



T-TWO LAND

LAND FOR SALE



Near 85th & Cliff Ave,
Sioux Falls, SD 57108



57.21 Acres +/-



\$85,000 / Acre

LOCATION

Prime development land located along 85th Street, just south of SD HWY-100 and east of Cliff Avenue. SD HWY-100 connects to the future Veterans Parkway, which will mirror I-229, connecting I-29 to I-90.

DESCRIPTION

- Zoned: A-1 Agricultural
- Subject site is positioned in an area of abundant growth (commercial and residential), high traffic volume, and above average consumer spending trends
- Lincoln Rural Water on the south border of the property
- The Lewis & Clark Water source is also available on the south border of the property
- No sewer at this time
- Future annexation planned
- Average income of \$88,968 within a 1-mile radius
- In close proximity to several retail attractions including Walmart, Burger King, McDonald's, Valvoline, Aldi, Silverstar Car Wash, Circle K, and Schulte Subaru
- Subject site is less than a quarter mile off the Future Veterans Parkway, which is currently under construction with completion estimated for 2027; an overpass is planned at I-29 and 85th St; an intersection is planned at Cliff Ave

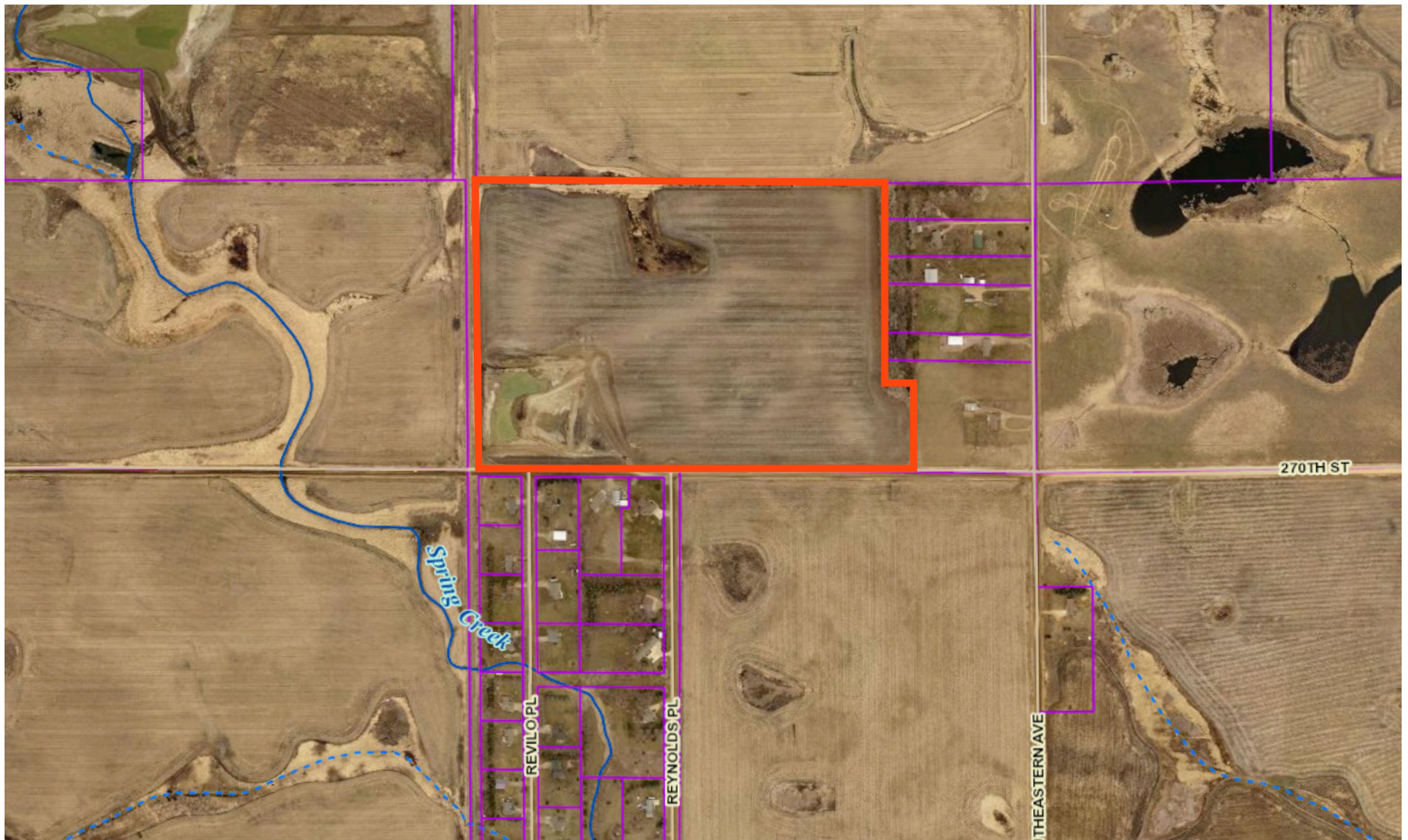
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LAND COSTS

*These numbers are based on estimates and are not guaranteed.

