



6600 E PADDINGTON ST

LAND FOR SALE - SUBDIVIDABLE



Owned and Developed by:



6600 E Paddington St,
Sioux Falls, SD 57110



15.02 Acres +/-
subdividable



\$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 (7.6M annual visits), Menards, Chipotle, and Perkins.

DESCRIPTION

- Land is sub-dividable - contact Broker for more information
- Zoned: RA-3
- Rough-graded and build-ready
- Roadway infrastructure in-place
- Existing utilities to site
- Regional, off-site detention
- ~3.5 miles off I-90; ~1.8 miles to Arrowhead Parkway
- Neighboring tenants include T & T Granite & Quartz, Truks-n-Trykes, Sanford Health, Lewis Drug, Kwik Star, and many residential homes/apartments
- Located near from Dawley Farm Village, a large development with 40+ retailers, 750+ residential units, and thousands of employees
- In an area of above average income, with a median income of \$133,598 within a 1-mile radius

RAQUEL BLOUNT SIOR

605.728.9092 | raquel@lloydcompanies.com

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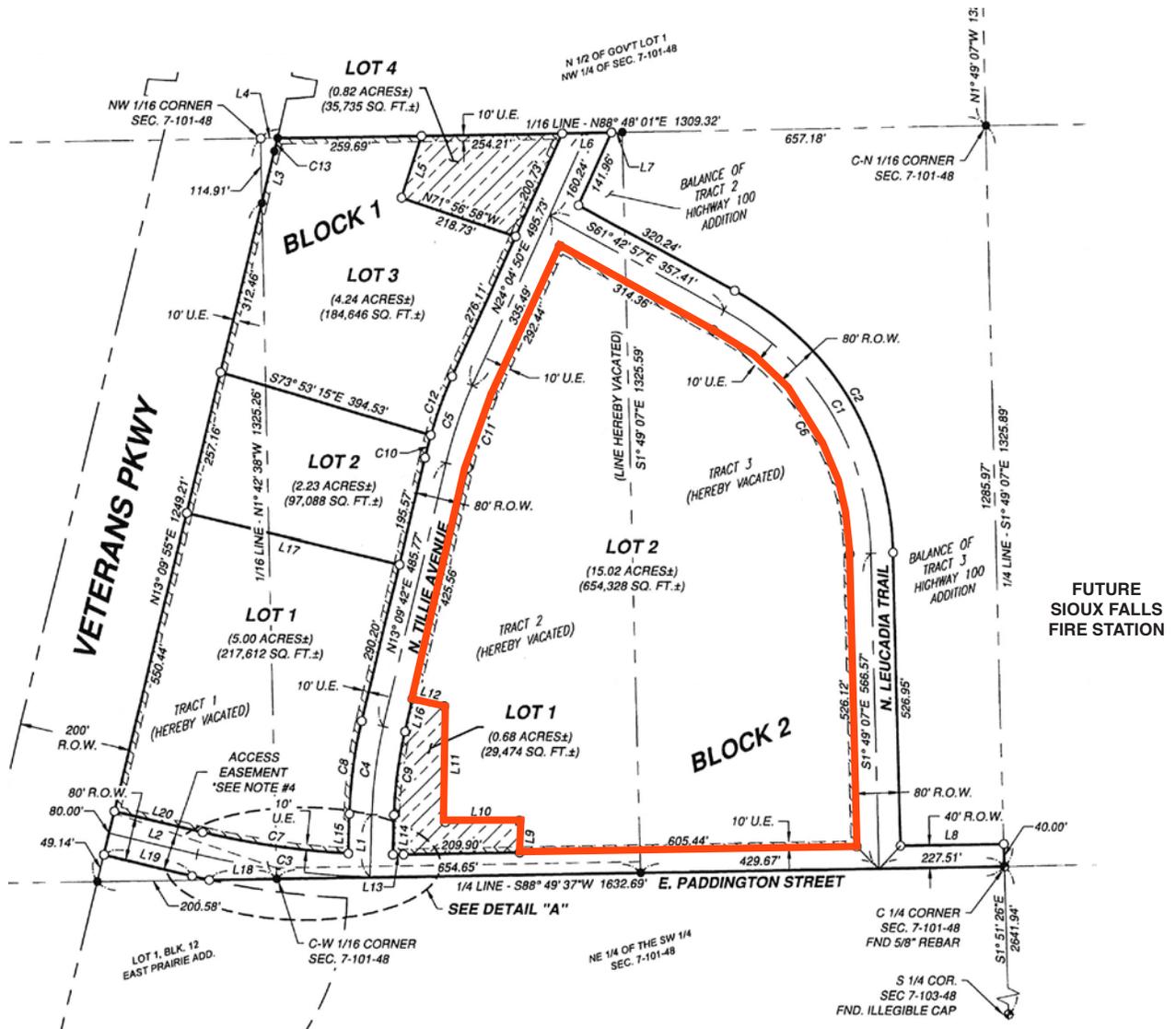
LAND COSTS

