



ROWE LAND

LAND FOR SALE



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



1.21 Acres
(52,845 SF +/-)



\$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 and Sundance Village. The area features favorable demographics and planned growth.

DESCRIPTION

- Zoning: Live/Work (Office)
- City utilities are stubbed into East Vendavel Street for connection
- Traffic counts of 22,000 VPD on 57th Street
- Dense residential area with 6,357 housing units within a 1-mile radius
- Nearby amenities include Silverstar Car Wash, Kwik Star, Ziggi's Coffee, Blue Tide Car Wash, The Barrel House, Flyboy Donuts, Cultivate Child-care, GreatLIFE, Hy-Vee, Walgreen's, and much more
- 2.0 miles west of the Good Samaritan 'Founder's Crossing' - a 60-acre senior living campus - with the first neighborhood opening in 2026
- West of Harvest Creek, a 200-acre development which will have residential and commercial tenants including Dollar Tree, Ace Hardware, Circle K, Dairy Queen, and more
- Located near multiple educational facilities with over 3,500 students in a 1-mile radius

RAQUEL BLOUNT SIOR

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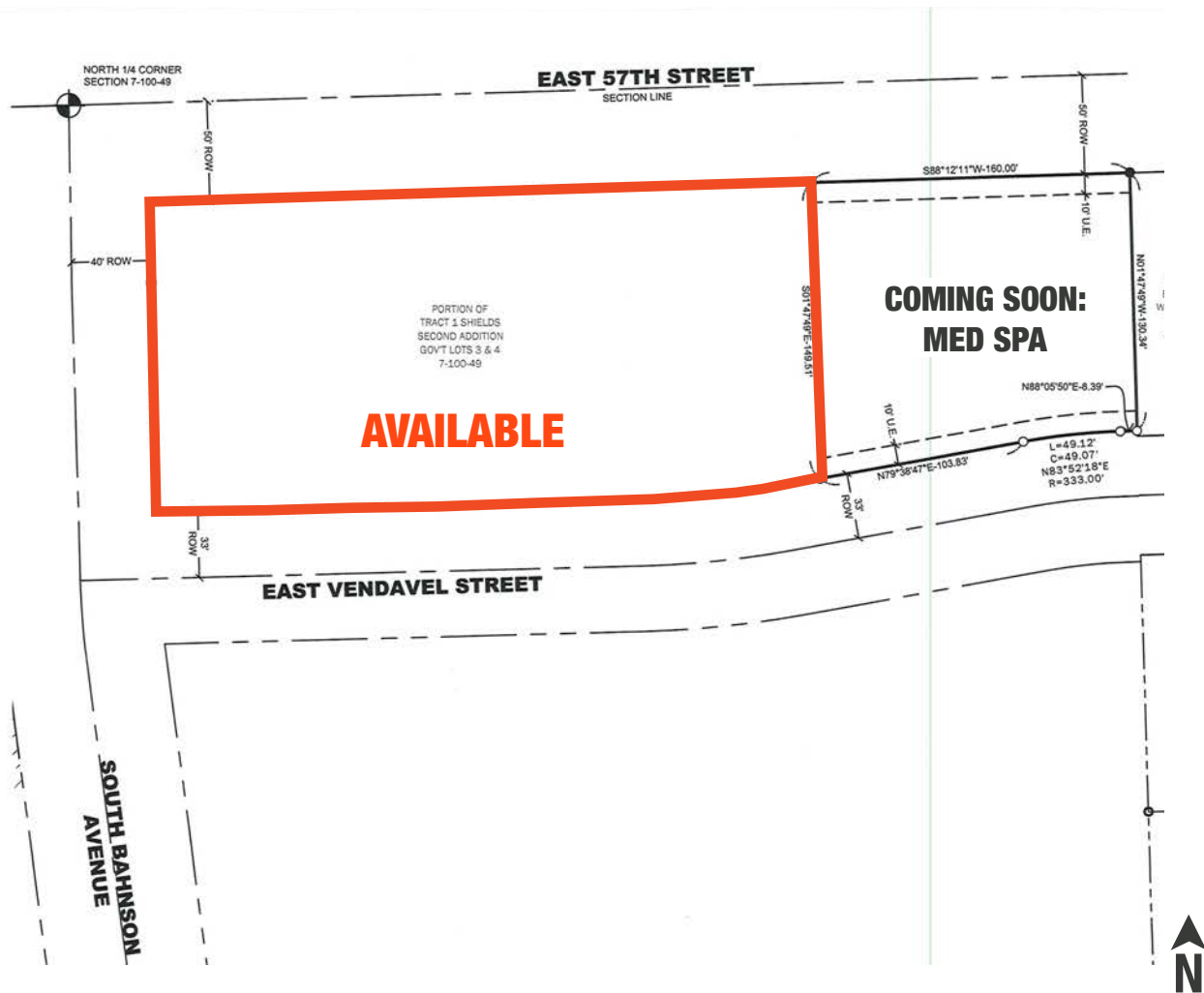
LAND COSTS

