



6600 E PADDINGTON ST

LAND FOR SALE - SUBDIVIDABLE



Owned and Developed by:



6600 E Paddington St,
Sioux Falls, SD 57110



15.02 Acres +/-



\$7.95 / 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, and many residential homes/apartments
- Located near from Dawley Farm Village, a large development with over 30 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

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.

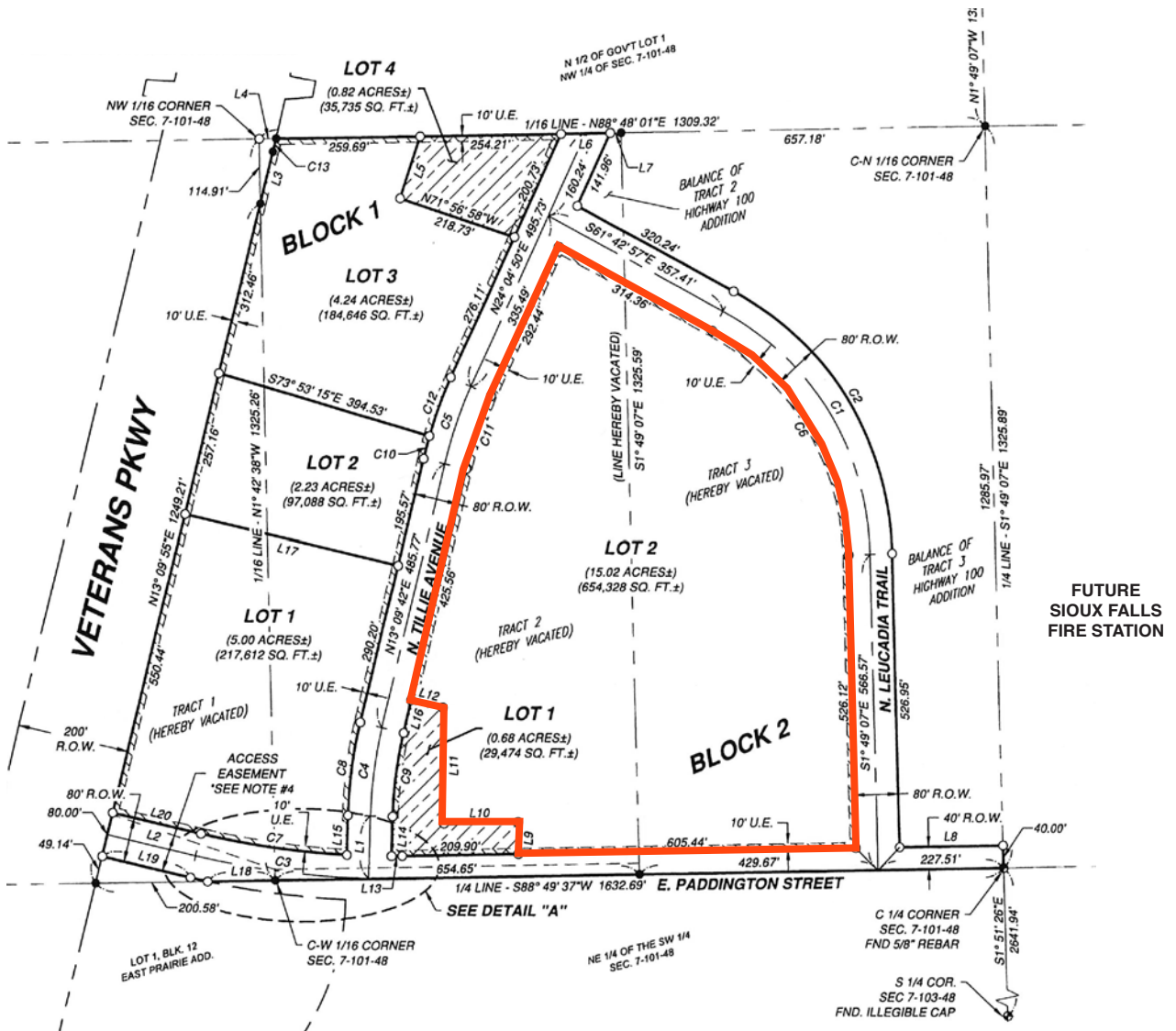
LAND COSTS

*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	\$7.95 / SF	\$5,201,907.60

