

1701 S ELLIS ROAD

LAND FOR SALE OR BUILT-TO-SUIT



1701 S Ellis Rd,
Sioux Falls, SD 57106



4.38 Acres +/-
(190,744 SF +/-)



Sale: \$2,670,416
(\$14.00 / SF)
Lease: Contact Broker

LOCATION

Located on the hard corner of S Ellis Road and W 26th Street in western Sioux Falls, this land is surrounded by an abundance of educational facilities, employers, and residential developments. It benefits from direct proximity to key neighborhood amenities like Fareway Foods and the Westside Recreation Center.

DESCRIPTION

- Zoned: C-2
- RE Taxes: \$13,434.86 (2024 Taxes payable in 2025)
- Neighboring tenants include Casey's, Shenanigans Sports Bar & Grill, Fit Body Boot Camp, Lewis Drug, Sanford Health, Kwik Trip and more
- In close proximity to Discovery ES, Memorial MS, St. Katharine ES, and Frontier ES, with a combined total of 2,430 students (2023-2024)
- Less than 2 miles from the Westside Recreation Center, previously a Sanford Wellness Center, attracting an average of 265,600 visits annually
- Supportive demographics with an AHHI of \$109,602 and 12,628 population within a 1-mile radius
- NW Sioux Falls is home to Southeast Technical College, USD - Sioux Falls, USD Discovery Research Campus, and the Career & Technical Academy

