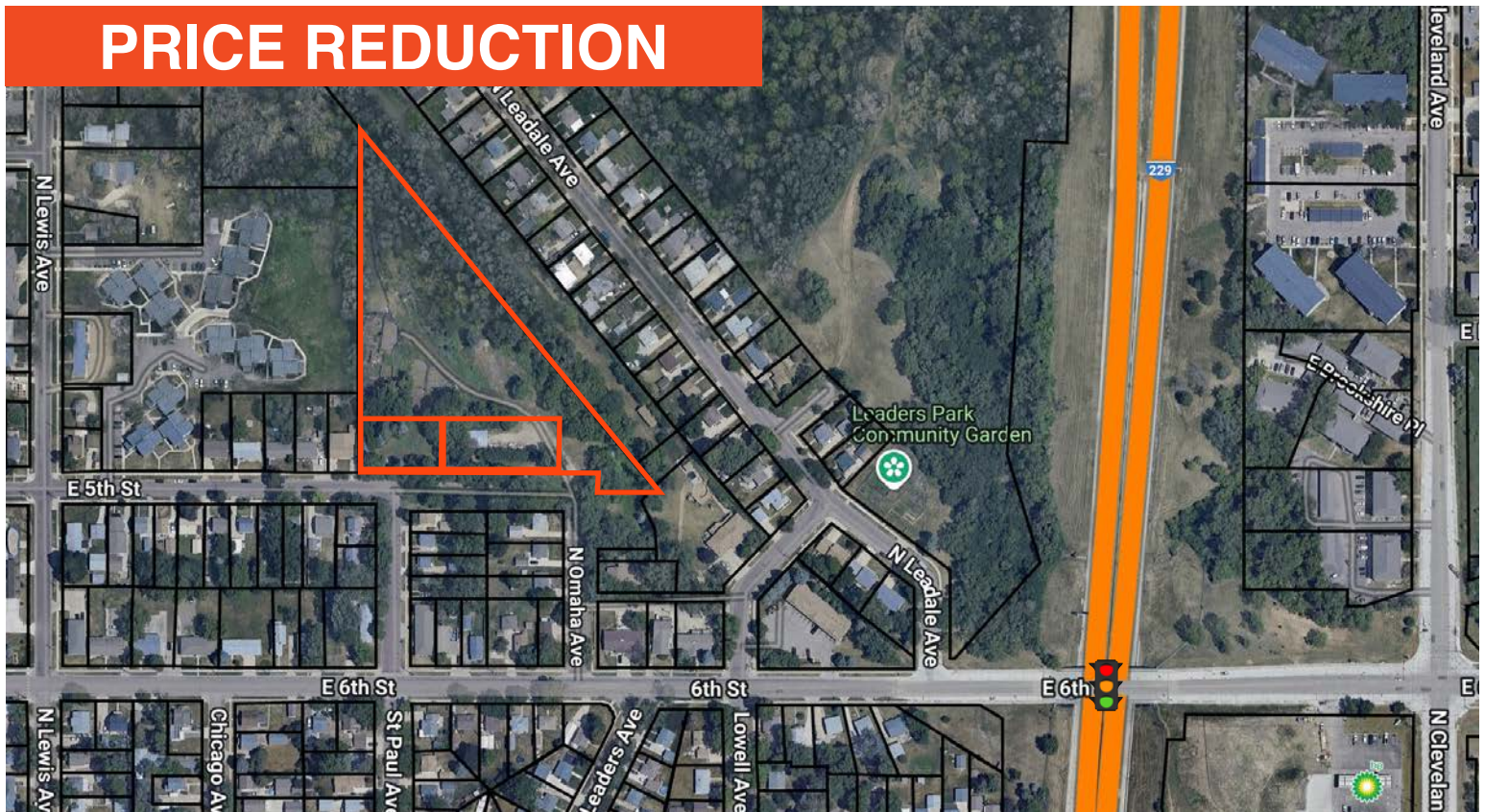


PRICE REDUCTION



5TH STREET LAND

LAND FOR SALE



2100 - 2300 E 5th St
Sioux Falls, SD 57103



5.42 Acres +/-



\$2.11 / SF

LOCATION

Positioned along 5th Street, just 0.3 miles from I-229 and 1 block from 6th Street, this land sits in a lively residential area. It is approximately 0.6 miles from the I-229/10th Street intersection and just 1.5 miles from downtown.

