

GREEN VALLEY INDUSTRIAL LAND

LAND FOR SALE



Dominic St,
Benton Township, SD 57107



Lot 7: 1.0 Acre +/- (43,560 SF)
Lot 8: 1.05 Acres +/- (45,738 SF)



\$6.00 / SF

LOCATION

Strategically situated in a high-demand industrial area with excellent access to major highways and transportation routes. Just one mile north of exit 86, off I-29. The subject site is ~2 miles north of Amazon Fulfillment Center, which is part of Foundation Park, a 900-acre industrial development park.

DESCRIPTION

- Zoned: L-1 Light Industrial
- Opportunity to acquire a versatile industrial property, available as 1.0-acre or 1.05-acre lot, or combined for 2.05 acres, located in a thriving industrial hub
- Potential for a variety of industrial uses, including manufacturing, warehousing, distribution, and more
- Topography: Level and cleared, ready for development
- Paved road access with convenient ingress and egress for large vehicles and trucks
- In close proximity to other thriving industrial businesses such as Limoges Construction, NDE Co, Boxy's Paint & Body, and Riekkes Equipment, offering synergy and quality networking opportunities

WAYNE HUBER

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BUILDING COSTS

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

Space	SF	Price / SF	Sale Price
Lot 7	43,560	\$6.00 / SF	\$261,360.00
Lot 8	45,738	\$6.00 / SF	\$274,428.00
Lot 7 & 8	89,298	\$6.00 / SF	\$535,788.00

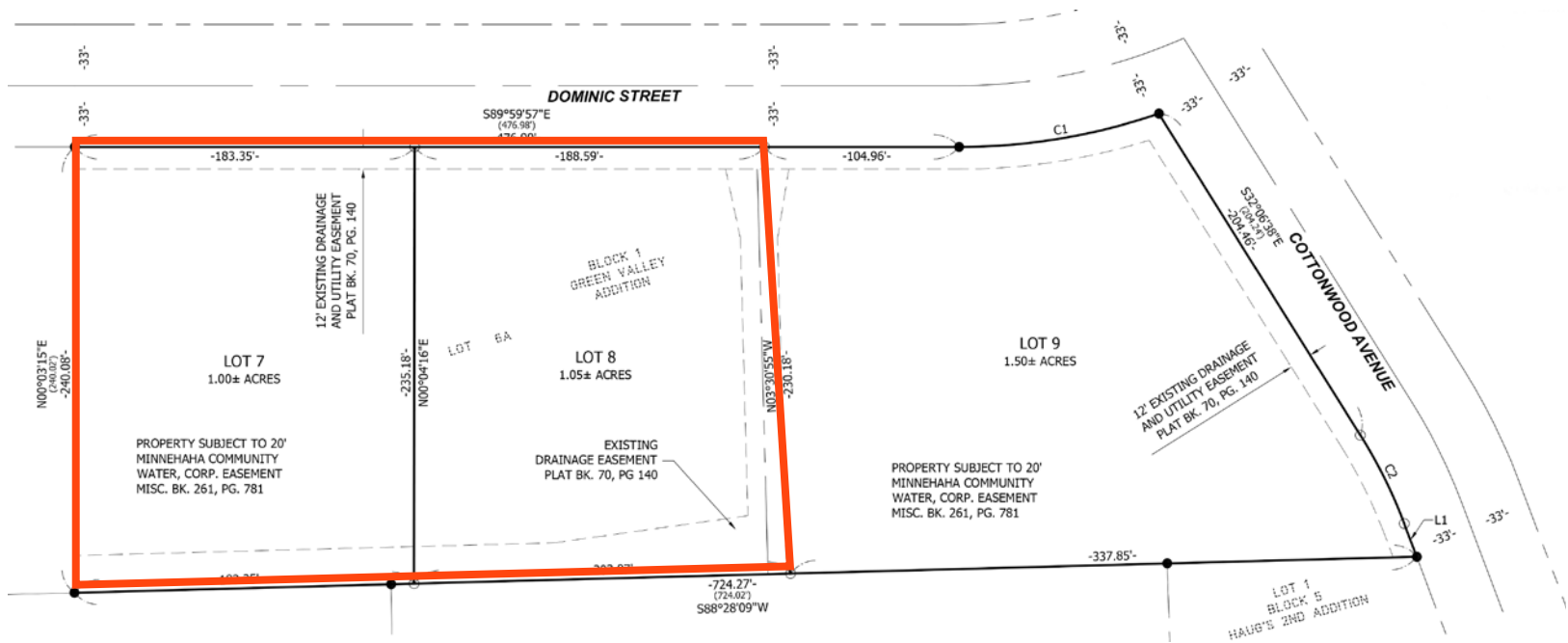
UTILITY INFORMATION

Utility	Provider
Gas	City of Crooks Municipality
Electricity	Xcel Energy
Water	Minnehaha Co Community Water Corp
Sewer	Septic/Holding
Phone/Cable/Internet	Buyer's choice