*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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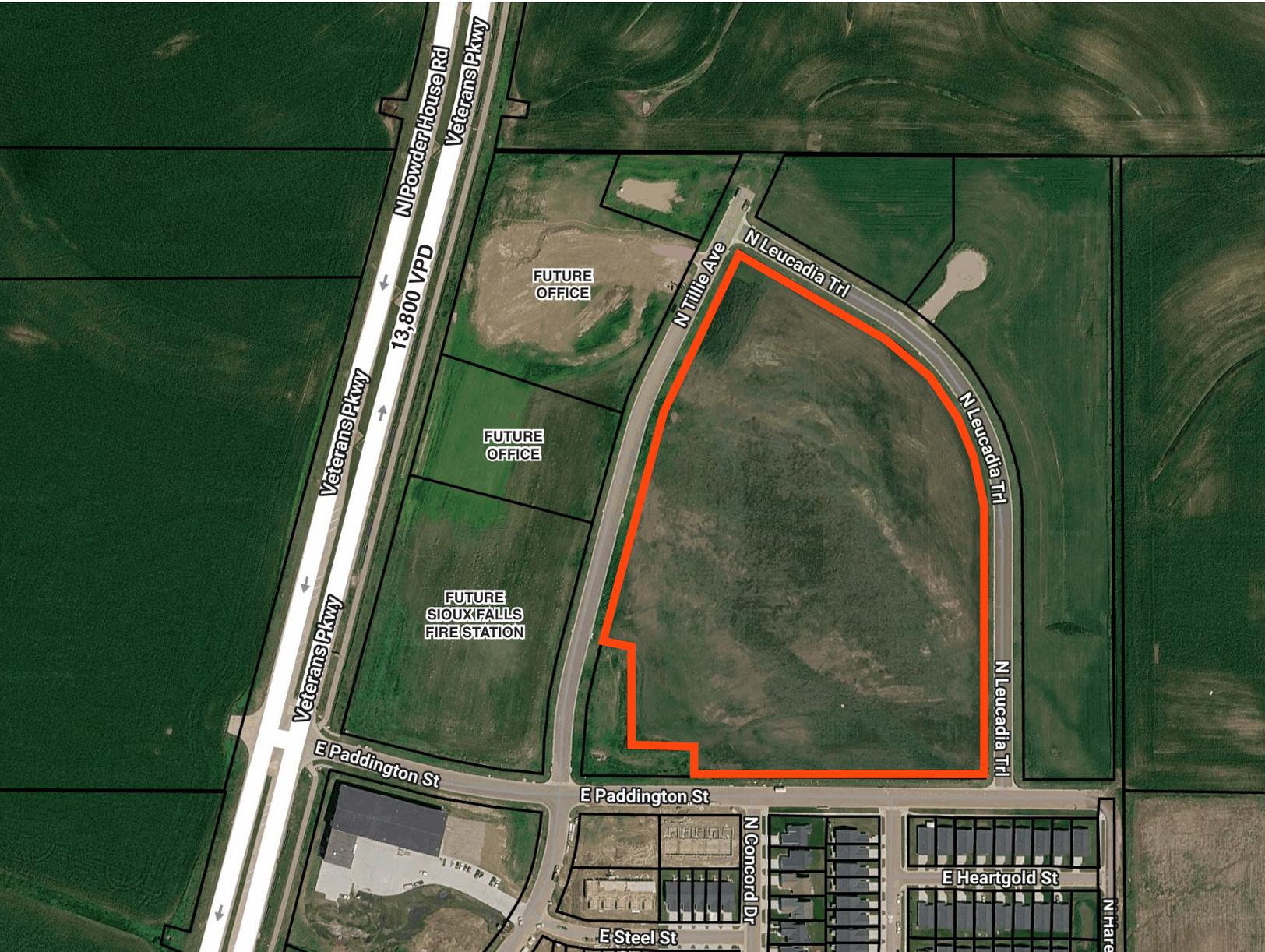
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PARCEL MAP