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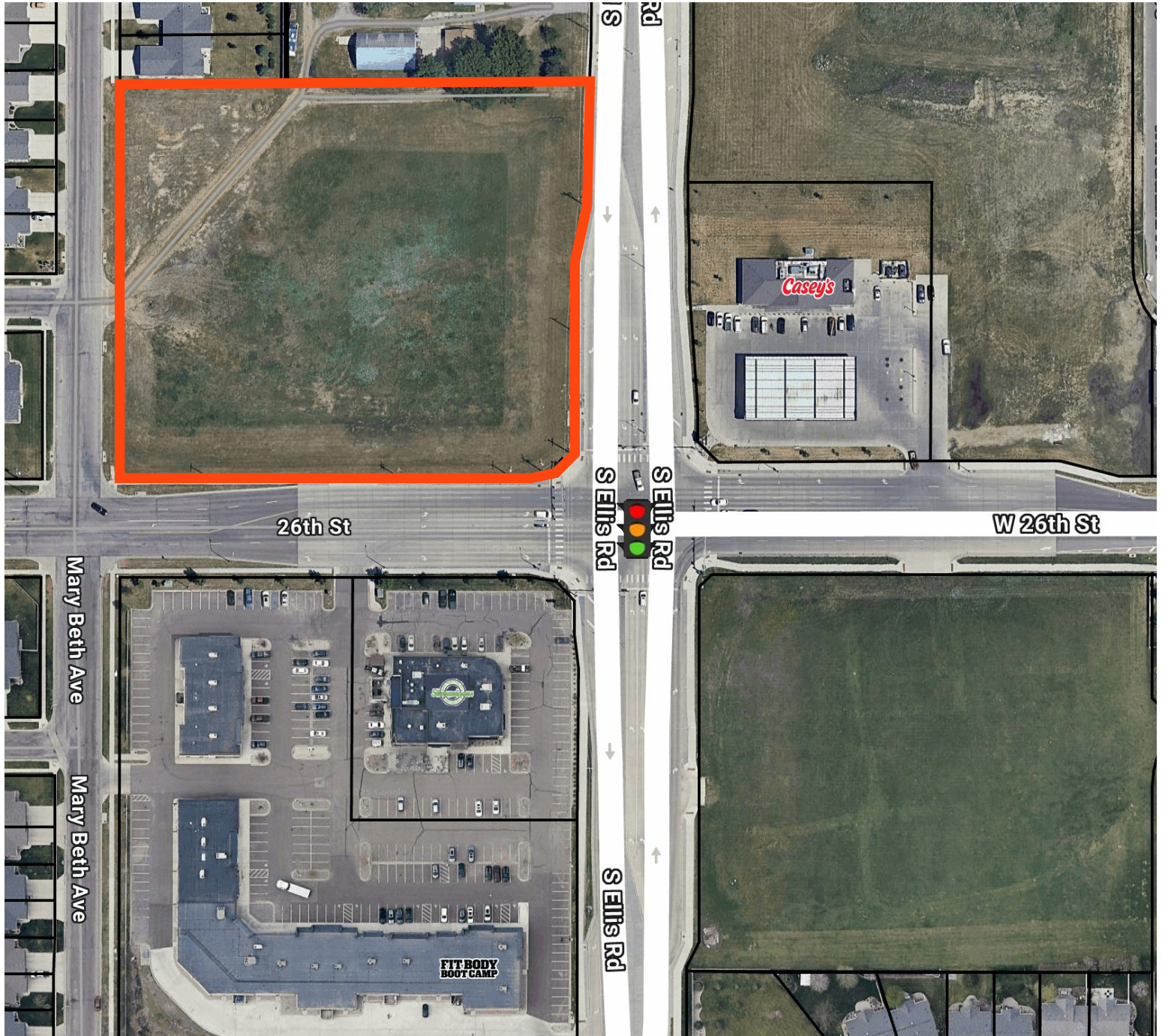
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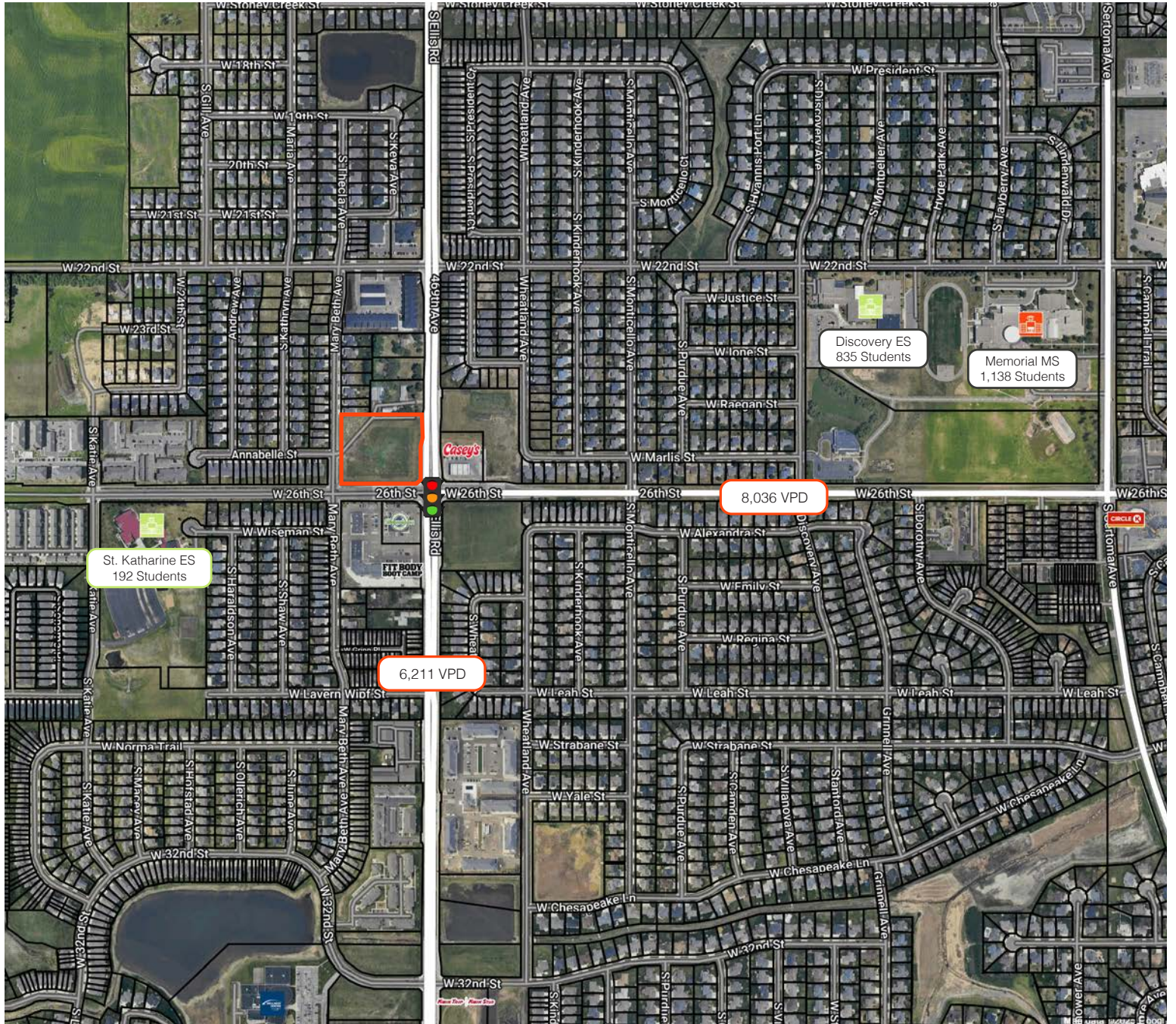
PARCEL