DESCRIPTION

- See page 2 for zoning details
- Dense residential area with 6,215 housing units within a 1-mile radius, a median age of 34.7, and 65.6% of households occupied by two or more residents
- Near Anne Sullivan Elementary, Terry Redlin Elementary, Eugene Field Elementary, & Washington High School for a combined total of 3,223 students (2023-2024)
- Adjacent to Leaders Park, complete with a community garden, and Meldrum Park
- Conveniently located 1 mile from Hy-Vee, with nearby attractions including Eastway Bowling, Pizza Ranch, and Barb Iverson Skate Park
- 1.8 miles from the Avera McKennan Campus and 3.0 miles from the Sanford Health Campus, offering easy access to major healthcare facilities

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Find out more at LloydCompanies.com | Information deemed reliable, but not guaranteed.

LAND COSTS

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

Zoning	Size (Acres)	Size (SF)	Asking Price	Total Asking Price
See Parcel Map	5.42 Acres +/-	236,096 SF +/-	\$2.11 / SF	\$498,162.56

PARCEL MAP



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5TH STREET LAND

LAND FOR SALE



PHOTOS

*Boundaries are used for visualization purposes and should only be used as such.



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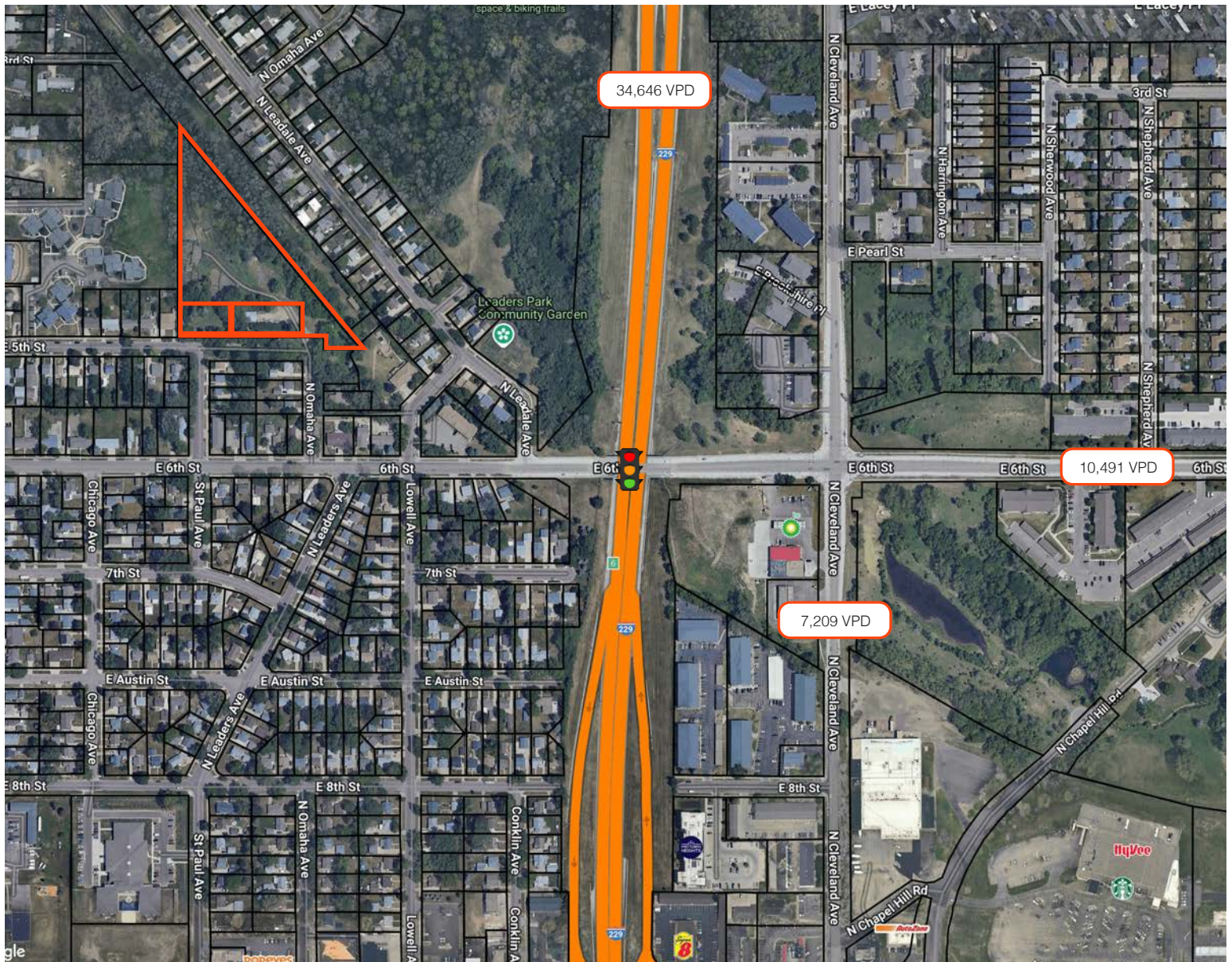
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5TH STREET LAND