Concept only; subject to change

Size (Acres)	Size (SF)	Asking Price	Total Asking Price
1.21 Acres	52,845 SF	\$12.00 / SF	\$634,140

PARCEL

Concept only; subject to change



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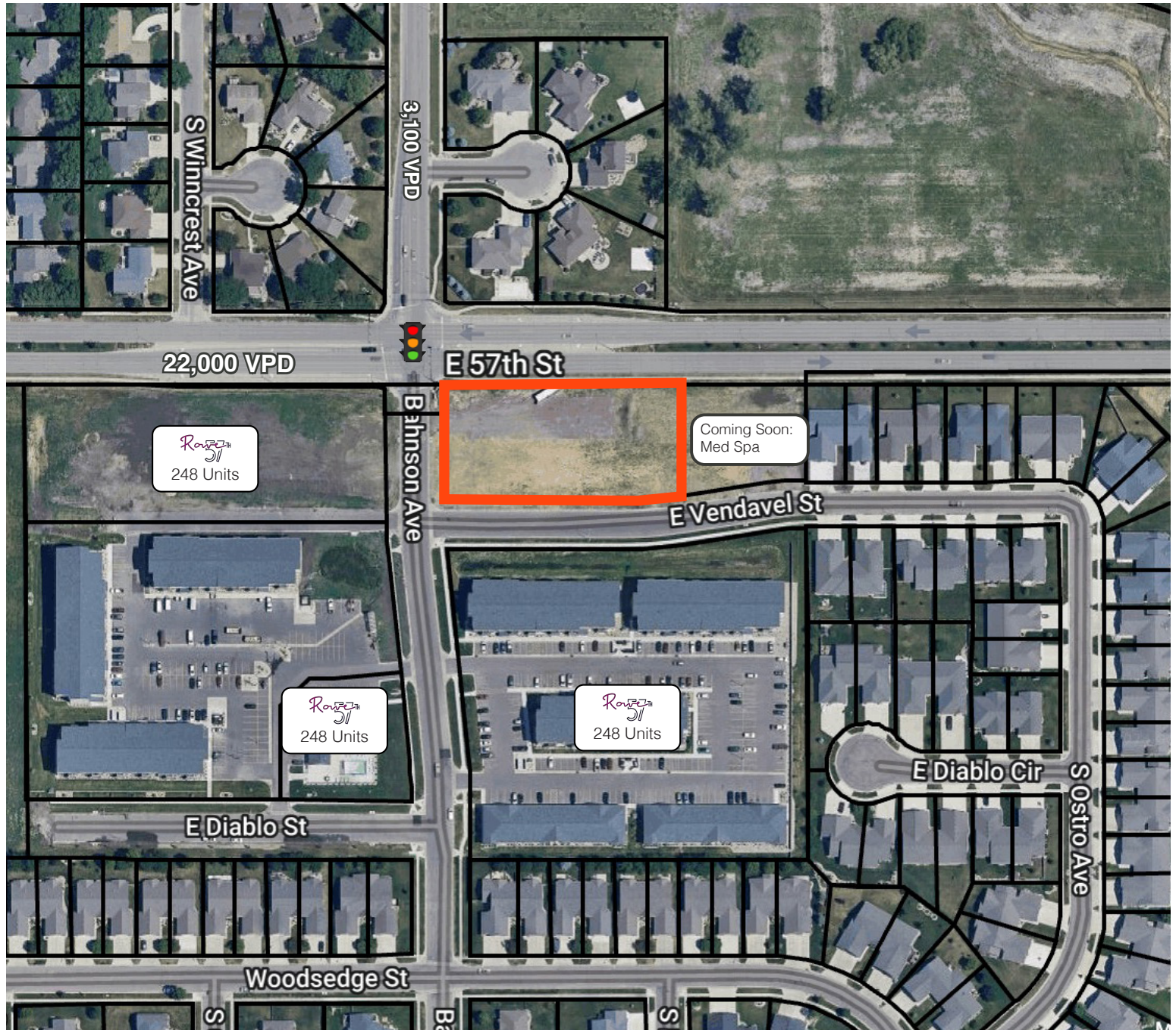
AREA NEIGHBORS