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LAND PLAT

Concept only; subject to change



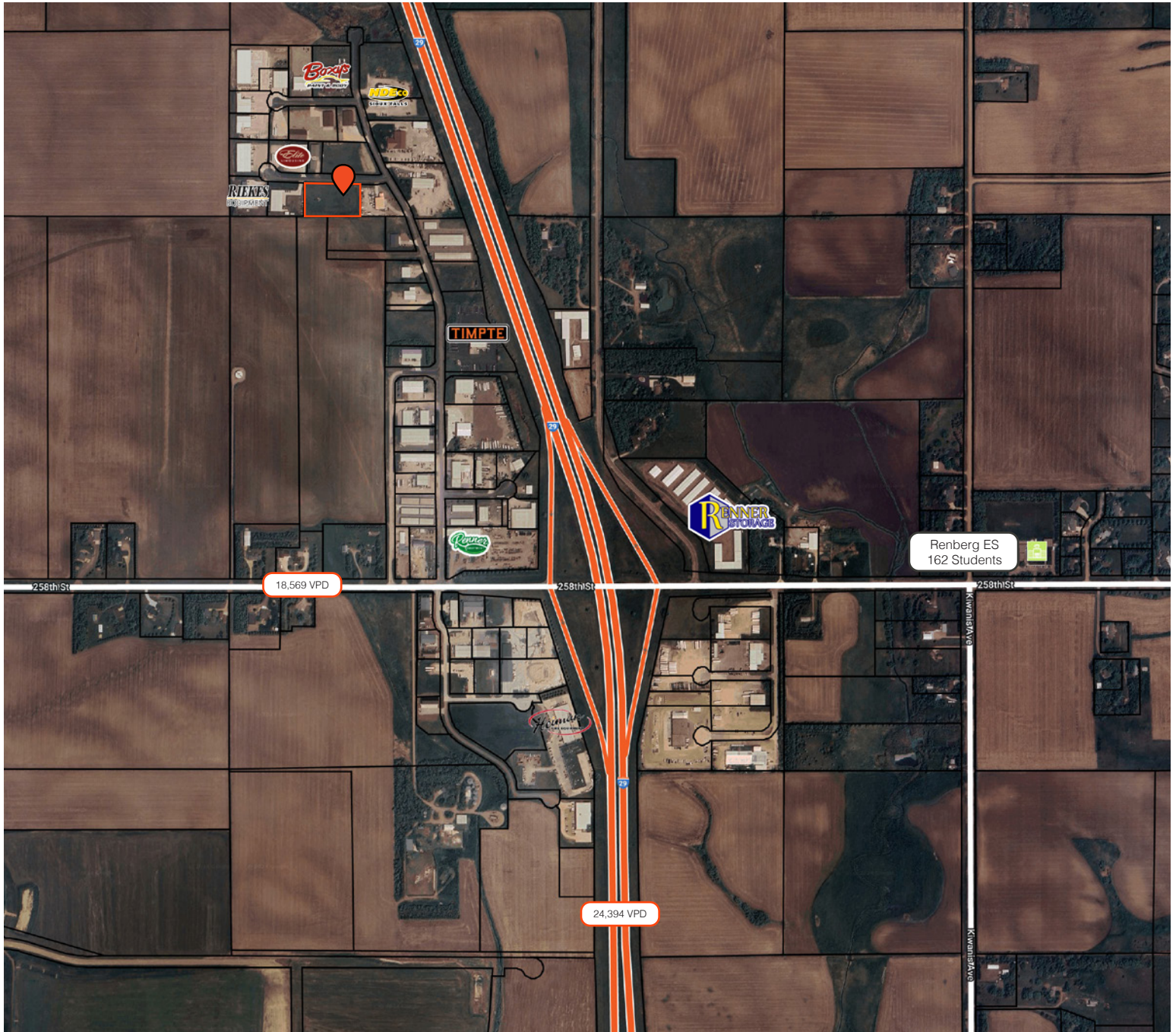
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PARCEL