LAND FOR SALE



SITE MAP



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5TH STREET LAND

LAND FOR SALE



AREA MAP



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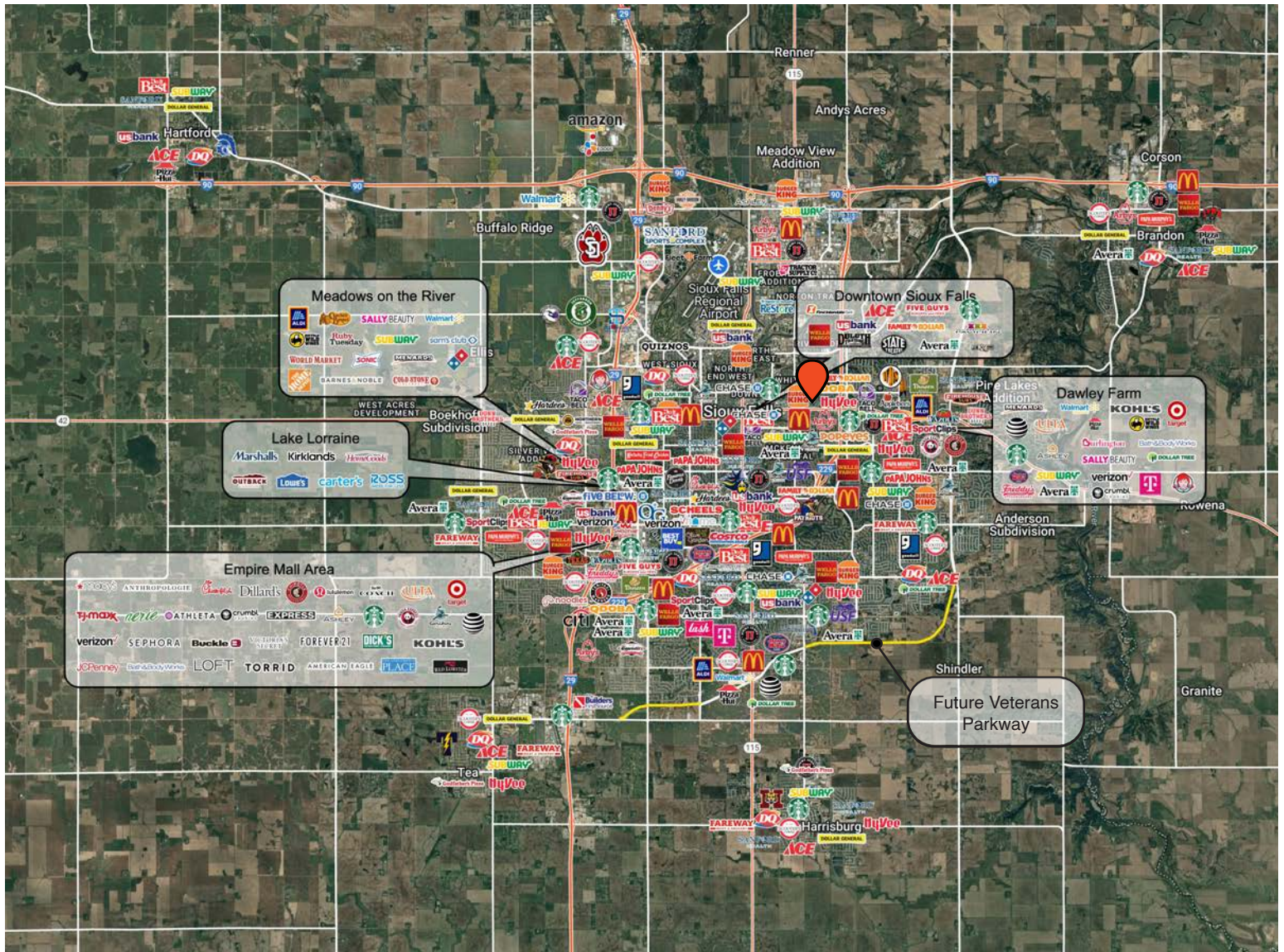
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5TH STREET LAND

