



# 6600 E PADDINGTON ST

LAND FOR SALE - SUBDIVIDABLE



Owned and Developed by:



6600 E Paddington St,  
Sioux Falls, SD 57110



15.02 Acres +/-



\$6.95 / SF

## LOCATION

This land is located on the rapidly growing east side of Sioux Falls, conveniently less than 15 minutes from both Downtown Sioux Falls and Brandon, SD. Located along Veterans Parkway, this site offers excellent exposure from thousands of daily drivers. Veterans Parkway is designed to prepare Sioux Falls for 2050 transportation needs, connecting I-29 to I-90. The subject site is near Dawley Farm Village (7.2M annual visits), Menards, Chipotle, and Perkins.

## DESCRIPTION

- Land is sub-dividable - contact Broker for more information
- Zoned: RA-3
- Rough-graded and build-ready
- Existing utilities to site
- Regional, off-site detention
- ~3.5 miles off I-90; ~1.8 miles to Arrowhead Parkway
- Nearby users include Truks-n-Trykes, Sanford Health, Lewis Drug, Kwik Trip, and many residential homes/apartments
- Located near from Dawley Farm Village, a large development with over 40 retailers and 750+ residential units under construction, and thousands of employees
- In an area of above average income, with a median income of \$118,728 within a 1-mile radius

**RAQUEL BLOUNT** SIOR

605.728.9092 | [raquel@lloydcompanies.com](mailto:raquel@lloydcompanies.com)

Lloyd Companies Commercial Real Estate | 150 E. 4th Place Suite 600, Sioux Falls, SD 57104 | 605.323.2820

Find out more at [LloydCompanies.com](http://LloydCompanies.com) | Information deemed reliable, but not guaranteed.

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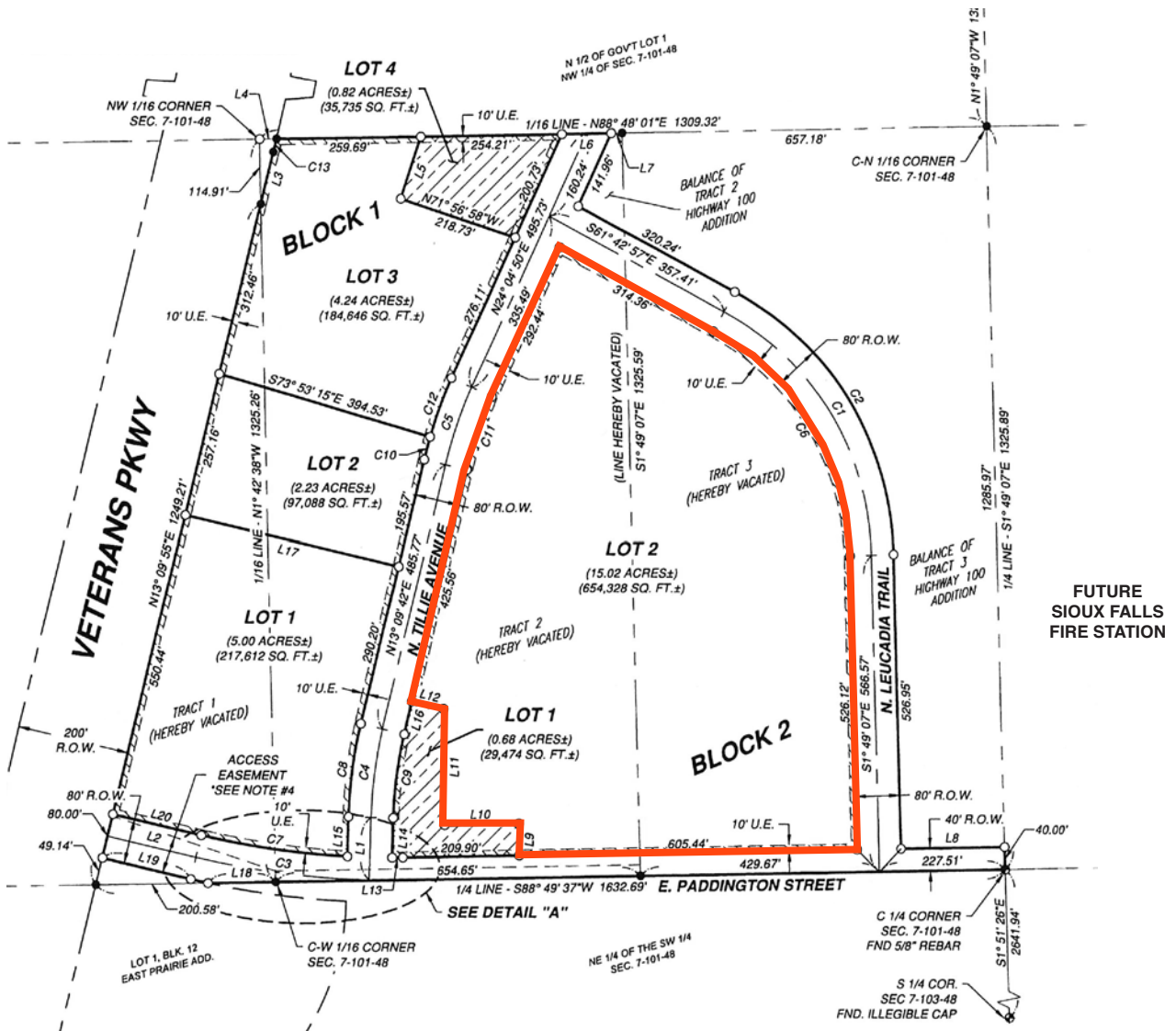
## LAND COSTS