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LAND PHOTOS



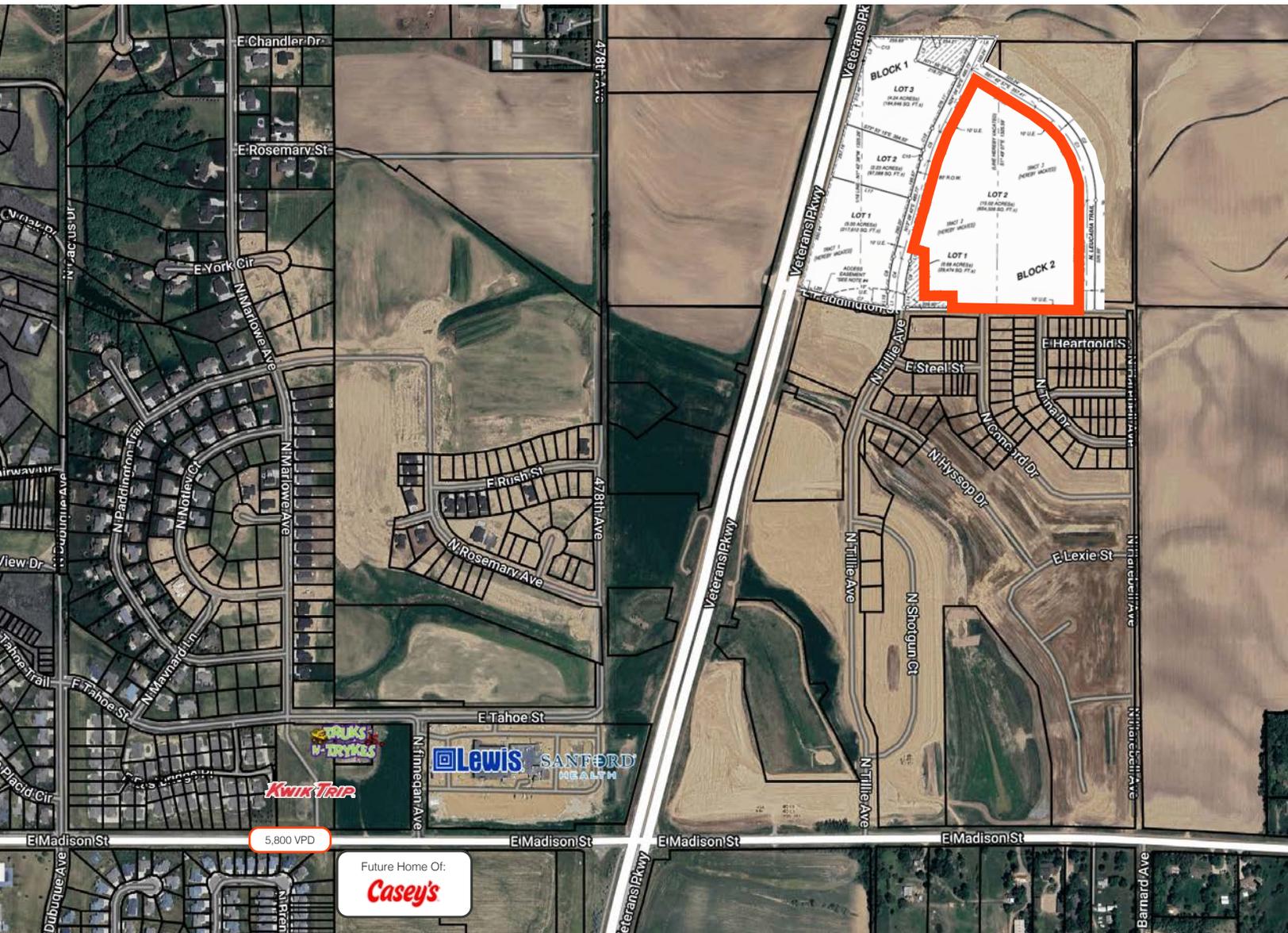
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SITE MAP