LAND FOR SALE



CITY MAP



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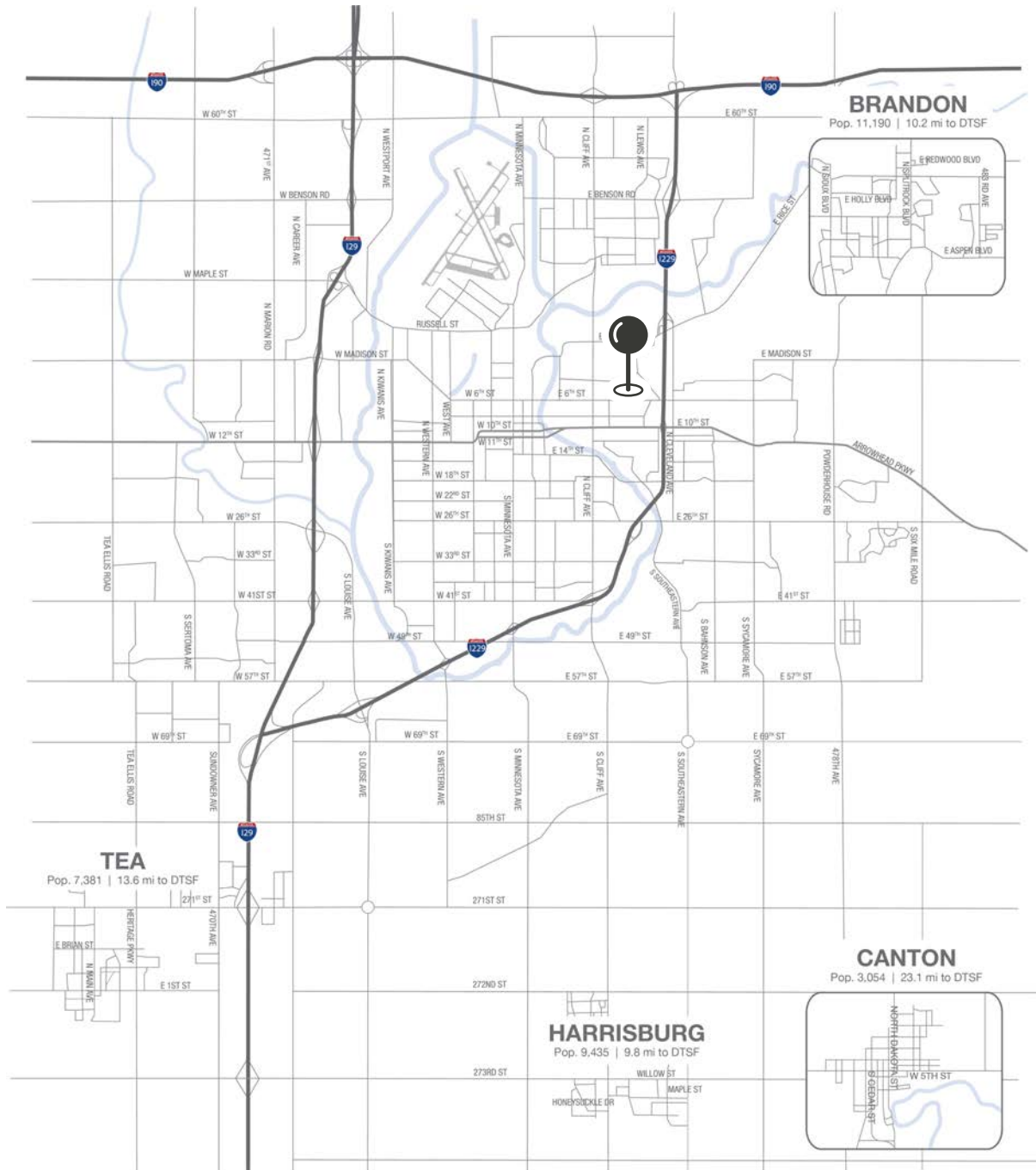
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5TH STREET LAND

