



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 November 2026
 - Western Avenue to Cliff Avenue is complete and usable, connecting the subject to multiple shopping corridors
- Traffic counts of 16,200 VPD along Cliff Avenue
- Neighboring businesses include Ultimate Automotive, Paws Pet Resort, American State Bank, O2B Kids, All American Gymnastics Academy, Avera Medical, and more
- Located south of the 69th & Cliff intersection, 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 42,102, MHHI of \$110,217, and 20,638 housing units within a 3-mile radius

ALEXIS MAHLEN

605.321.4861 | alexis@lloydcompanies.com

KRISTEN ZUEGER SIOR

605.376.1903 | kristen.zueger@lloydcompanies.com

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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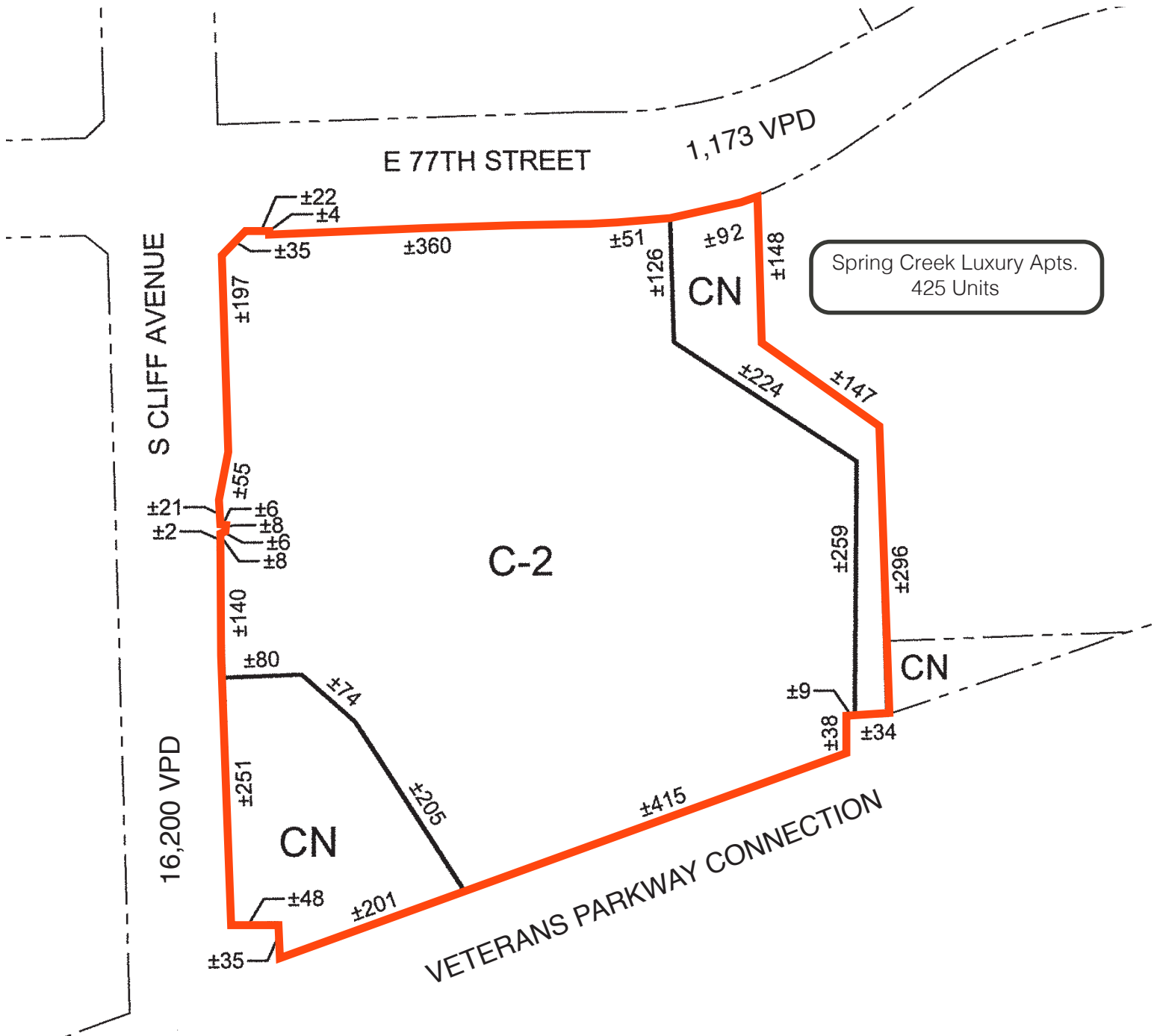
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ZONING