LAND PLAT

Concept only; subject to change



RAQUEL BLOUNT, SIOR 605.728.9092 | raquel@lloydcompanies.com

6600 E PADDINGTON ST

LAND FOR SALE



PARCEL MAP

Concept only; subject to change



RAQUEL BLOUNT, SIOR 605.728.9092 | raquel@lloydcompanies.com

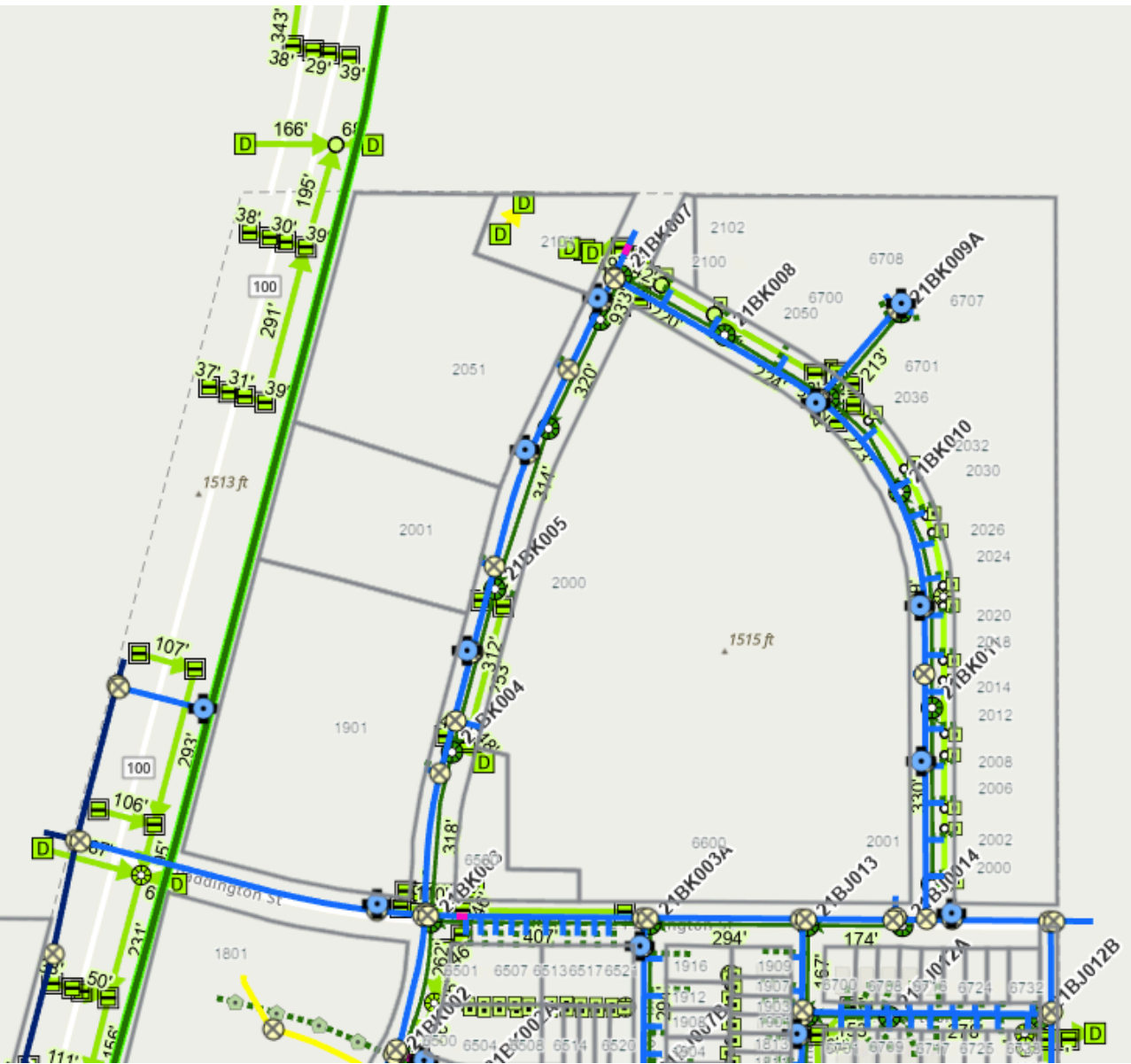
6600 E PADDINGTON ST

LAND FOR SALE



UTILITY MAP

Concept only; subject to change



RAQUEL BLOUNT, SIOR 605.728.9092 | 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 | Information deemed reliable, but not guaranteed.