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SITE MAP



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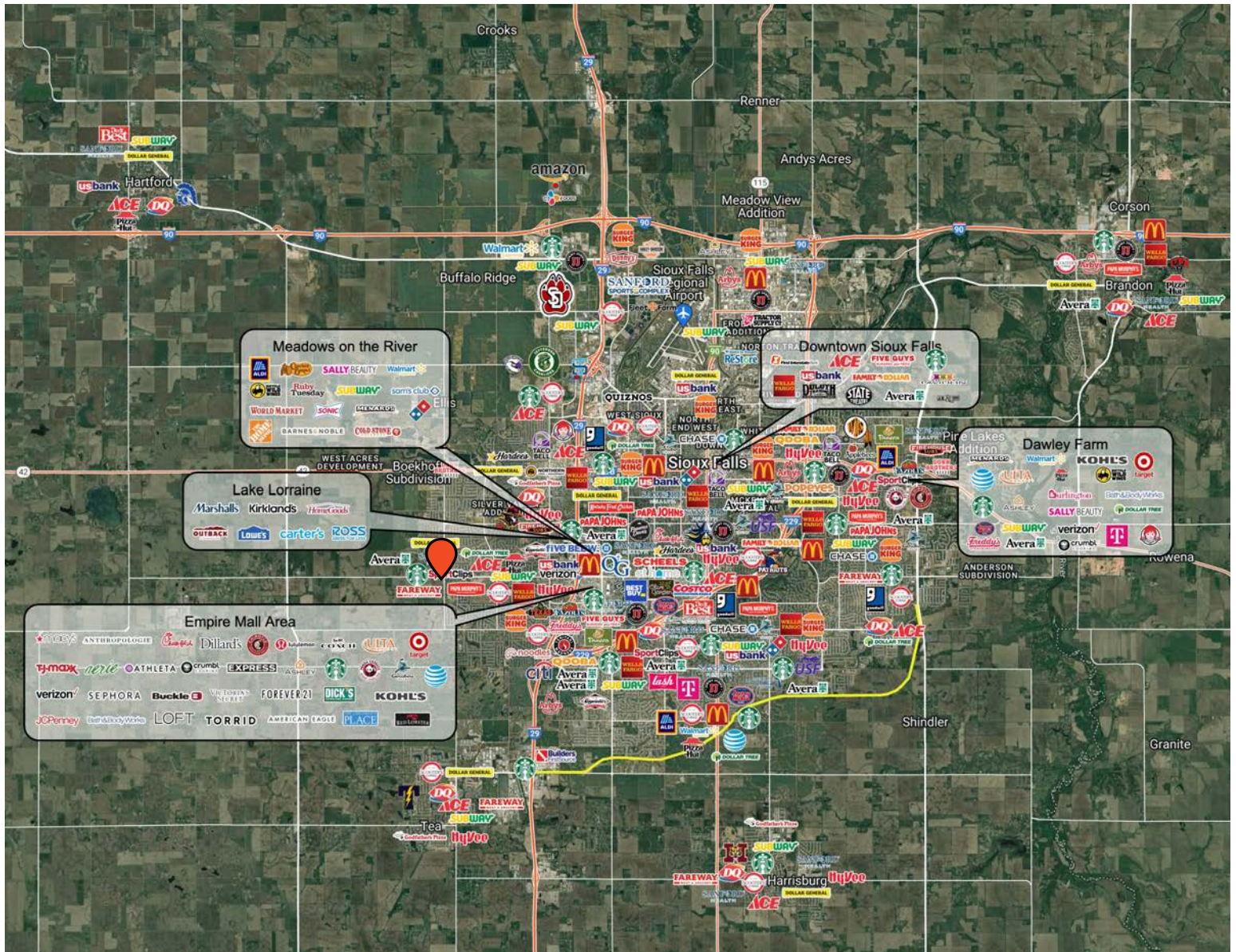
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CITY MAP