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

Parcel	Size (Acres)	Size (SF)	Price / SF	Sale Price
LOT 2	15.02 Acres	654,328 SF	\$6.95 / SF	\$4,547,579.60

## LAND PLAT

Concept only; subject to change



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## PARCEL MAP

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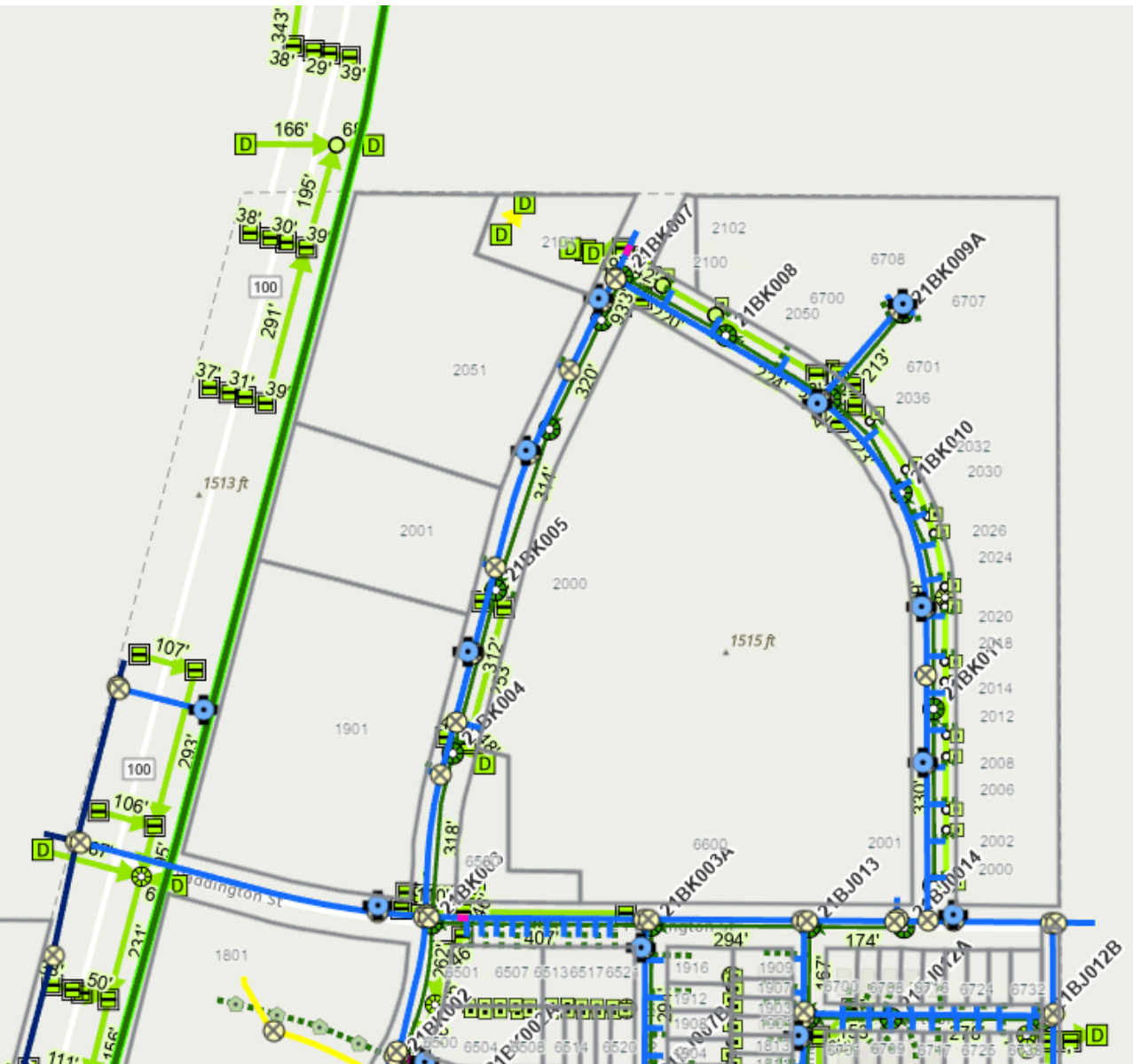
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## UTILITY MAP