5,800 VPD

Future Home Of:
Casey's

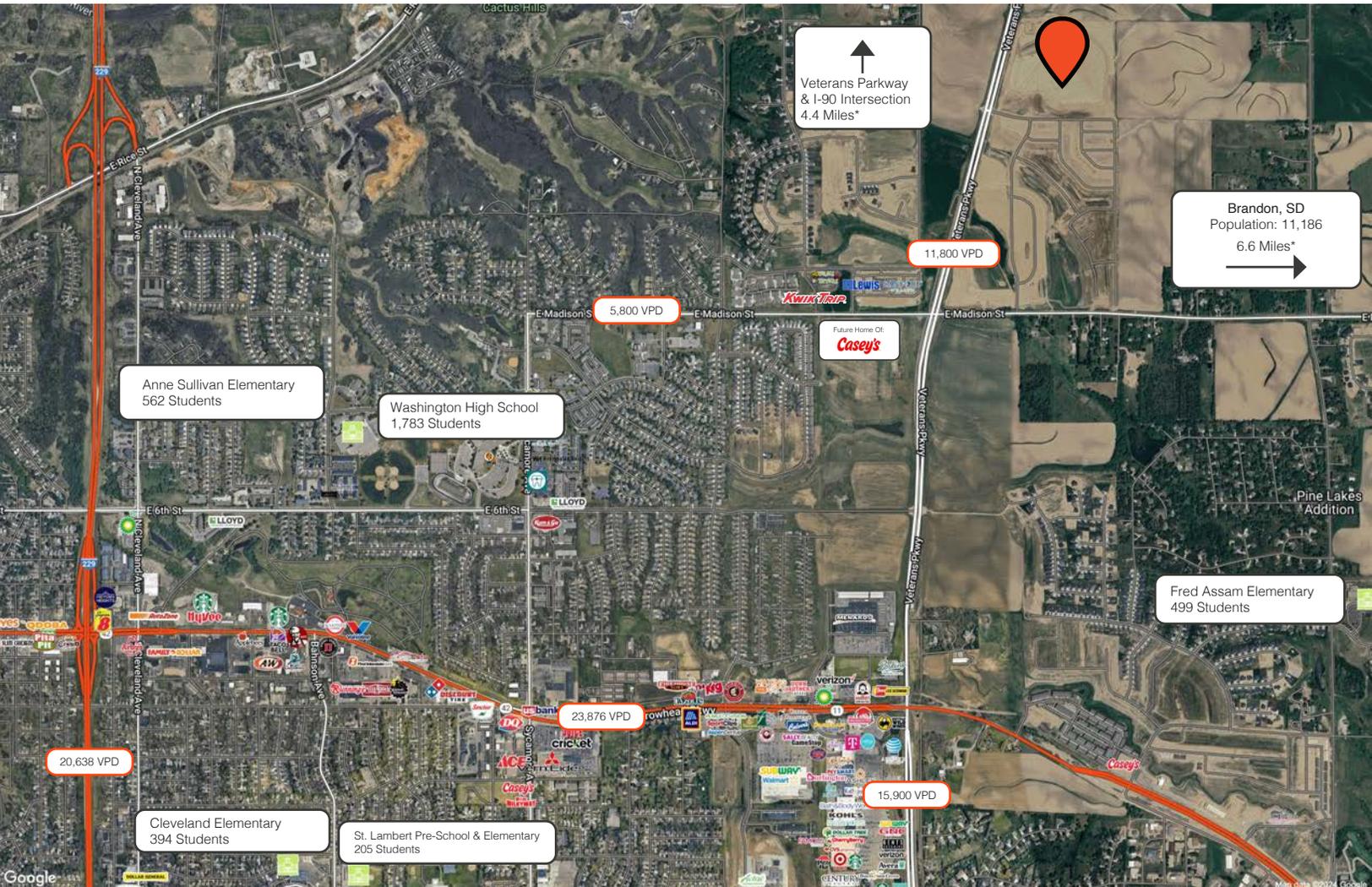
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AREA MAP



