$103,197	\$85,000
Median Home Value			
2023	\$398,413	\$329,005	\$260,913
2028	\$411,905	\$347,956	\$273,984
Per Capita Income			
2023	\$58,141	\$55,158	\$44,484
2028	\$65,448	\$62,630	\$50,885
Median Age			
2010	33.7	36.8	34.3
2023	37.5	37.9	37.2
2028	38.2	38.2	37.8

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