



77TH & CLIFF LAND

LAND FOR SALE OR BUILT-TO-SUIT



1301 E. 77th Street,
Sioux Falls, SD 57108



9.39 Acres +/-
(409,433 SF +/-)



Contact Broker

LOCATION

Positioned at Veterans Parkway and Cliff Avenue, this site sits in a high-growth corridor fueled by transformative infrastructure investment. Cliff Avenue serves as a primary connection to Harrisburg, supporting steady demand and increasing traffic.

DESCRIPTION

- Buildable area of 7.72 Acres (336,124 SF +/-)
- Zoned: C-2; Conservation zoning on the east and southwest portion
- The Veterans Parkway connection from Cliff Avenue to Sycamore Avenue has an estimated completion date of Fall 2026
 - Western Avenue to Cliff Avenue is complete and usable, connecting the subject to multiple shopping corridors
- Neighboring businesses include Ultimate Automotive, Paws Pet Resort, American State Bank, O2B Kids, All American Gymnastics Academy, Avera Medical, and more
- South of the 69th/Cliff corridor, which is anchored by the University of Sioux Falls Sports Campus, and supported by B&G Milkyway, Atomic Wings, Roundhouse Brew Pub, and Juice Stop
- Supportive demographics with a daytime population of 45,301, MHHI of \$105,669, and 21,810 housing units within a 3-mile radius

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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 | Information deemed reliable, but not guaranteed.

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PHOTOS

Concept only; subject to change
Parcel boundaries are approximate and for visualization purposes only



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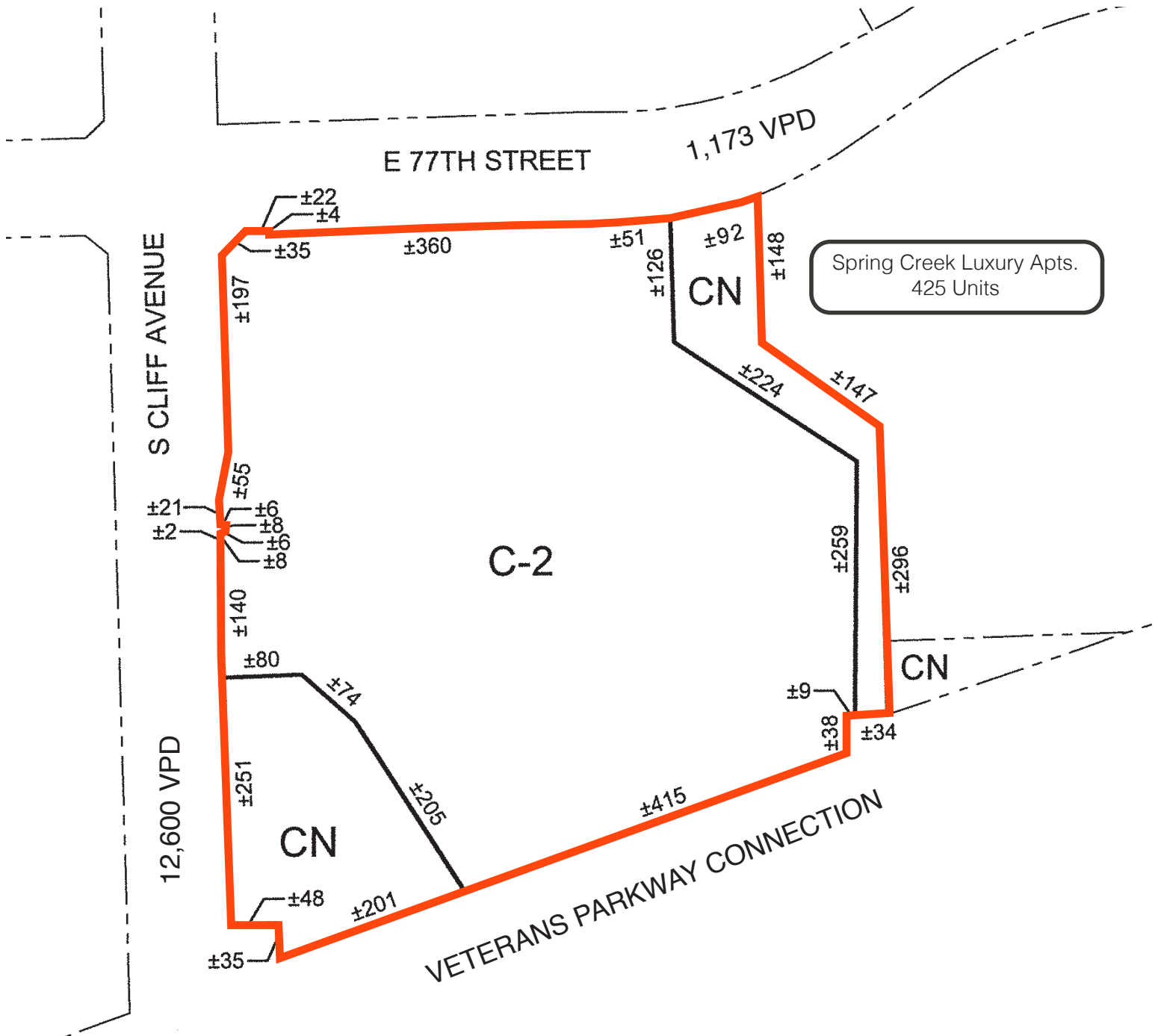
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ZONING