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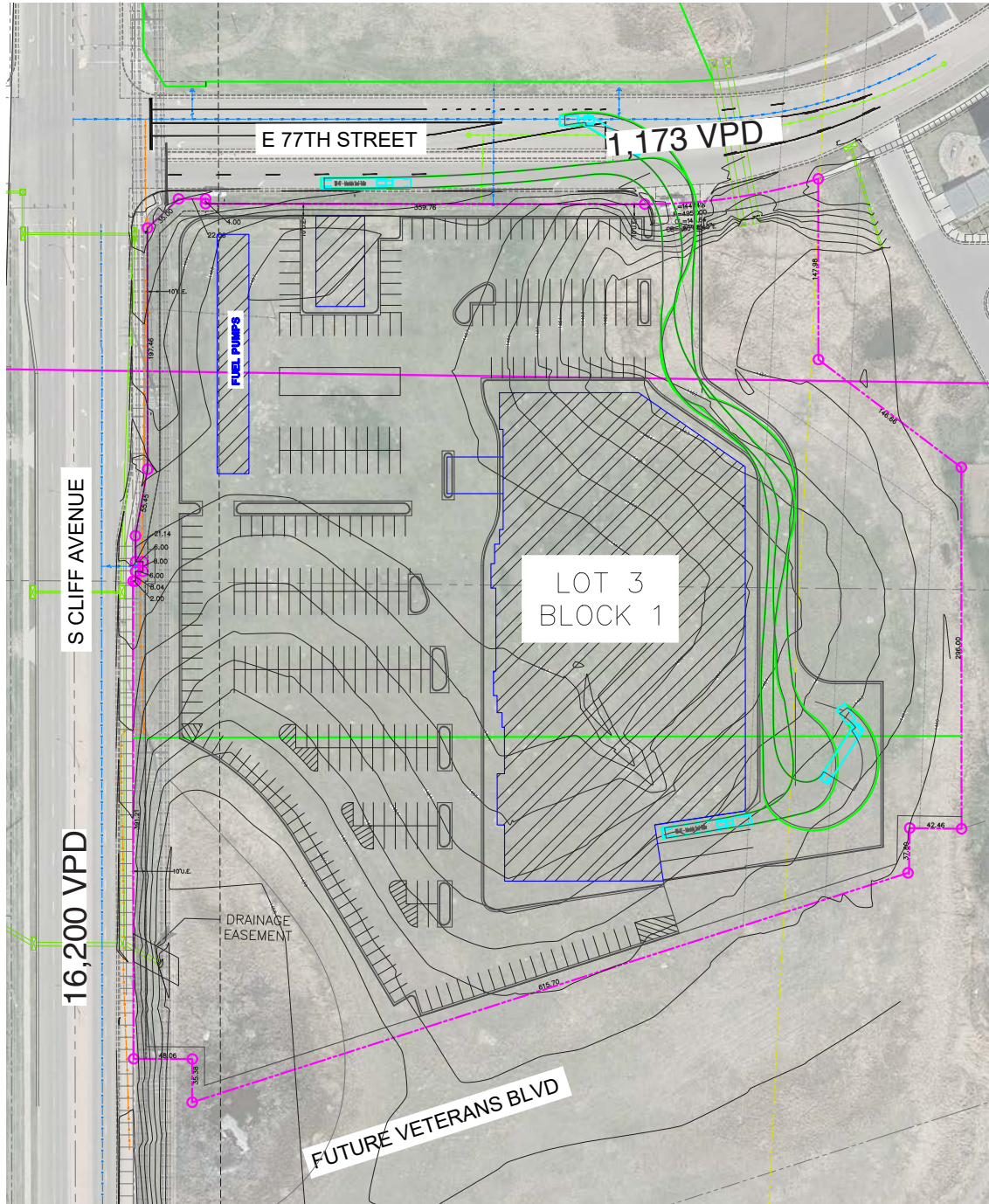
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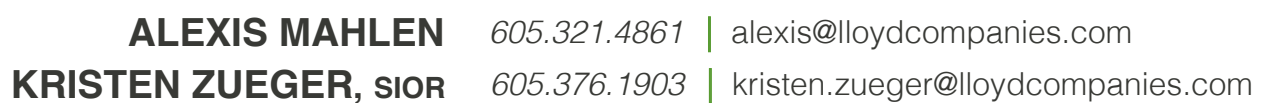
CONCEPT SITE PLAN