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SITE MAP



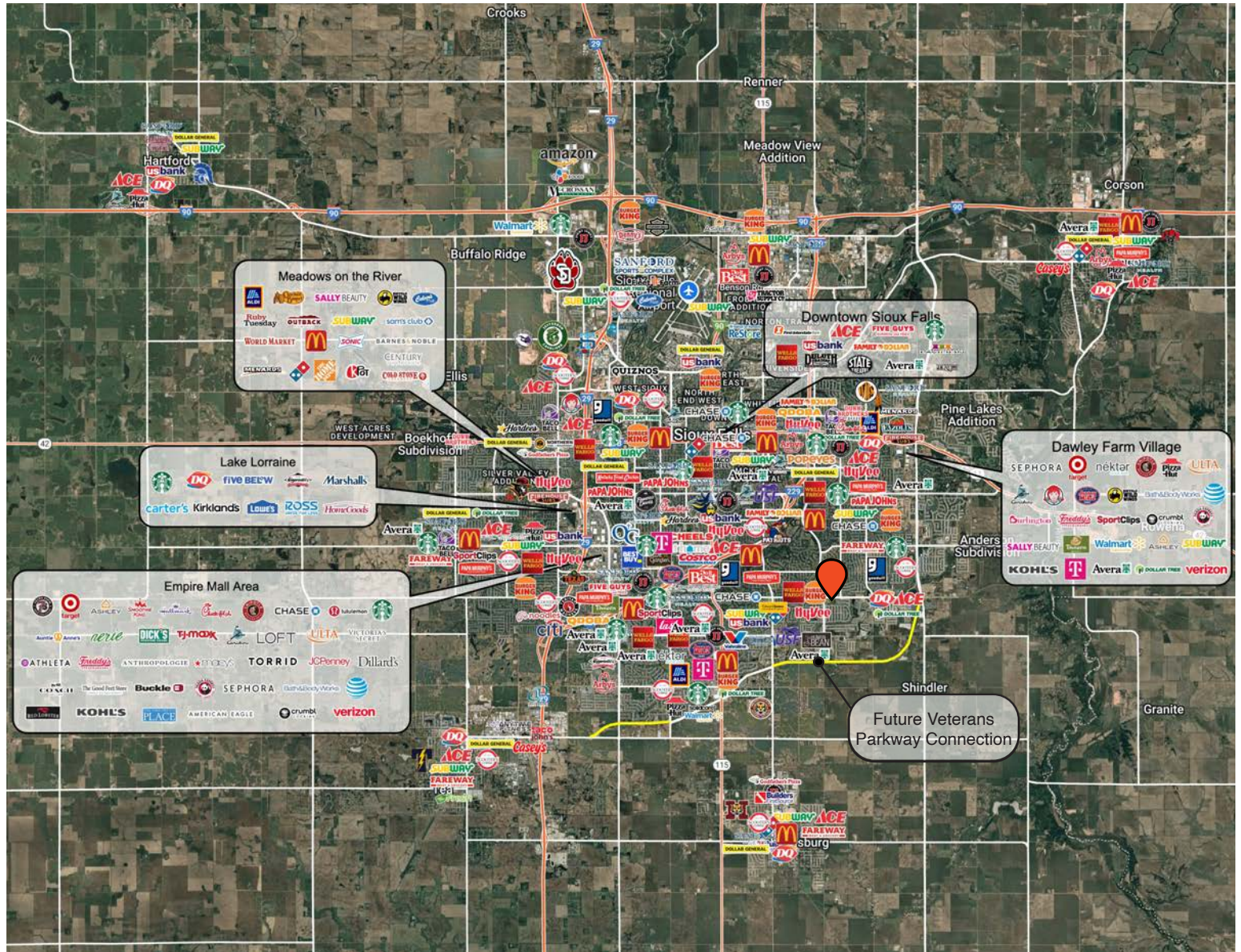
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AREA MAP