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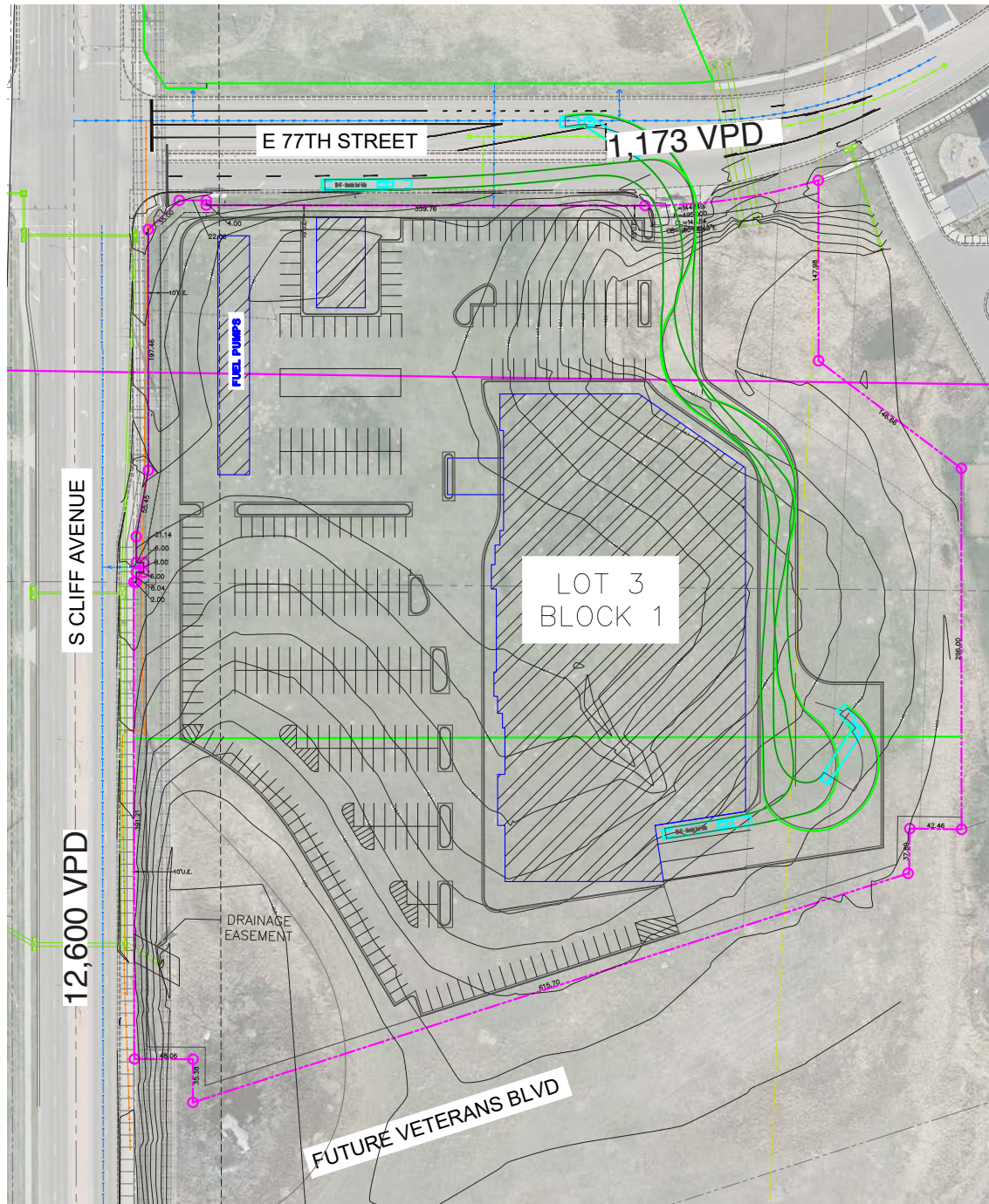
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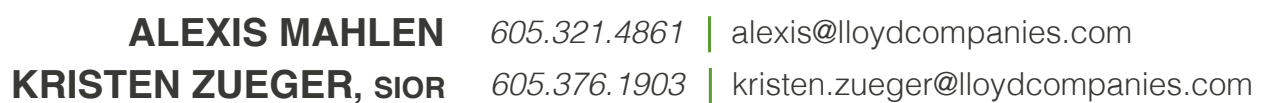
CONCEPT SITE PLAN

