

ROWE LAND

LAND FOR SALE



E 57th St & S Bahnson Ave
Sioux Falls, SD



3.81 Acres



\$12.00 / SF

LOCATION

Located at the lighted corner of 57th & Bahnson in the rapidly developing southeast side of Sioux Falls, this prime land is just minutes from Veterans Parkway. It offers close proximity to major developments like Dawley Farm Village, Sundance Village, and 81 Gardens. The area features favorable demographics and planned growth.

DESCRIPTION

- Zoning: Live/Work (Office)
- Close proximity to major highways and transportation routes, ensuring convenient commuting and logistics.
- Nearby amenities include schools, parks, shopping centers, and health-care facilities.
- City utilities are stubbed into East Vendavel Street for connection
- Traffic counts of ~16,000 vehicles per day on 57th Street & S Southeastern Avenue
- Located near Sioux Falls Christian School, Horizon Elementary School, Greatlife, Barrel House, Hy-Vee, Starbucks, Walgreens, and University of Sioux Falls Sports Complex
- Down the road from Harvest Creek, a 200-acre development, which will have residential and commercial tenants including Dollar Tree, Ace Hardware, Circle K, Dairy Queen, and more

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SITE PLAN

Concept only; subject to change



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AERIAL



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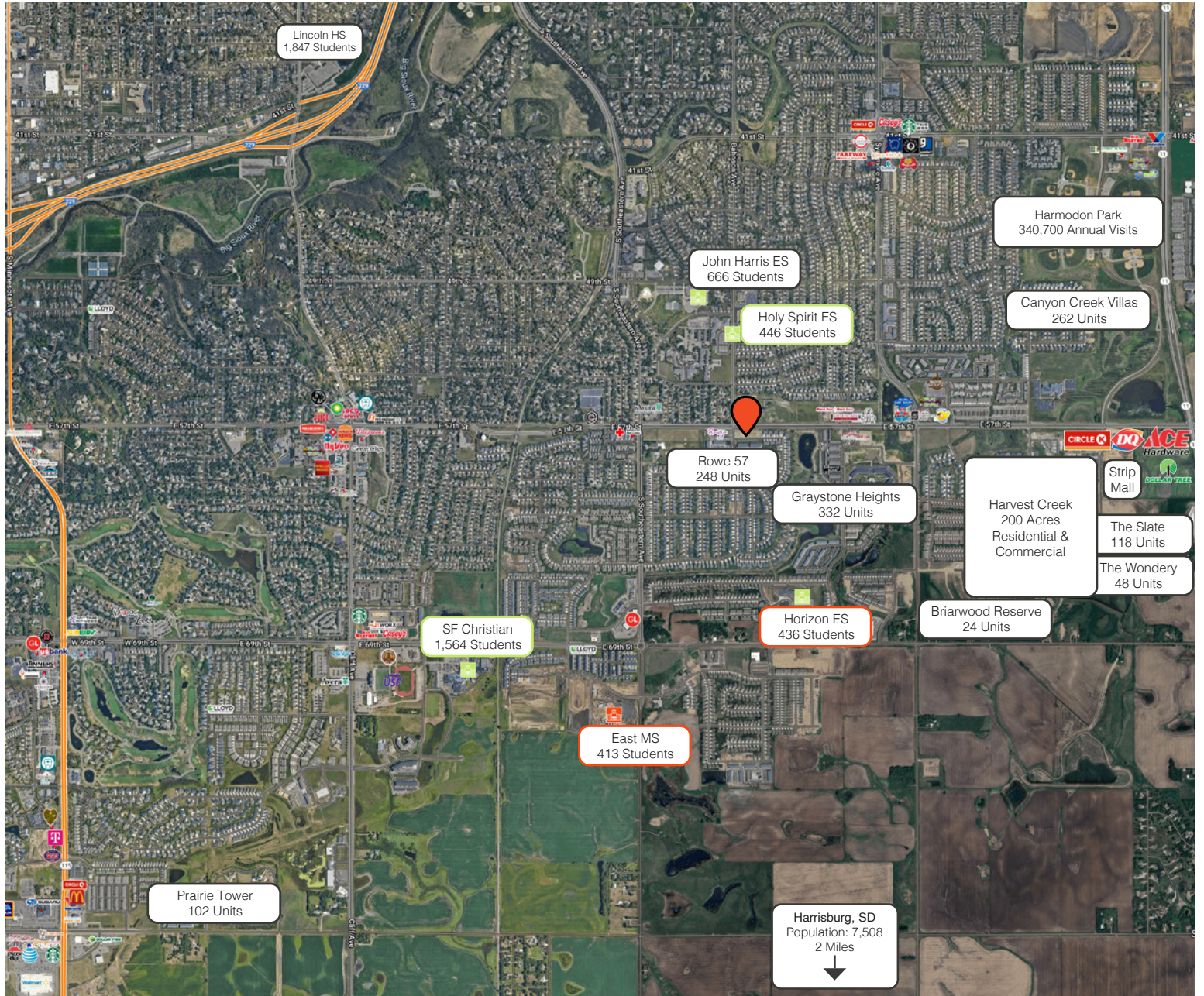
SITE MAP