*Distance from subject site

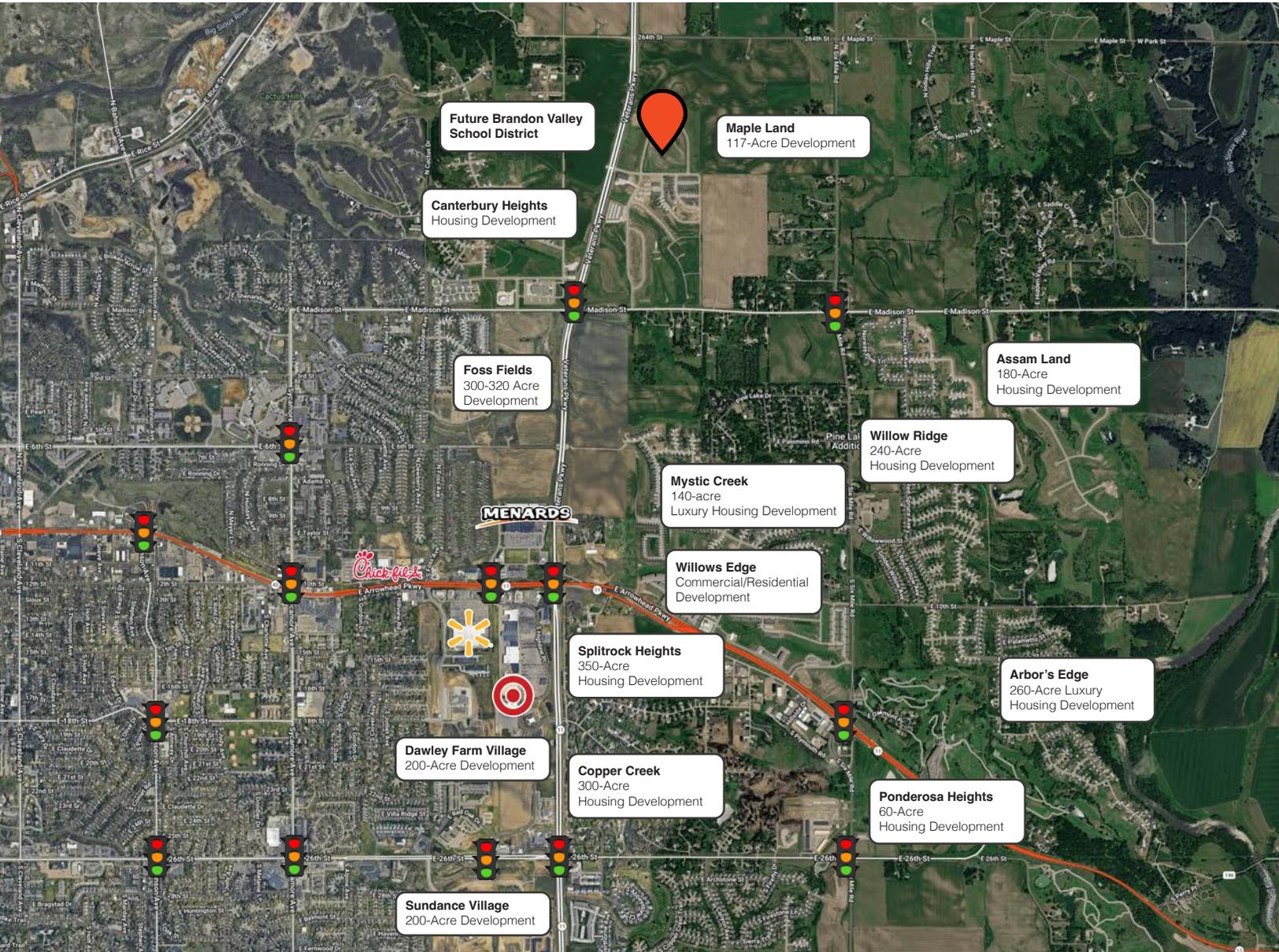
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AREA DEVELOPMENTS