6600 E PADDINGTON ST

LAND FOR SALE



LAND PHOTOS



RAQUEL BLOUNT, SIOR 605.728.9092 | raquel@lloydcompanies.com

6600 E PADDINGTON ST

LAND FOR SALE



SITE MAP



RAQUEL BLOUNT, SIOR | 605.728.9092 | raquel@lloydcompanies.com

6600 E PADDINGTON ST

LAND FOR SALE



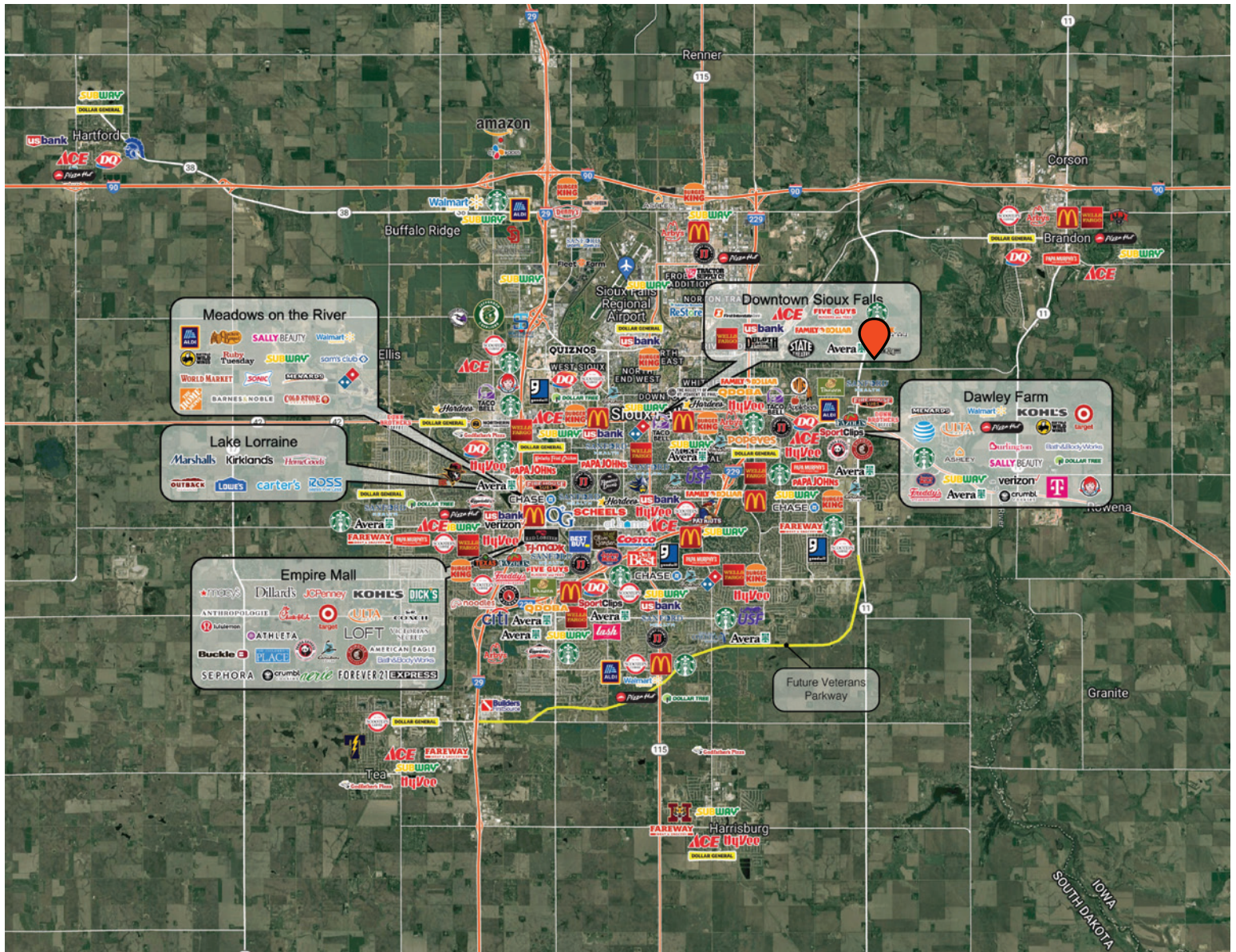
AREA MAP



*Distance from subject site

RAQUEL BLOUNT, SIOR 605.728.9092 | raquel@lloydcompanies.com

CITY MAP



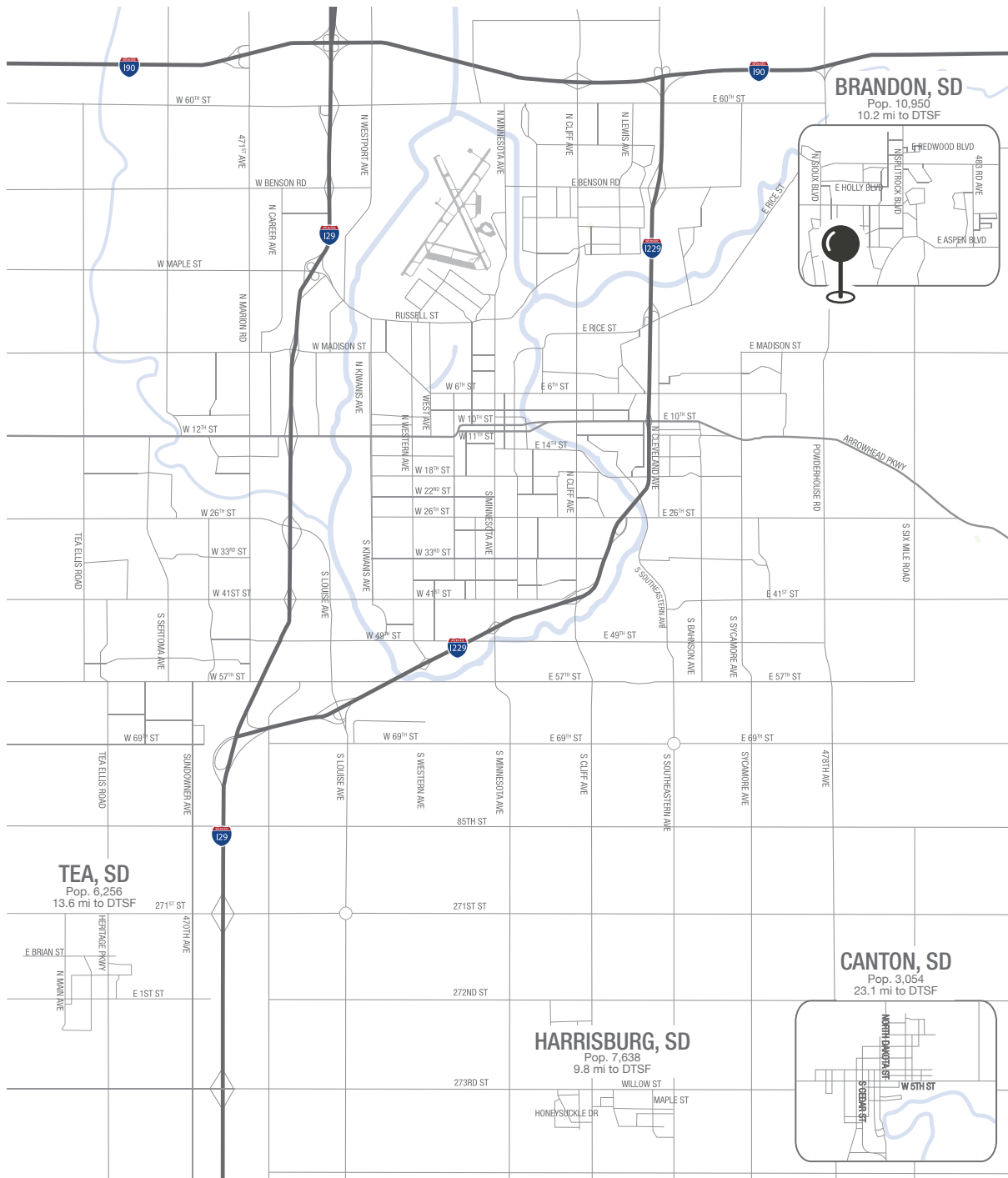
RAQUEL BLOUNT, SIOR 605.728.9092 | raquel@lloydcompanies.com

6600 E PADDINGTON ST

LAND FOR SALE



MSA MAP



RAQUEL BLOUNT, SIOR 605.728.9092 | raquel@lloydcompanies.com

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:	14	758	4,199
Total Employees:	72	9,059	64,409

RAQUEL BLOUNT, SIOR 605.728.9092 | raquel@lloydcompanies.com

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

Property details contained herein are intended for general informational purposes only. Lloyd Real Estate, LLC has not independently verified any of the information that it has been provided and makes no representation or warranty of any kind as to its accuracy or completeness. Use this information at your own discretion, and always consult with qualified professionals or experts in the relevant field for specific guidance. Nothing contained herein shall be deemed to constitute legal, financial, or professional advice.