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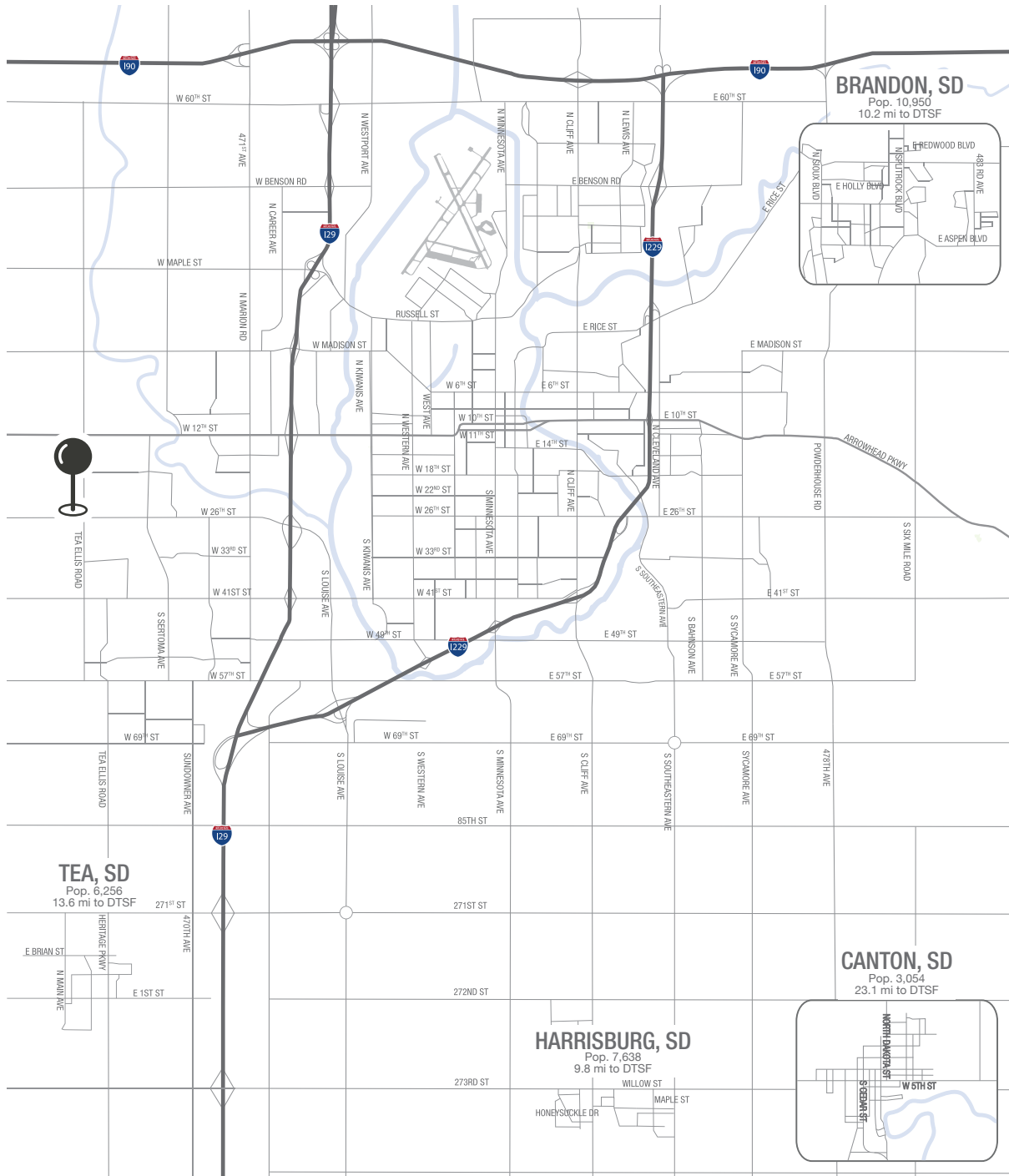
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MSA MAP