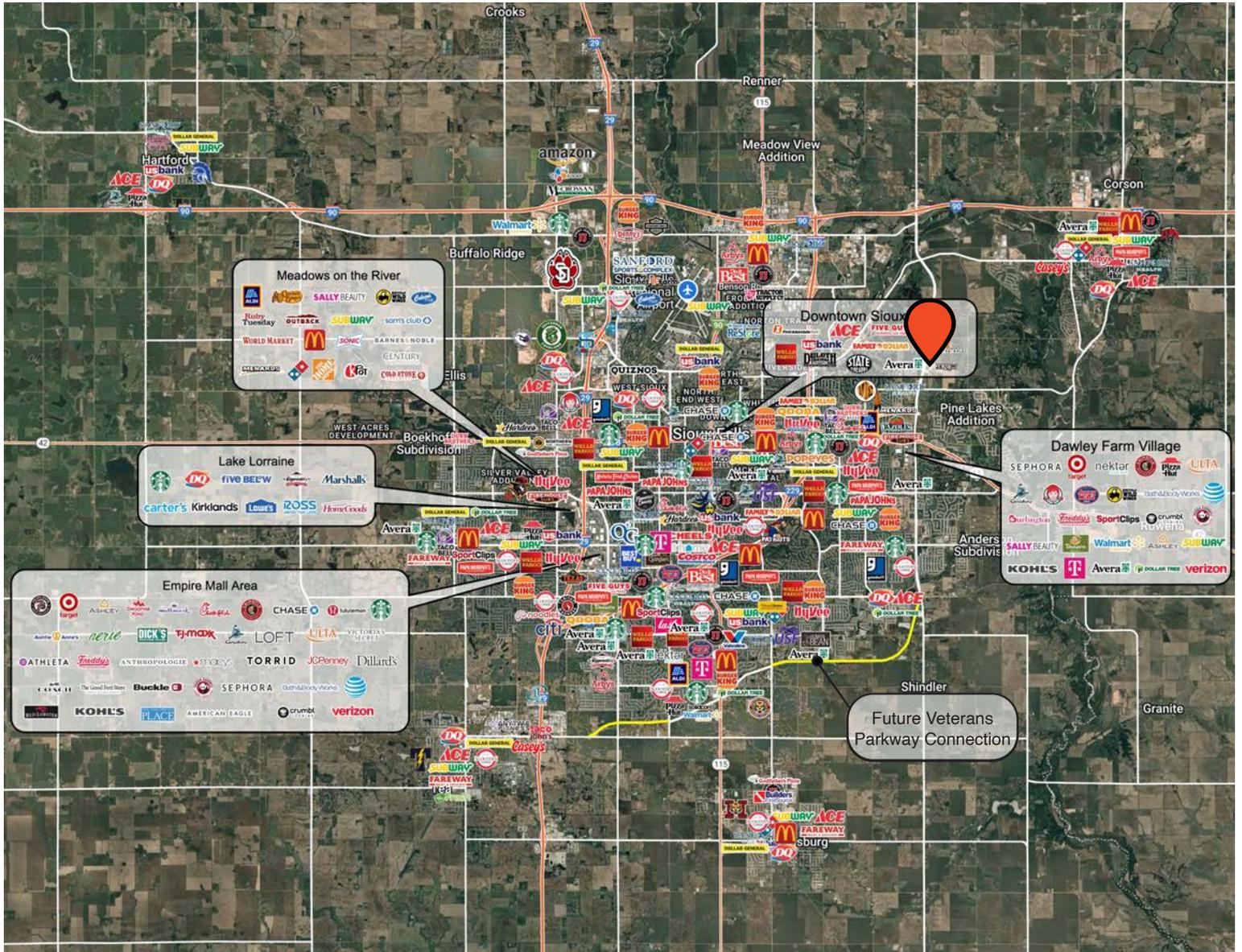
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CITY MAP