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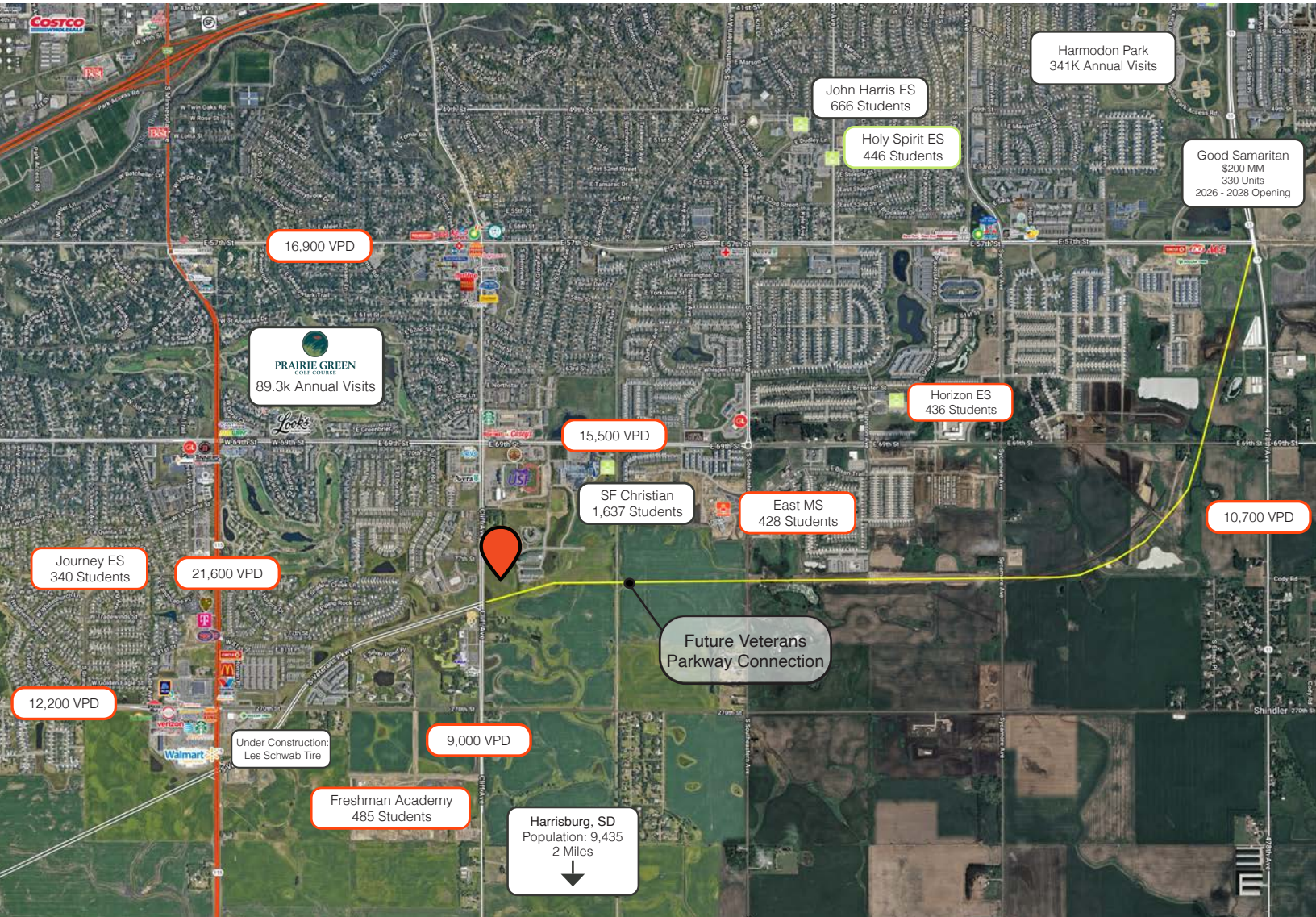