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AREA MAP



Future Veterans Parkway Connection

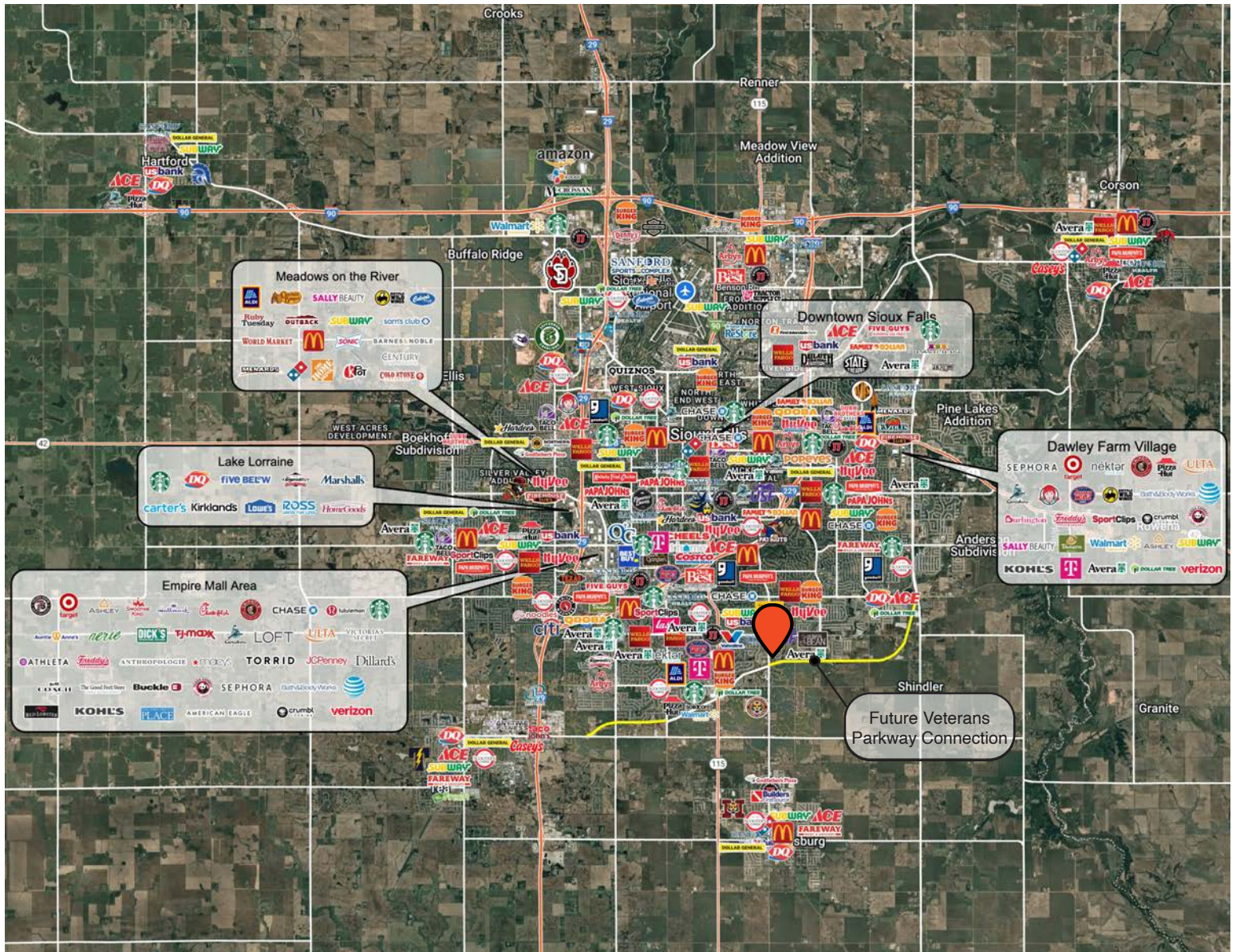
- Veterans Parkway Expansion:** The State of South Dakota approved an 8.5 mile segment of Veterans Parkway, completing the connection between I-29 and I-90. Construction began in 2023, with completion expected in 2026.
- Improved Traffic Flow & Infrastructure:** The 6-lane expansion (3 lanes each direction) 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