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## LAND PHOTOS



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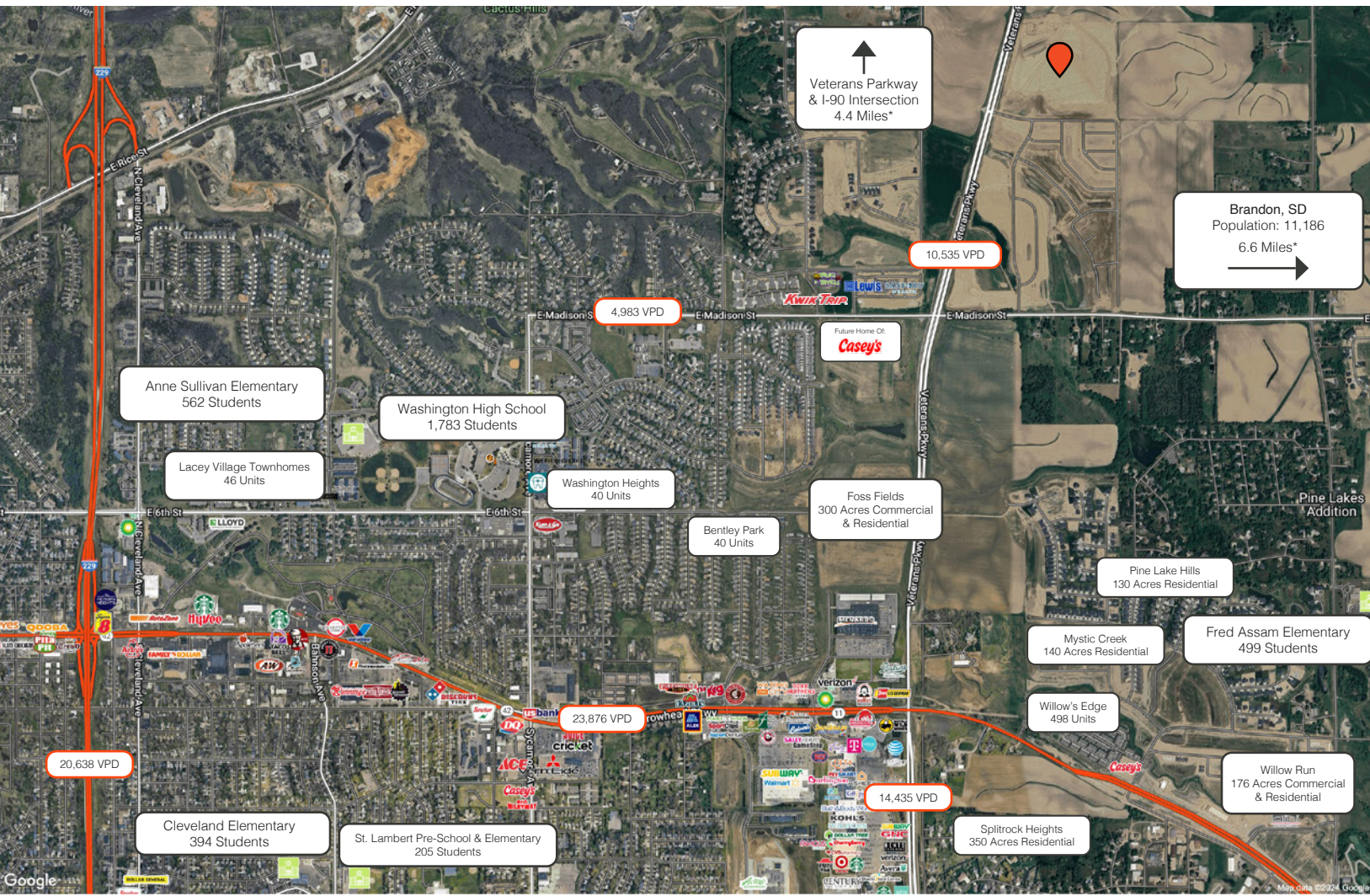