Size	Price / Acre	Total Sale Price
57.21 Acres	\$85,000	\$4,862,850

PARCEL



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AERIEL

Concept only; subject to change



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SITE MAP



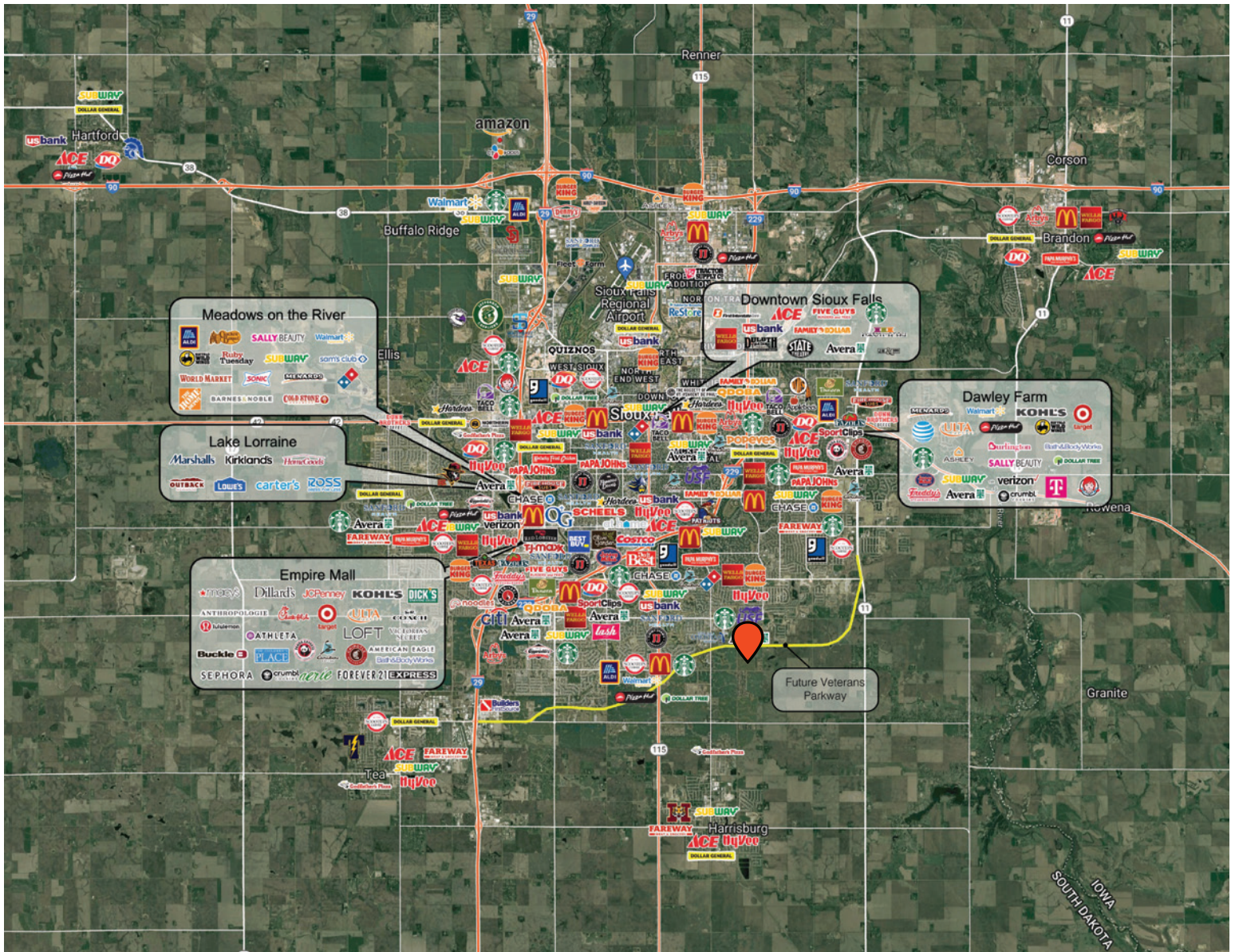
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AREA MAP



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CITY MAP



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SIoux FALLS DEMOGRAPHICS

POPULATION PROJECTION

Year	Sioux Falls	MSA
2023	213,891	304,555
2028	219,756	312,586

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

SUMMARY PROFILE

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	274	23,592	83,177
2020 Total Population	1,150	36,422	108,512
2020 Group Quarters	0	173	1,884
2024 Total Population	1,692	41,861	119,842
2024 Group Quarters	0	173	1,884
2029 Total Population	2,172	47,475	131,809
2023-2028 Annual Rate	5.12%	2.55%	1.92%
2024 Total Daytime Population	1,231	31,781	130,515
Workers	443	11,697	75,983
Residents	788	20,084	54,532
Household Summary			
2010 Households	112	8,901	33,713
2010 Average Household Size	2.45	2.65	2.39
2020 Total Households	549	14,472	44,430
2020 Average Household Size	2.09	2.50	2.40
2024 Households	817	16,499	48,500
2024 Average Household Size	2.07	2.53	2.43
2029 Households	1,037	18,476	52,810
2029 Average Household Size	2.09	2.56	2.46
2023-2028 Annual Rate	4.88%	2.29%	1.72%
2010 Families	82	6,836	21,126
2010 Average Family Size	2.89	3.05	2.98
2024 Families	457	11,000	28,791
2024 Average Family Size	2.53	3.11	3.13
2029 Families	573	12,173	31,147
2029 Average Family Size	2.57	3.17	3.18
2023-2028 Annual Rate	4.63%	2.05%	1.59%
2024 Housing Units	1,086	17,741	52,301
Owner Occupied Housing Units	42.3%	64.7%	55.7%
Renter Occupied Housing Units	33.0%	28.3%	37.0%
Vacant Housing Units	24.8%	7.0%	7.3%
Median Household Income			
2024	\$82,424	\$102,022	\$79,873
2029	\$88,968	\$112,103	\$95,885
Median Age			
2010	38.0	38.5	34.8
2020	36.2	38.3	35.7
2024	35.7	38.2	35.9
2029	36.4	38.9	37.1
2024 Population by Sex			
Males	797	20,347	59,127
Females	895	21,514	60,715
2029 Population by Sex			
Males	1,019	22,969	64,563
Females	1,154	24,506	67,246
Data for all businesses in area			
Total Businesses:	61	1,159	5,246
Total Employees:	396	11,367	75,077