



THE PETERSON LAND

LAND FOR SALE



3108 S. Carolyn Ave,
Sioux Falls, SD 57106



1.52 Acres +/-
(66,277 SF +/-)



\$662,770
(\$10.00 / SF)

LOCATION

Commercial land located within the Meadows on the River development, near the 41st Street & Louise Avenue intersection. With access via S Shirley Avenue or Louise Avenue, the site benefits from strong connectivity, positioned just off the newly constructed diverging diamond at I-29 and 41st Street.

DESCRIPTION

- Zoned: C-4 Commercial
- RE Taxes: \$8,009.90 (2024 Taxes payable in 2025)
- Potential to expand parcel - contact Broker
- The Meadows on the River development is anchored by Sam's Club, Walmart, The Home Depot, and Menards, attracting 13.9M visits in 2024
- Neighboring businesses include South Dakota Department of Health, Menards, Walden Flooring, Savers, Walmart, David's Bridal, Barnes and Noble, an abundance of hotels, and much more
- Adjacent to the Empire Shopping District, a premier shopping district that brings 10.6M direct visits to the area annually
- Attractive traffic counts with the 41st/Louise intersection bringing in 26M impressions in 2024
- Supportive demographics with 2,457 housing units, a daytime population of 7,408, and 369 businesses within a 1-mile radius

SCOTT BLOUNT

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LAND COSTS

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

Size (Acres)	Size (SF)	Asking Price	Total Asking Price
1.52 Acres	66,277 SF	\$10.00 / SF	\$662,770.00

PARCEL



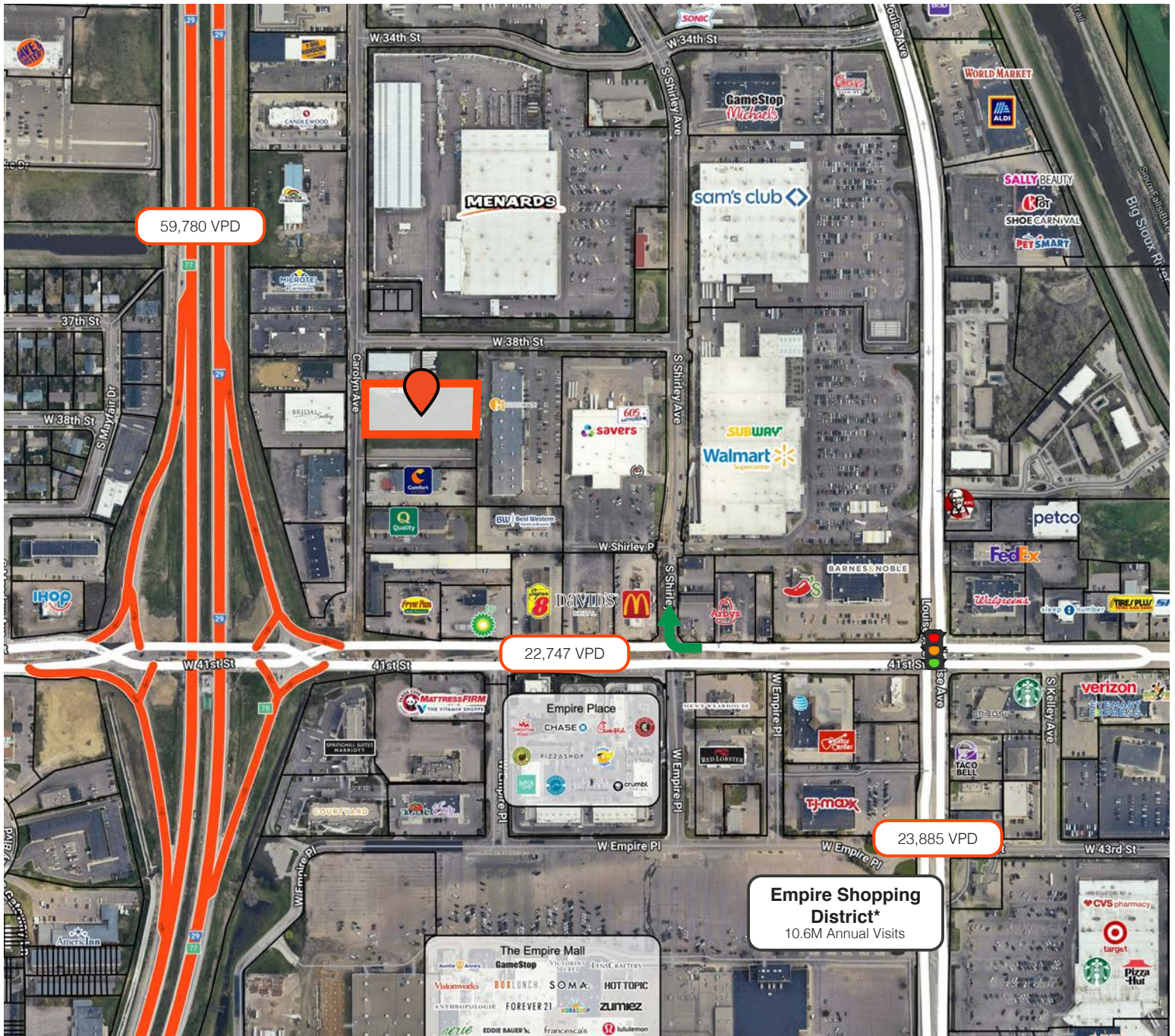
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SITE MAP