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SIoux FALLS DEMOGRAPHICS

POPULATION PROJECTION		
Year	Sioux Falls	MSA
2024	219,588*	311,500
2029	230,570	336,494

*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



#2 Best Tax Climate in the U.S.
(Tax Foundation 2024)



Best City for Young Professionals
(SmartAsset 2023)

1.4%

Minnehaha Unemployment Rate
(September 2024)



#3 Hottest Job Market
(ZipRecruiter 2023)

2.2M

of Visitors to Sioux Falls in 2023



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

MARKET PROFILE

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	5,943	39,181	79,280
2020 Total Population	11,071	48,696	95,099
2020 Group Quarters	2	571	2,018
2024 Total Population	12,628	53,270	103,241
2024 Group Quarters	2	572	2,020
2029 Total Population	13,691	56,999	111,417
2023-2028 Annual Rate	1.63%	1.36%	1.54%
2024 Total Daytime Population	6,176	37,254	112,523
Workers	1,354	14,651	68,238
Residents	4,822	22,603	44,285
Household Summary			
2010 Households	2,130	15,477	32,634
2010 Average Household Size	2.79	2.50	2.34
2020 Total Households	4,084	19,094	39,326
2020 Average Household Size	2.71	2.52	2.37
2024 Households	4,689	20,941	42,554
2024 Average Household Size	2.69	2.52	2.38
2029 Households	5,109	22,471	45,807
2029 Average Household Size	2.68	2.51	2.39
2023-2028 Annual Rate	1.73%	1.42%	1.48%
2010 Families	1,590	10,112	18,941
2010 Average Family Size	3.23	3.04	2.97
2024 Families	3,231	13,245	23,821
2024 Average Family Size	3.22	3.15	3.14
2029 Families	3,480	14,064	25,413
2029 Average Family Size	3.22	3.15	3.16
2023-2028 Annual Rate	1.50%	1.21%	1.30%
2024 Housing Units	5,211	22,212	45,814
Owner Occupied Housing Units	62.2%	63.2%	52.8%
Renter Occupied Housing Units	27.8%	31.1%	40.1%
Vacant Housing Units	10.0%	5.7%	7.1%
Median Household Income			
2024	\$109,602	\$83,443	\$71,218
2029	\$121,464	\$99,686	\$82,331
Median Age			
2010	30.5	32.3	31.8
2020	32.9	34.6	34.3
2024	33.3	35.1	34.7
2029	34.2	36.3	36.2
2024 Population by Sex			
Males	6,202	26,496	51,580
Females	6,426	26,774	51,661
2029 Population by Sex			
Males	6,677	28,176	55,203
Females	7,014	28,823	56,214
Data for all businesses in area			
	1 mile	3 miles	5 miles
Total Businesses:	94	1,024	4,385
Total Employees:	872	12,169	58,719

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