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AREA MAP



Future Veterans Parkway Connection

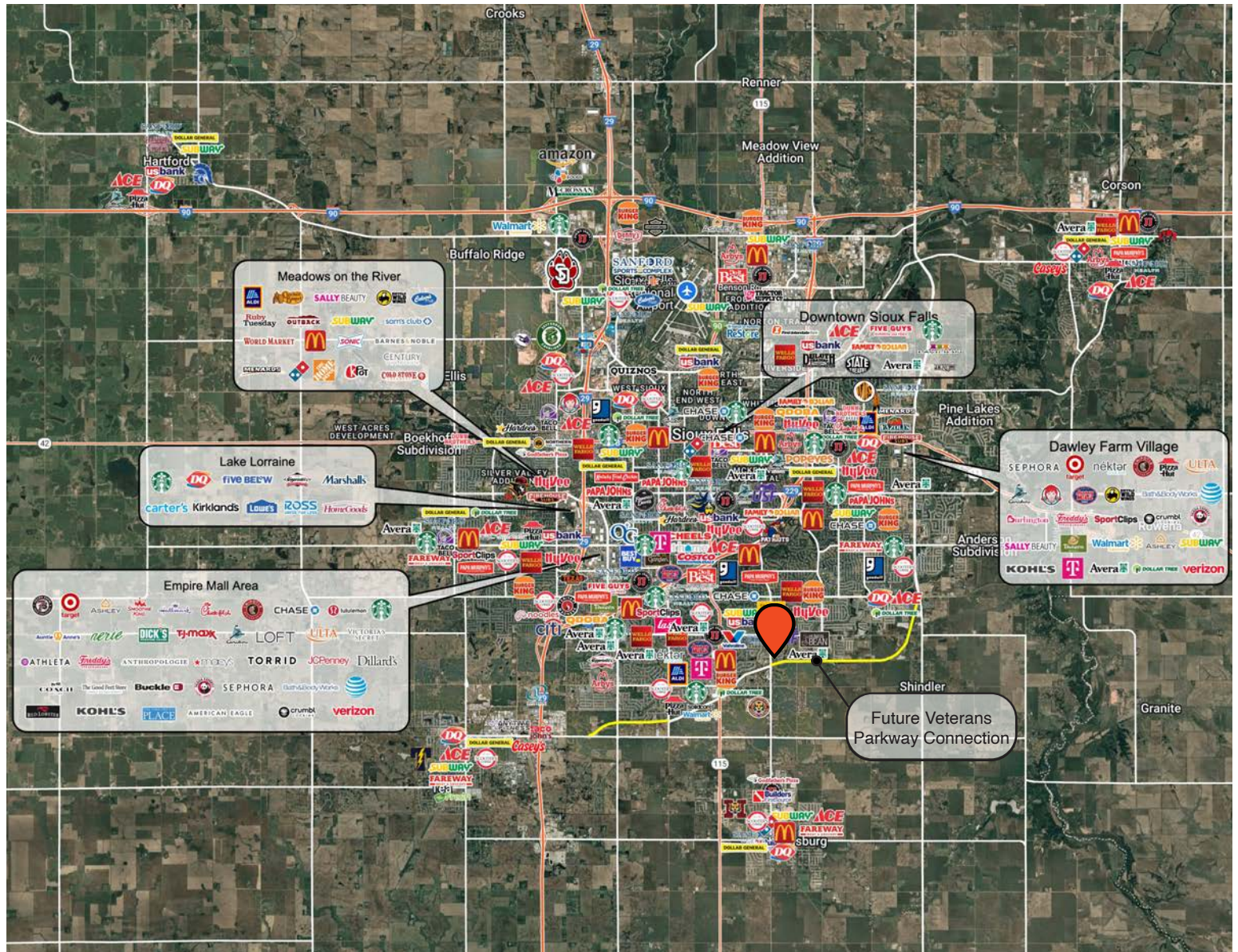
- Veterans Parkway Expansion:** The State of South Dakota approved an 8.5 mile segment of Veterans Parkway, completing the connection between I-29 and I-90. Construction began in 2023, with completion expected in 2026.
- Improved Traffic Flow & Infrastructure:** The 6-lane expansion (3 lanes each direction) is designed to mirror I-229, reduce congestion on surrounding roadways and support the city's long-term transportation needs through 2050.