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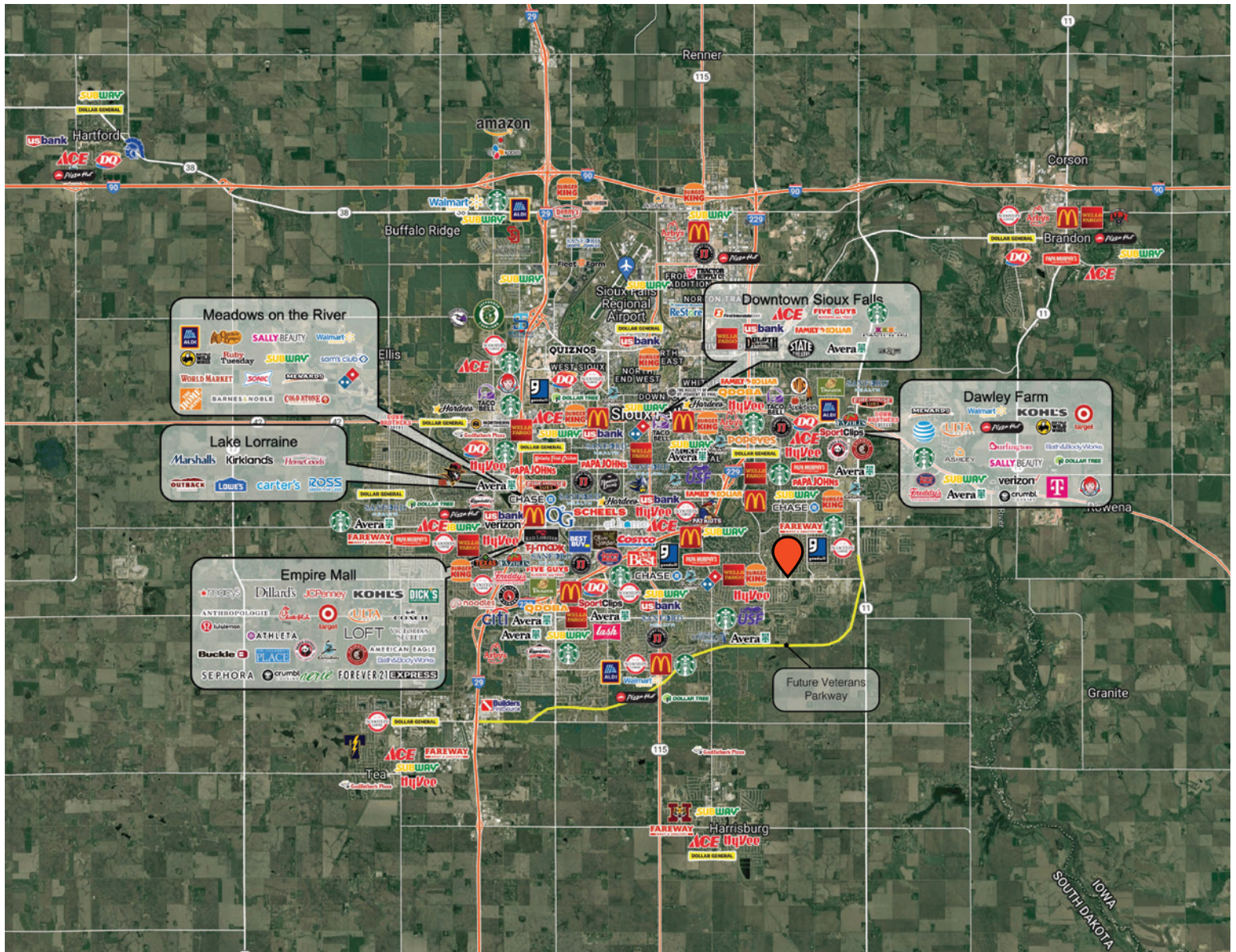