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

MARKET PROFILE

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	2,530	29,358	102,746
2020 Total Population	4,986	44,049	127,935
2020 Group Quarters	6	457	2,373
2026 Total Population	5,866	47,849	142,044
2026 Group Quarters	6	456	2,392
2031 Total Population	7,116	54,011	157,127
2024-2029 Annual Rate	3.94%	2.45%	2.04%
2026 Total Daytime Population	3,611	42,102	155,549
Workers	1,402	21,411	95,356
Residents	2,209	20,691	60,193
Household Summary			
2010 Households	1,108	11,146	42,273
2010 Average Household Size	2.28	2.61	2.35
2020 Total Households	2,334	17,341	53,260
2020 Average Household Size	2.13	2.51	2.36
2026 Households	2,813	19,243	59,762
2026 Average Household Size	2.08	2.46	2.34
2031 Households	3,443	21,924	66,500
2031 Average Household Size	2.07	2.44	2.33
2024-2029 Annual Rate	4.12%	2.64%	2.16%
2010 Families	744	8,145	25,590
2010 Average Family Size	2.77	3.07	2.97
2026 Families	1,562	12,597	34,625
2026 Average Family Size	2.85	3.06	3.04
2031 Families	1,908	14,230	38,385
2031 Average Family Size	2.83	3.05	3.03
2024-2029 Annual Rate	4.08%	2.47%	2.08%
2026 Housing Units	3,207	20,638	64,906
Owner Occupied Housing Units	43.3%	60.6%	51.4%
Renter Occupied Housing Units	44.4%	32.6%	40.7%
Vacant Housing Units	12.3%	6.8%	7.9%
2026 Population 25+ by Educational Attainment			
Total	4,273	32,456	95,260
Less than 9th Grade	0.2%	0.4%	1.1%
9th - 12th Grade, No Diploma	1.3%	1.3%	2.4%
High School Graduate	13.8%	14.1%	18.4%
GED/Alternative Credential	1.7%	2.0%	2.9%
Some College, No Degree	10.9%	13.4%	15.4%
Associate Degree	13.3%	10.8%	13.2%
Bachelor's Degree	34.6%	37.4%	30.8%
Graduate/Professional Degree	24.2%	20.6%	15.7%
Median Household Income			
2026	\$88,554	\$110,217	\$83,593
2031	\$104,117	\$126,972	\$98,153
Median Age			
2010	35.2	38.7	34.7
2020	38.6	38.2	35.8
2026	38.6	38.8	36.7
2031	40.2	39.4	37.8
2026 Population by Sex			
Males	2,772	23,174	70,108
Females	3,094	24,675	71,936
2031 Population by Sex			
Males	3,380	26,094	77,253
Females	3,736	27,917	79,874

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