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# AREA MAP



\*Distance from subject site

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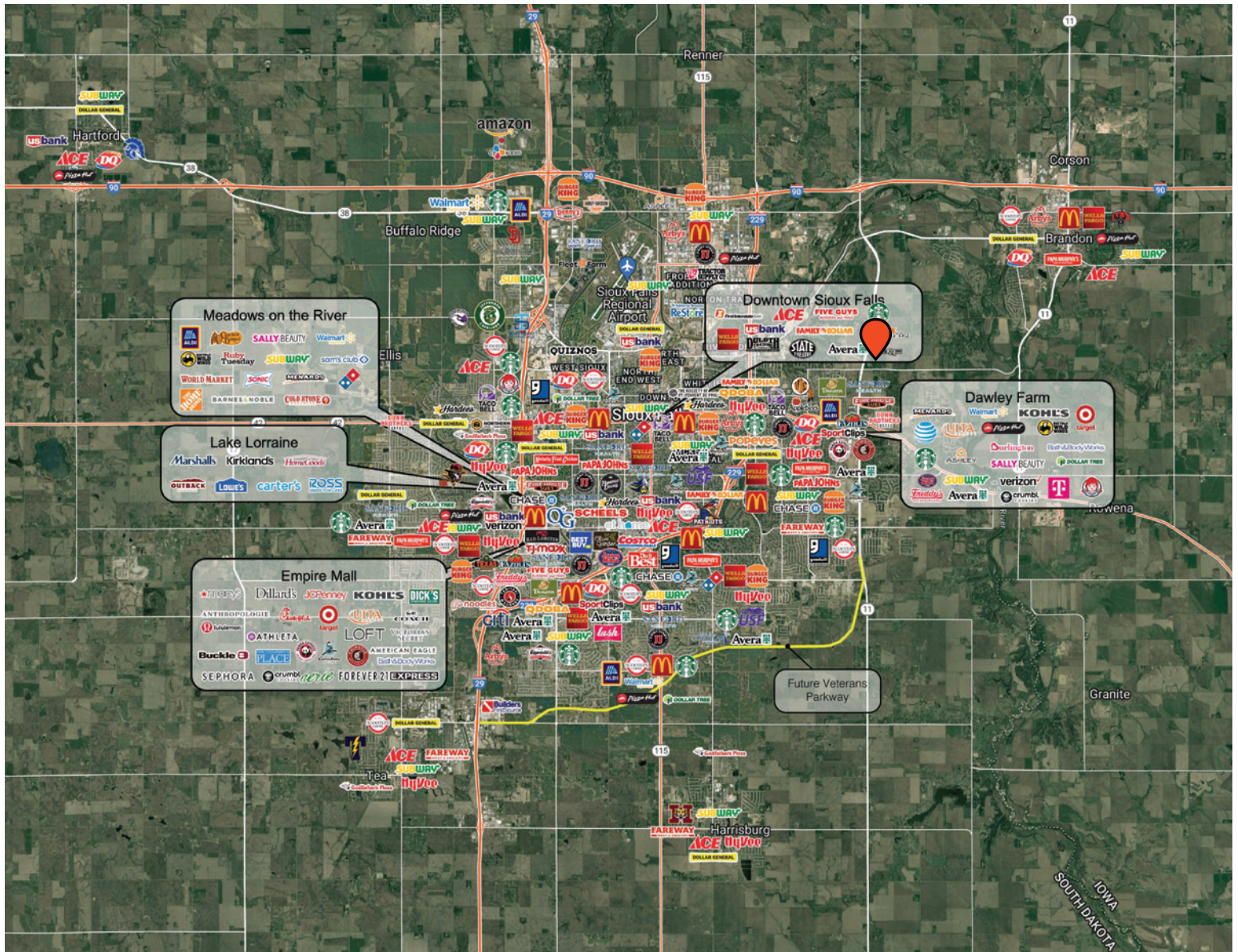


