



SUNSET BLVD CONDOS/WAREHOUSE



46984 SUNSET BOULEVARD | SIOUX FALLS, SD

FOR SALE | OWNER-OCCUPANT INVESTMENT

Opportunity for an owner occupant investor to acquire a prime condo/warehouse property located just outside the city limits of Tea, South Dakota, a rapidly growing community known for its strong industrial base and above average income levels. Just minutes from Sioux Falls, SD, Tea offers the benefits of proximity to a large city while maintaining its small-town charm. With a population growth rate of 2.83%, well above the national average, and a welcoming atmosphere, Tea has become a sought-out location for businesses. The sale includes Condos C & D, which each feature 14'x14' front doors, 14'x12' rear doors, 14'x16' office spaces, 16' side walls, and half baths. The units are equipped with forced heat/cooling in the office and radiant heat in the warehouse, making them ideal for a variety of uses. Situated less than a mile from the Bakker Landing Development, where the top Casey's in South Dakota ranks in the 99th percentile nationwide for visits, this property boasts exceptional accessibility with its proximity to future Veterans Parkway, I-29, and I-229, making it a prime investment opportunity.

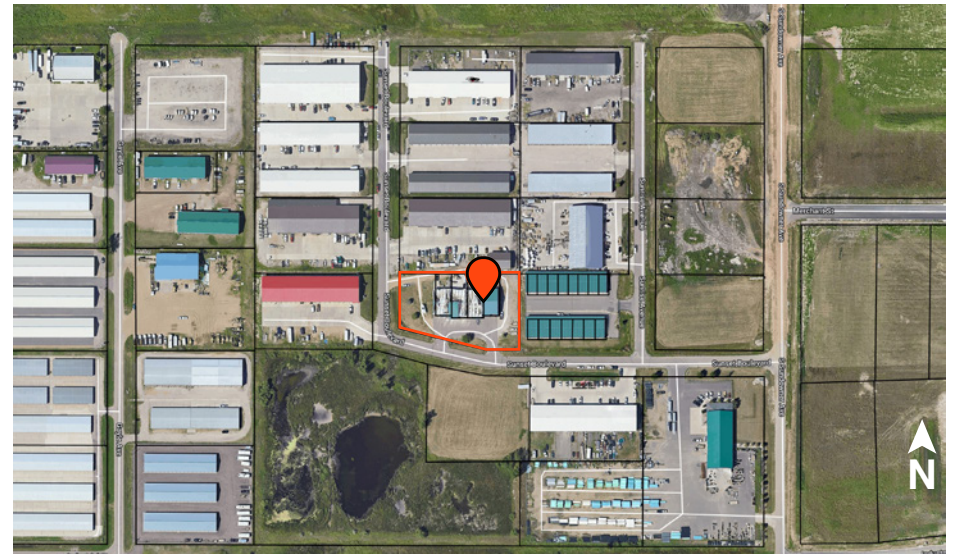
QUICK FACTS

- **Address:**
46984 Sunset Boulevard, Sioux Falls, SD 57106
- **Pricing (Condos C & D):**
\$550,000
- **Price / SF:**
\$97.93
- **Year Built:**
2008
- **Total Available Square Feet (combined):**
5,616 SF +/-
- **Condo C (In-Line):**
3,216 SF +/- (Building) | 4,356 SF +/- (Land)
- **Condo D (Endcap):**
2,400 SF +/- (Building) | 4,356 SF +/- (Land)
- **Site Size:**
0.2 Acres +/- (8,712 SF +/-)
- **Condo C Real Estate Taxes:**
\$1,422.00 (2023 Taxes payable in 2024)
- **Condo D Real Estate Taxes:**
\$1,098.00 (2023 Taxes payable in 2024)
- **Total Real Estate Taxes:**
\$2,520.00 (2023 Taxes payable in 2024)
- **Zoning:**
I-1 Light Industrial