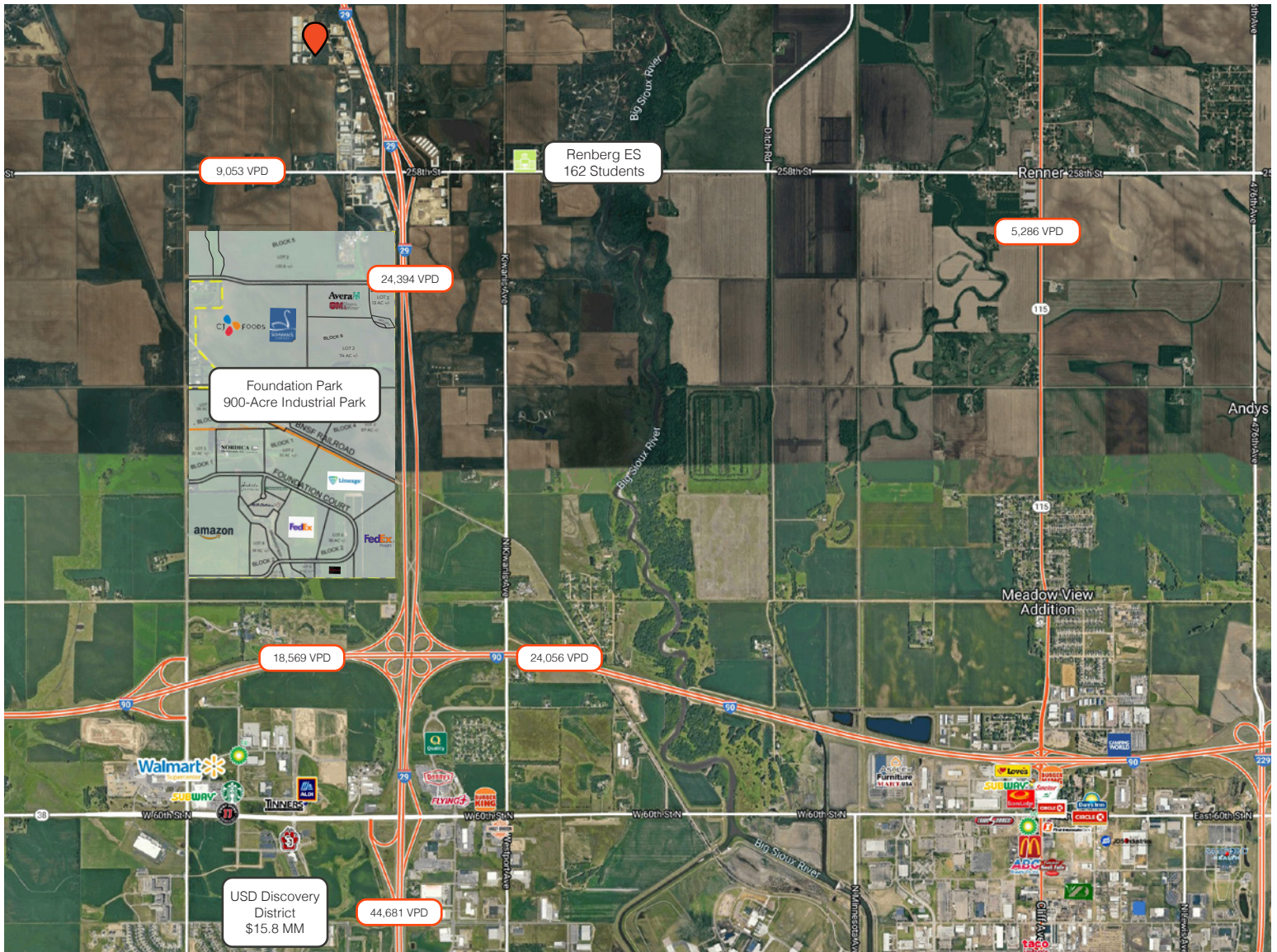
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SITE MAP