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## CITY MAP



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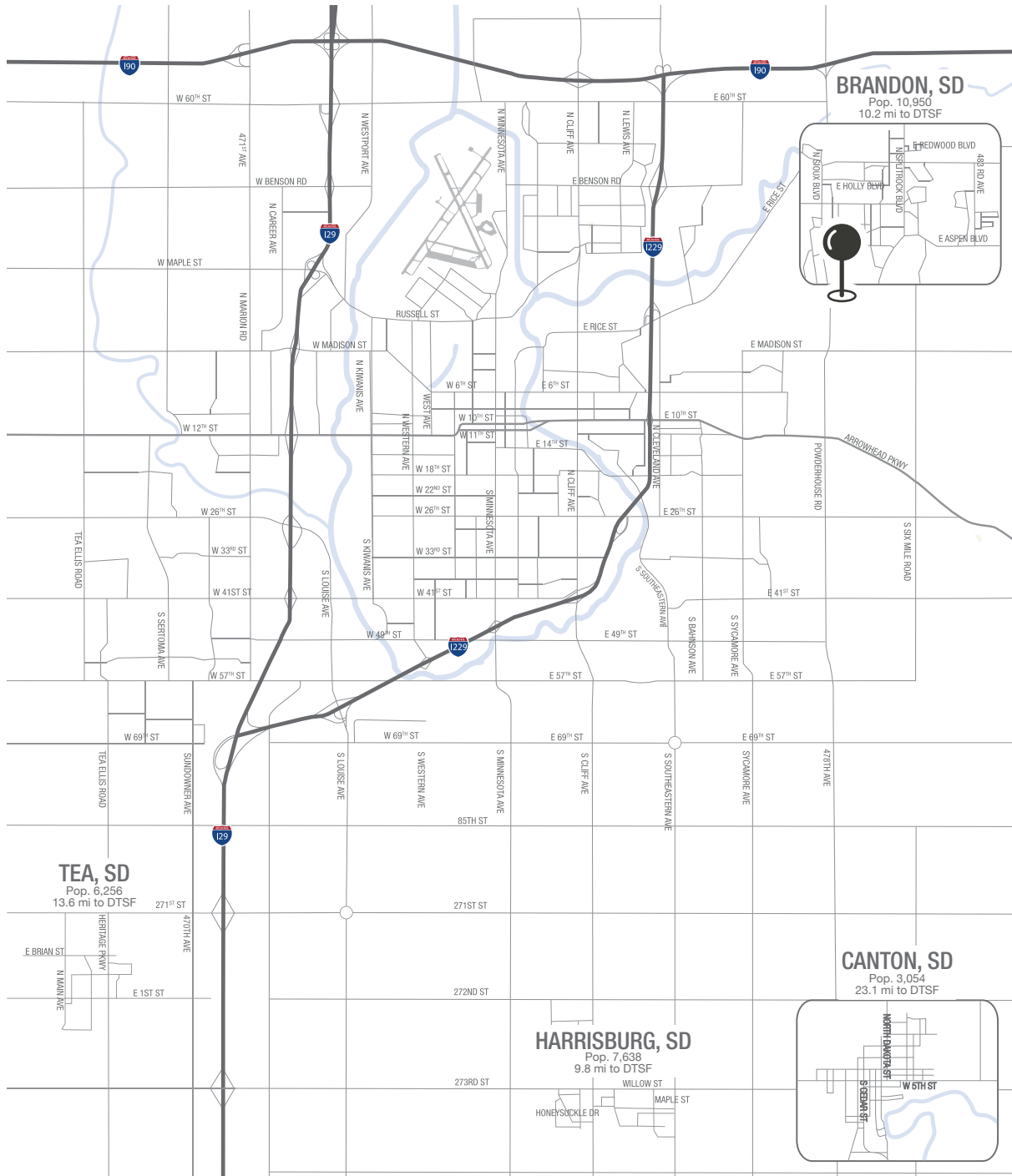