SCOTT BLOUNT

Broker Associate

605.231.1882 | 150 E. 4th Place, Ste. 600, Sioux Falls, SD 57104



SUMMARY



OWNER OCCUPANT/INVESTMENT - CONDOS/WAREHOUSE | 46984 SUNSET BLVD | SIOUX FALLS, SD



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INTERIOR | CONDO C



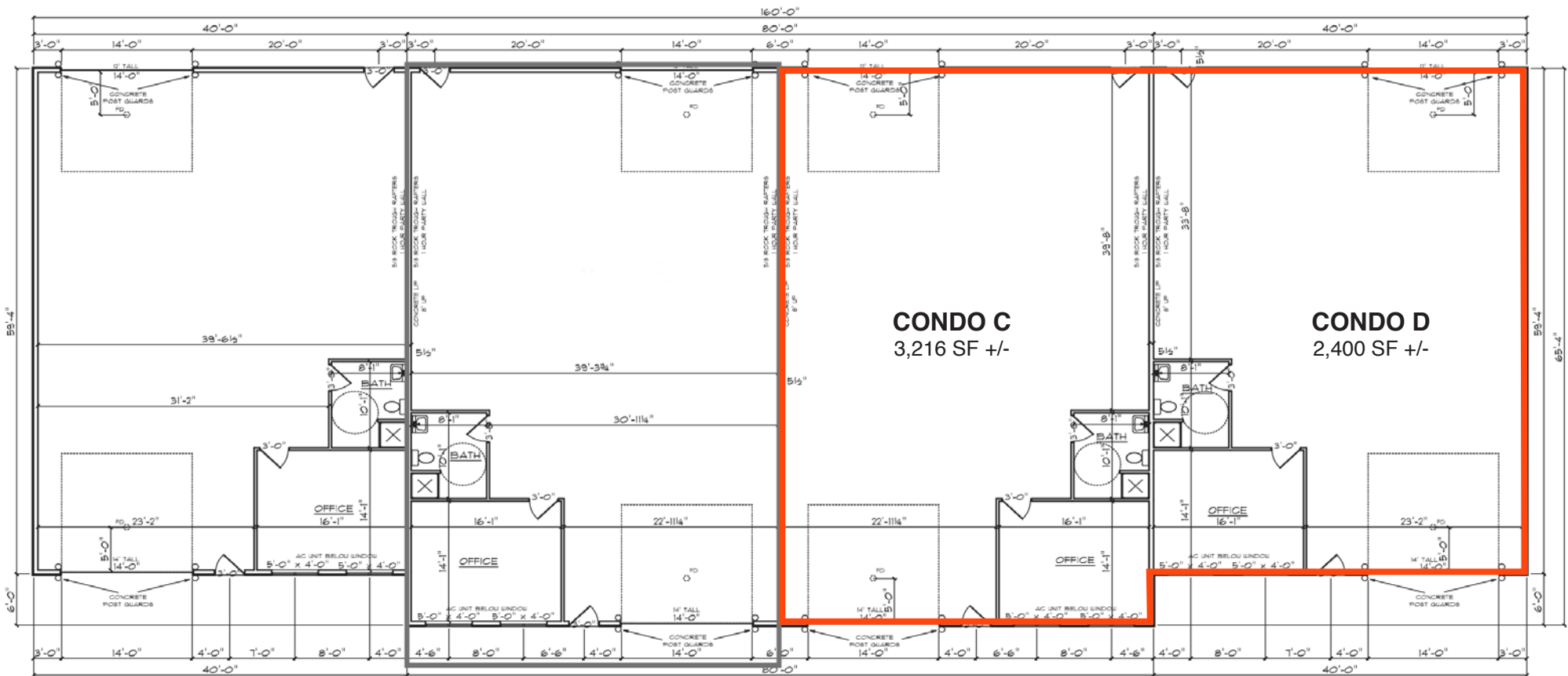
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INTERIOR | CONDO D



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EXTERIOR



CONDO C
3,216 SF +/-

CONDO D
2,400 SF +/-

MAIN FLOOR PLAN

CONDO NOTES

- 16' sidewalls
- Concrete post guards
- 6" concrete floor
- Floor drains
- 300 AMP service
- Bay lights
- Tube heat 175 btu
- 14' x 14' front door
- 14' x 12' rear door
- 14' x 16' office
- Half Bath
- Window A/C (office)
- Forced air: heat/cooling (office)
- Radiant heat (warehouse)



FLOOR PLAN





PARCEL



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SIoux FALLS DEMOGRAPHICS

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.

POPULATION PROJECTION		
Year	Sioux Falls	MSA
2024	213,891	311,500
2029	230,570	336,494

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

SANFORD
HEALTH
10,750

Avera
8,298

SIoux FALLS
SCHOOL DISTRICT
3,688

Smithfield
3,600

HyVee
EMPLOYEE OWNED
2,939

amazon
2,505

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	56	23,738	59,541
2020 Total Population	76	32,685	78,378
2020 Group Quarters	0	77	854
2024 Total Population	82	36,698	86,839
2024 Group Quarters	0	78	857
2029 Total Population	93	40,772	94,397
2023-2028 Annual Rate	2.55%	2.13%	1.68%
2024 Total Daytime Population	1,312	30,149	84,488
Workers	1,278	13,911	45,839
Residents	34	16,238	38,649
Household Summary			
2010 Households	17	9,162	23,954
2010 Average Household Size	3.29	2.59	2.45
2020 Total Households	22	12,421	31,559
2020 Average Household Size	3.45	2.63	2.46
2024 Households	27	13,541	34,418
2024 Average Household Size	3.04	2.70	2.50
2029 Households	30	14,779	37,019
2029 Average Household Size	3.10	2.75	2.53
2023-2028 Annual Rate	2.13%	1.77%	1.47%
2010 Families	14	6,271	15,364
2010 Average Family Size	3.57	3.08	3.01
2024 Families	21	8,813	21,198
2024 Average Family Size	3.43	3.27	3.17
2029 Families	23	9,528	22,631
2029 Average Family Size	3.52	3.34	3.22
2023-2028 Annual Rate	1.84%	1.57%	1.32%
2024 Housing Units	27	14,184	36,459
Owner Occupied Housing Units	81.5%	63.0%	58.3%
Renter Occupied Housing Units	18.5%	32.5%	36.1%
Vacant Housing Units	0.0%	4.5%	5.6%
Median Household Income			
2024	\$115,757	\$84,133	\$83,978
2029	\$125,652	\$95,123	\$99,332
Median Age			
2010	33.8	30.0	32.9
2020	35.0	32.5	35.2
2024	34.0	33.3	35.5
2029	35.0	34.7	36.7
2024 Population by Sex			
Males	43	18,369	42,868
Females	39	18,329	43,971
2029 Population by Sex			
Males	48	20,211	46,252
Females	45	20,562	48,146
Data for all businesses in area			
	1 mile	3 miles	5 miles
Total Businesses:	185	949	3,690
Total Employees:	1,469	12,247	46,644

SUMMARY PROFILE



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CONTACT INFO



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