LAND FOR SALE



MSA MAP



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SIoux FALLS DEMOGRAPHICS

POPULATION PROJECTION		
Year	Sioux Falls	MSA
2025	219,588*	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)

2.2M

of Visitors to Sioux Falls in 2023

1.4%

Minnehaha Unemployment Rate
(September 2024)



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

MARKET PROFILE

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	12,994	72,823	114,371
2020 Total Population	13,327	76,308	135,037
2020 Group Quarters	138	3,437	4,448
2024 Total Population	14,063	81,153	147,521
2024 Group Quarters	138	3,437	4,445
2029 Total Population	15,093	85,346	158,665
2023-2028 Annual Rate	1.42%	1.01%	1.47%
2024 Total Daytime Population	10,721	107,551	185,077
Workers	4,324	72,759	120,172
Residents	6,397	34,792	64,905
Household Summary			
2010 Households	5,163	28,986	46,159
2010 Average Household Size	2.41	2.37	2.36
2020 Total Households	5,498	30,990	55,812
2020 Average Household Size	2.40	2.35	2.34
2024 Households	5,824	32,956	60,922
2024 Average Household Size	2.39	2.36	2.35
2029 Households	6,289	34,839	65,549
2029 Average Household Size	2.38	2.35	2.35
2023-2028 Annual Rate	1.55%	1.12%	1.47%
2010 Families	3,033	16,690	27,353
2010 Average Family Size	3.07	3.05	3.00
2024 Families	3,092	17,665	34,128
2024 Average Family Size	3.18	3.16	3.11
2029 Families	3,279	18,440	36,411
2029 Average Family Size	3.19	3.16	3.13
2023-2028 Annual Rate	1.18%	0.86%	1.30%
2024 Housing Units	6,215	35,358	65,844
Owner Occupied Housing Units	52.4%	50.9%	52.5%
Renter Occupied Housing Units	41.3%	42.3%	40.0%
Vacant Housing Units	6.3%	6.8%	7.5%
Median Household Income			
2024	\$59,666	\$64,085	\$71,260
2029	\$67,172	\$74,274	\$84,165
Median Age			
2010	33.7	34.0	34.9
2020	34.2	35.6	36.2
2024	34.7	36.1	36.5
2029	35.9	37.3	37.6
2024 Population by Sex			
Males	7,355	42,135	74,914
Females	6,708	39,018	72,607
2029 Population by Sex			
Males	7,805	43,853	79,858
Females	7,289	41,493	78,807
Data for all businesses in area			
Total Businesses:	397	4,391	7,928
Total Employees:	6,574	74,060	124,812

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