AREA MAP



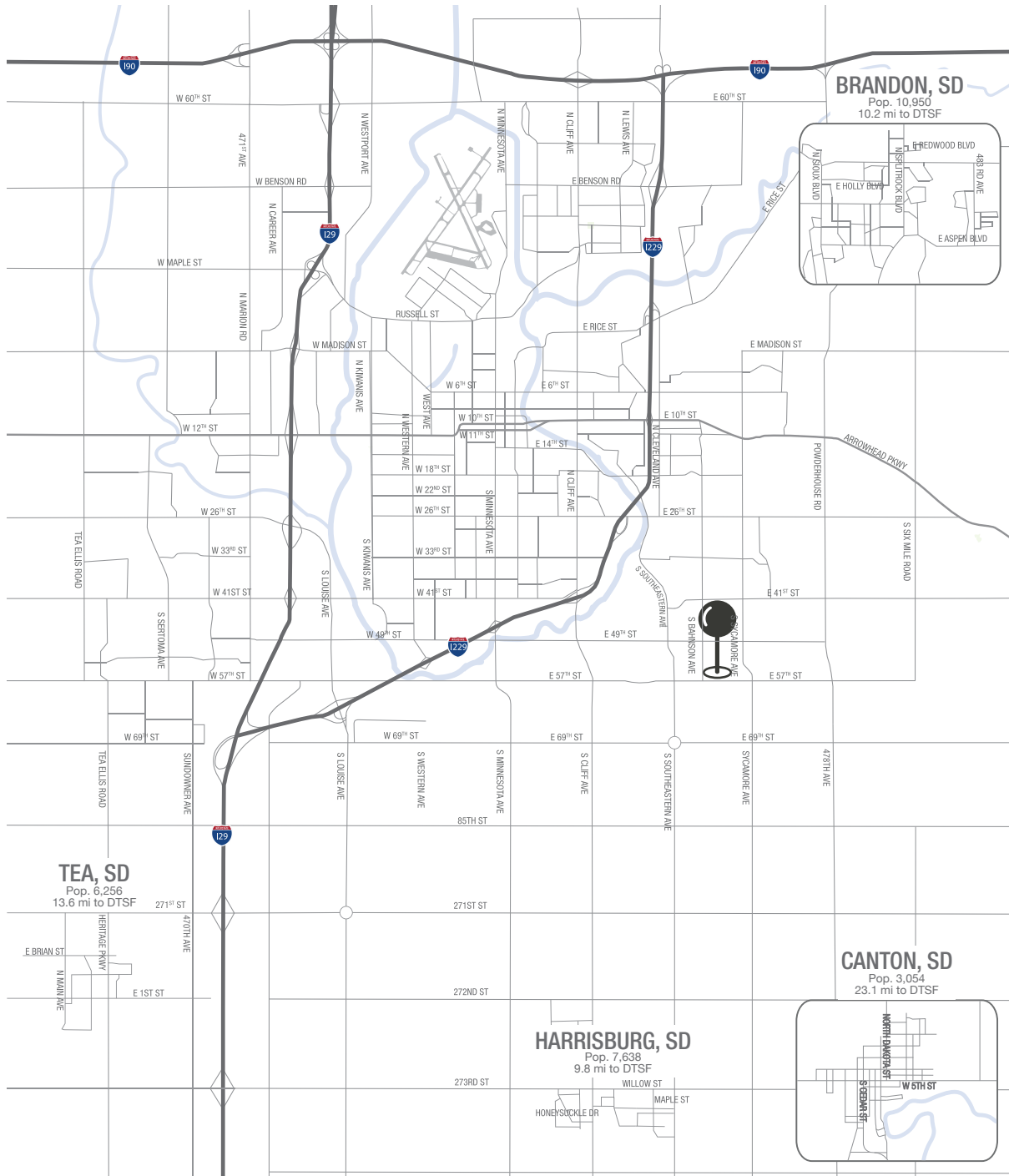
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CITY MAP