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### MSA MAP



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SIoux FALLS DEMOGRAPHICS

POPULATION PROJECTION		
Year	Sioux Falls	MSA
2024	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



SUMMARY PROFILE

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	402	23,544	76,239
2020 Total Population	565	29,659	90,805
2020 Group Quarters	0	221	2,976
2024 Total Population	701	33,736	98,730
2024 Group Quarters	0	221	2,976
2029 Total Population	780	36,608	105,204
2023-2028 Annual Rate	2.16%	1.65%	1.28%
2024 Total Daytime Population	408	24,674	106,837
Workers	95	9,755	64,056
Residents	313	14,919	42,781
Household Summary			
2010 Households	139	8,789	29,312
2010 Average Household Size	2.89	2.66	2.49
2020 Total Households	195	10,991	35,711
2020 Average Household Size	2.90	2.68	2.46
2024 Households	226	12,326	38,820
2024 Average Household Size	3.10	2.72	2.47
2029 Households	251	13,410	41,505
2029 Average Household Size	3.11	2.71	2.46
2023-2028 Annual Rate	2.12%	1.70%	1.35%
2010 Families	116	6,080	18,726
2010 Average Family Size	3.13	3.17	3.10
2024 Families	184	8,136	23,341
2024 Average Family Size	3.52	3.34	3.18
2029 Families	204	8,787	24,689
2029 Average Family Size	3.51	3.34	3.19
2023-2028 Annual Rate	2.09%	1.55%	1.13%
2024 Housing Units	230	13,384	41,739
Owner Occupied Housing Units	83.5%	59.2%	55.4%
Renter Occupied Housing Units	14.3%	32.9%	37.6%
Vacant Housing Units	1.7%	7.9%	7.0%
Median Household Income			
2024	\$118,728	\$85,982	\$78,360
2029	\$139,229	\$104,713	\$96,225
Median Age			
2010	41.9	34.0	35.5
2020	39.7	34.7	36.3
2024	39.3	34.9	36.5
2029	40.3	35.6	37.4
2024 Population by Sex			
Males	354	17,256	50,853
Females	347	16,480	47,877
2029 Population by Sex			
Males	393	18,568	53,697
Females	386	18,040	51,507
Data for all businesses in area			
Total Businesses:	1 mile14	3 miles758	5 miles4,199
Total Employees:	72	9,059	64,409

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