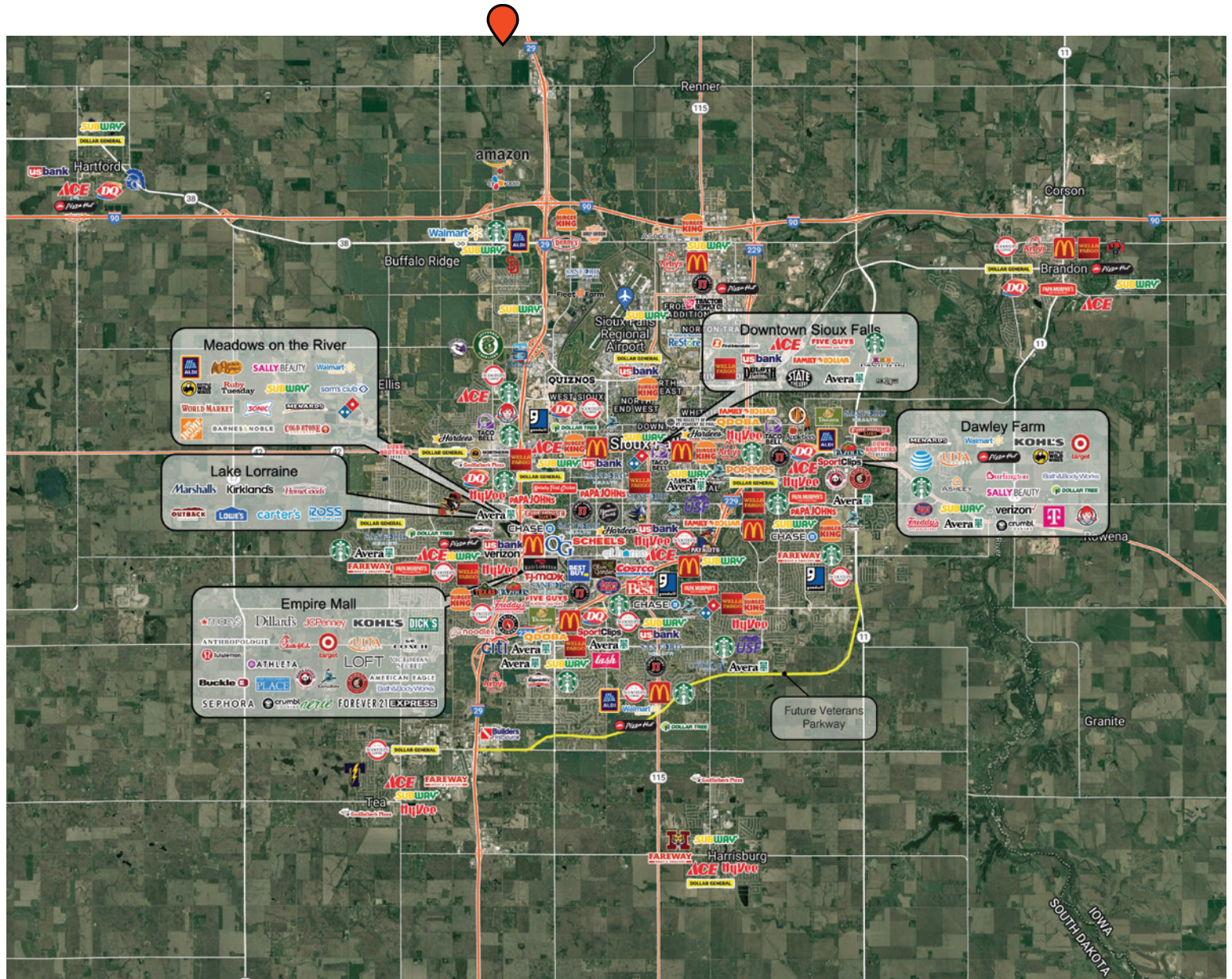
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AREA MAP



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MSA 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	141	2,211	6,681
2020 Total Population	151	2,374	8,400
2020 Group Quarters	4	91	99
2024 Total Population	149	2,383	9,147
2024 Group Quarters	4	90	99
2029 Total Population	151	2,418	11,039
2023-2028 Annual Rate	0.27%	0.29%	3.83%
2024 Total Daytime Population	462	2,160	9,822
Workers	408	1,264	6,414
Residents	54	896	3,408
Household Summary			
2010 Households	53	771	2,441
2010 Average Household Size	2.58	2.77	2.70
2020 Total Households	57	826	3,215
2020 Average Household Size	2.58	2.76	2.58
2024 Households	57	841	3,557
2024 Average Household Size	2.54	2.73	2.54
2029 Households	58	856	4,371
2029 Average Household Size	2.53	2.72	2.50
2023-2028 Annual Rate	0.35%	0.35%	4.21%
2010 Families	42	615	1,844
2010 Average Family Size	2.86	3.09	3.05
2024 Families	43	637	2,311
2024 Average Family Size	2.84	3.06	3.16
2029 Families	43	645	2,733
2029 Average Family Size	2.88	3.06	3.17
2023-2028 Annual Rate	0.00%	0.25%	3.41%
2024 Housing Units	57	851	4,019
Owner Occupied Housing Units	87.7%	88.4%	60.6%
Renter Occupied Housing Units	12.3%	10.5%	27.9%
Vacant Housing Units	0.0%	1.2%	11.5%
Median Household Income			
2024	\$110,987	\$113,443	\$98,954
2029	\$129,056	\$131,507	\$108,007
Median Age			
2010	35.8	34.7	32.1
2020	37.5	37.7	34.0
2024	38.4	38.5	34.0
2029	39.2	39.4	35.2
2024 Population by Sex			
Males	82	1,324	4,875
Females	67	1,059	4,272
2029 Population by Sex			
Males	83	1,339	5,769
Females	68	1,080	5,270
Data for all businesses in area			
	1 mile	3 miles	5 miles
Total Businesses:	48	124	403
Total Employees:	456	1,134	6,472

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