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CITY MAP



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SIoux FALLS DEMOGRAPHICS

POPULATION PROJECTION

Year	Sioux Falls	MSA
2025	219,588*	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)



#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

SANFORD
HEALTH

10,929

Avera

8,200



3,627

Smithfield

3,239

HyVee
EMPLOYEE OWNED

2,390

amazon

1,600

MARKET PROFILE

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	7,906	47,238	113,340
2020 Total Population	12,709	62,698	140,081
2020 Group Quarters	170	626	2,904
2025 Total Population	14,867	70,210	156,472
2025 Group Quarters	171	624	2,879
2030 Total Population	16,996	77,788	171,900
2024-2029 Annual Rate	2.71%	2.07%	1.90%
2025 Total Daytime Population	9,069	59,417	173,734
Workers	2,199	27,604	102,754
Residents	6,870	31,813	70,980
Household Summary			
2010 Households	2,957	18,463	46,325
2010 Average Household Size	2.67	2.53	2.36
2020 Total Households	5,150	25,254	58,077
2020 Average Household Size	2.43	2.46	2.36
2025 Households	6,121	28,351	64,741
2025 Average Household Size	2.40	2.45	2.37
2030 Households	7,026	31,508	71,187
2030 Average Household Size	2.39	2.45	2.37
2024-2029 Annual Rate	2.80%	2.13%	1.92%
2010 Families	2,294	12,781	27,695
2010 Average Family Size	3.07	3.03	3.01
2025 Families	3,991	17,795	36,869
2025 Average Family Size	2.95	3.08	3.13
2030 Families	4,484	19,573	40,277
2030 Average Family Size	2.96	3.09	3.14
2024-2029 Annual Rate	2.36%	1.92%	1.78%
2025 Housing Units	6,357	30,395	70,404
Owner Occupied Housing Units	64.7%	60.8%	51.7%
Renter Occupied Housing Units	31.6%	32.4%	40.2%
Vacant Housing Units	3.7%	6.7%	8.0%
2025 Population 25+ by Educational Attainment			
Total	10,108	47,248	104,954
Less than 9th Grade	0.3%	1.4%	2.3%
9th - 12th Grade, No Diploma	0.7%	1.6%	2.6%
High School Graduate	13.7%	17.3%	19.6%
GED/Alternative Credential	2.3%	2.5%	3.1%
Some College, No Degree	14.5%	17.5%	18.2%
Associate Degree	7.3%	9.8%	10.9%
Bachelor's Degree	38.6%	32.5%	28.6%
Graduate/Professional Degree	22.5%	17.3%	14.7%
Median Household Income			
2025	\$107,682	\$90,362	\$77,300
2030	\$117,421	\$106,426	\$89,704
Median Age			
2010	40.3	38.0	34.8
2020	38.9	37.1	35.9
2025	38.3	37.6	36.8
2030	38.5	38.3	37.8
2025 Population by Sex			
Males	7,091	34,405	77,975
Females	7,776	35,805	78,497
2030 Population by Sex			
Males	8,119	38,043	85,275
Females	8,877	39,745	86,626
Data for all businesses in area			
Total Businesses:	180	1,967	7,064
Total Employees:	1,937	21,376	98,440