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Lloyd Companies Commercial Real Estate | 150 E. 4th Place Suite 600, Sioux Falls, SD 57104 | 605.323.2820
Find out more at LloydCompanies.com | Information deemed reliable, but not guaranteed.

SIoux FALLS DEMOGRAPHICS

POPULATION PROJECTION		
Year	Sioux Falls	MSA
2025	224,676*	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

SUMMARY PROFILE

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	402	23,689	76,865
2020 Total Population	565	29,956	91,435
2020 Group Quarters	0	221	3,001
2025 Total Population	889	33,675	100,404
2025 Group Quarters	0	222	3,008
2030 Total Population	980	36,164	107,214
2024-2029 Annual Rate	1.97%	1.44%	1.32%
2025 Total Daytime Population	518	24,958	110,051
Workers	131	10,128	66,366
Residents	387	14,830	43,685
Household Summary			
2010 Households	139	8,859	29,561
2010 Average Household Size	2.89	2.65	2.49
2020 Total Households	195	11,102	35,955
2020 Average Household Size	2.90	2.68	2.46
2025 Households	313	12,437	39,778
2025 Average Household Size	2.84	2.69	2.45
2030 Households	346	13,407	42,788
2030 Average Household Size	2.83	2.68	2.44
2024-2029 Annual Rate	2.02%	1.51%	1.47%
2010 Families	116	6,119	18,899
2010 Average Family Size	3.13	3.17	3.10
2025 Families	255	8,149	23,953
2025 Average Family Size	3.22	3.32	3.16
2030 Families	279	8,724	25,497
2030 Average Family Size	3.23	3.32	3.16
2024-2029 Annual Rate	1.82%	1.37%	1.26%
2025 Housing Units	321	13,508	43,259
Owner Occupied Housing Units	85.4%	59.1%	55.1%
Renter Occupied Housing Units	12.1%	32.9%	36.9%
Vacant Housing Units	2.5%	7.9%	8.0%
2025 Population 25+ by Educational Attainment			
Total	607	21,685	67,466
Less than 9th Grade	2.8%	4.7%	2.6%
9th - 12th Grade, No Diploma	1.8%	3.6%	3.6%
High School Graduate	14.8%	23.5%	20.9%
GED/Alternative Credential	0.0%	2.9%	4.3%
Some College, No Degree	12.9%	18.9%	18.9%
Associate Degree	16.3%	12.3%	11.3%
Bachelor's Degree	36.7%	23.3%	26.6%
Graduate/Professional Degree	14.7%	10.9%	11.7%
Median Household Income			
2025	\$133,598	\$83,971	\$77,075
2030	\$152,841	\$100,196	\$89,322
Median Age			
2010	41.9	34.0	35.6
2020	39.7	34.6	36.4
2025	41.5	35.4	37.1
2030	42.7	36.0	37.9
2025 Population by Sex			
Males	447	17,186	51,482
Females	442	16,489	48,922
2030 Population by Sex			
Males	493	18,439	54,690
Females	487	17,725	52,524
Data for all businesses in area			
	1 mile	3 miles	5 miles
Total Businesses:	14	806	4,301
Total Employees:	68	9,278	63,063