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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.

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)

2.1%

Minnehaha Unemployment Rate
(January 2024)



#3 Hottest Job Market
(ZipRecruiter 2023)

1.19M

of Visitors to Sioux Falls in 2022



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

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	7,253	44,262	111,555
2020 Total Population	12,385	59,568	138,156
2020 Group Quarters	169	505	2,718
2024 Total Population	14,478	66,207	152,836
2024 Group Quarters	169	502	2,717
2029 Total Population	16,563	72,636	166,566
2023-2028 Annual Rate	2.73%	1.87%	1.74%
2024 Total Daytime Population	8,679	55,463	170,445
Workers	1,944	25,267	100,983
Residents	6,735	30,196	69,462
Household Summary			
2010 Households	2,669	17,329	45,530
2010 Average Household Size	2.71	2.54	2.37
2020 Total Households	5,007	24,060	57,240
2020 Average Household Size	2.44	2.45	2.37
2024 Households	5,922	26,646	62,676
2024 Average Household Size	2.42	2.47	2.40
2029 Households	6,729	29,110	67,874
2029 Average Household Size	2.44	2.48	2.41
2023-2028 Annual Rate	2.59%	1.78%	1.61%
2010 Families	2,063	12,132	27,334
2010 Average Family Size	3.12	3.02	3.01
2024 Families	3,798	16,769	35,743
2024 Average Family Size	2.99	3.10	3.15
2029 Families	4,236	18,124	38,463
2029 Average Family Size	3.02	3.12	3.18
2023-2028 Annual Rate	2.21%	1.57%	1.48%
2024 Housing Units	6,426	28,742	67,769
Owner Occupied Housing Units	62.1%	61.5%	52.8%
Renter Occupied Housing Units	30.1%	31.3%	39.7%
Vacant Housing Units	7.8%	7.3%	7.5%
Median Household Income			
2024	\$100,273	\$89,857	\$74,950
2029	\$107,418	\$104,883	\$88,666
Median Age			
2010	40.0	38.3	34.9
2020	38.5	37.3	35.9
2024	38.3	37.2	36.2
2029	39.1	38.1	37.4
2024 Population by Sex			
Males	6,899	32,464	76,354
Females	7,579	33,743	76,482
2029 Population by Sex			
Males	7,855	35,369	82,496
Females	8,708	37,267	84,070
Data for all businesses in area			
Total Businesses:	1 mile 139	3 miles 1,796	5 miles 7,038
Total Employees:	1,717	20,914	103,857

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