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CITY MAP



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SIoux FALLS DEMOGRAPHICS

Table with 3 columns: Year, Sioux Falls, MSA. Rows for 2025 and 2030 projections.

*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.

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)



#3 Hottest Job Market
(ZipRecruiter 2023)



Top 25 Safest Cities in America
(WalletHub 2025)

4M

of Visitors to Sioux Falls in 2024

1.8%

Sioux Falls MSA Unemployment Rate
(June 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

MARKET PROFILE

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	3,685	32,226	108,084
2020 Total Population	6,537	46,603	133,556
2020 Group Quarters	9	531	2,585
2025 Total Population	7,967	51,939	148,147
2025 Group Quarters	9	532	2,579
2030 Total Population	9,860	58,771	163,457
2024-2029 Annual Rate	4.36%	2.50%	1.99%
2025 Total Daytime Population	5,553	45,301	164,892
Workers	1,642	20,887	98,031
Residents	3,911	24,414	66,861
Household Summary			
2010 Households	1,527	12,426	44,172
2010 Average Household Size	2.41	2.56	2.36
2020 Total Households	2,972	18,603	55,321
2020 Average Household Size	2.20	2.48	2.37
2025 Households	3,596	20,768	61,233
2025 Average Household Size	2.21	2.48	2.38
2030 Households	4,439	23,492	67,506
2030 Average Household Size	2.22	2.48	2.38
2024-2029 Annual Rate	4.30%	2.50%	1.97%
2010 Families	1,067	8,893	26,640
2010 Average Family Size	2.88	3.04	2.99
2025 Families	2,086	13,385	35,168
2025 Average Family Size	2.91	3.10	3.10
2030 Families	2,543	14,982	38,529
2030 Average Family Size	2.95	3.12	3.12
2024-2029 Annual Rate	4.04%	2.28%	1.84%
2025 Housing Units	3,849	21,810	66,330
Owner Occupied Housing Units	57.0%	63.3%	52.6%
Renter Occupied Housing Units	36.4%	31.9%	39.7%
Vacant Housing Units	6.6%	4.8%	7.7%
2025 Population 25+ by Educational Attainment			
Total	5,632	35,068	99,176
Less than 9th Grade	0.9%	0.6%	1.8%
9th - 12th Grade, No Diploma	1.6%	1.4%	2.3%
High School Graduate	15.8%	14.3%	19.1%
GED/Alternative Credential	2.4%	2.0%	3.2%
Some College, No Degree	11.7%	16.3%	18.4%
Associate Degree	10.3%	9.3%	11.1%
Bachelor's Degree	33.5%	35.0%	29.4%
Graduate/Professional Degree	23.8%	21.0%	14.7%
Median Household Income			
2025	\$91,750	\$105,669	\$78,366
2030	\$111,707	\$122,027	\$90,959
Median Age			
2010	36.6	38.7	34.6
2020	40.1	38.5	35.8
2025	39.8	39.0	36.7
2030	40.4	39.4	37.7
2025 Population by Sex			
Males	3,764	25,154	73,205
Females	4,203	26,785	74,942
2030 Population by Sex			
Males	4,687	28,402	80,452
Females	5,172	30,369	83,006
Data for all businesses in area			
Total Businesses:	175	1,974	6,913
Total Employees:	1,418	19,767	93,949