*Empire Shopping District includes The Empire Mall, Empire Place, & Empire East

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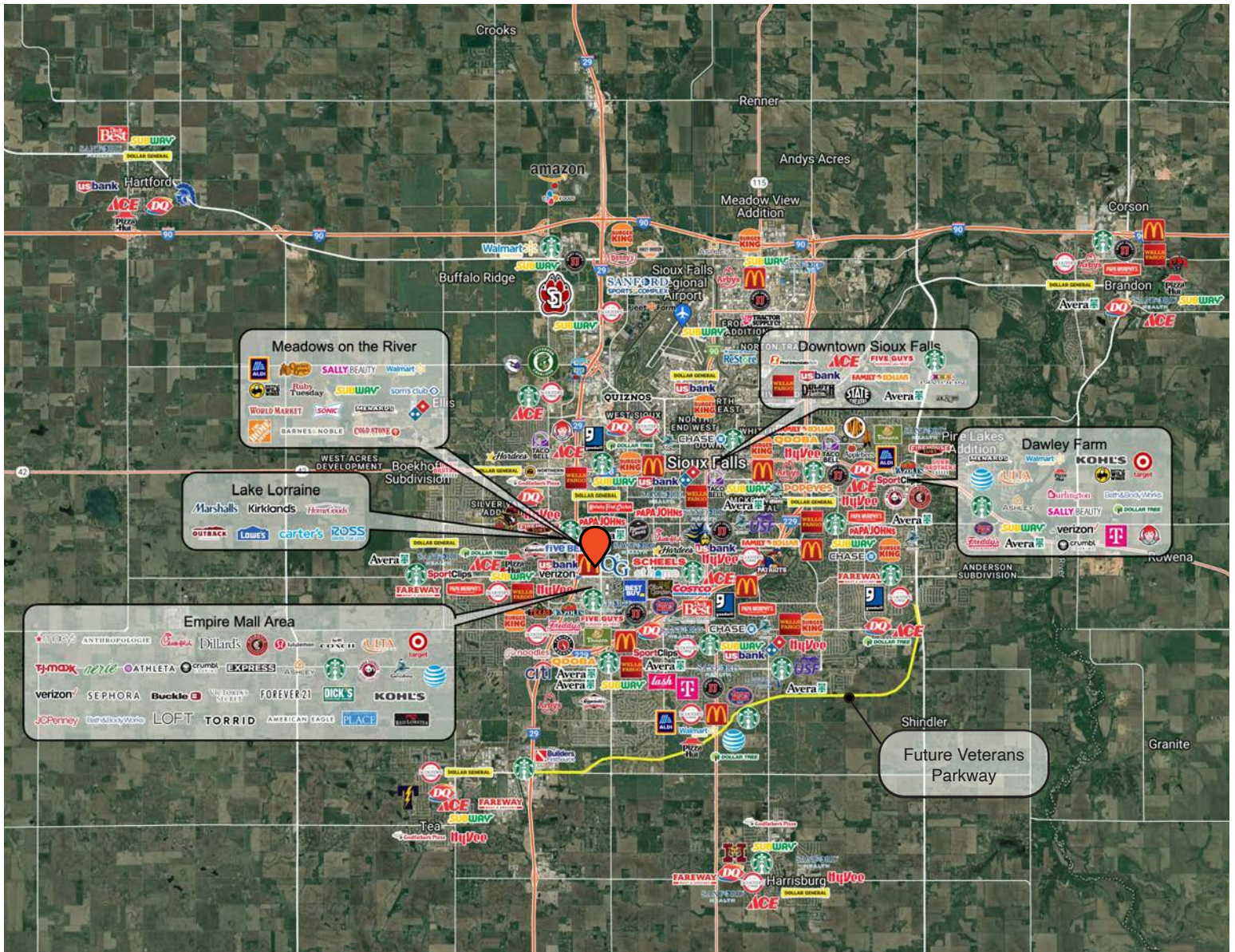
AREA MAP



*Empire Shopping District includes The Empire Mall, Empire Place, & Empire East

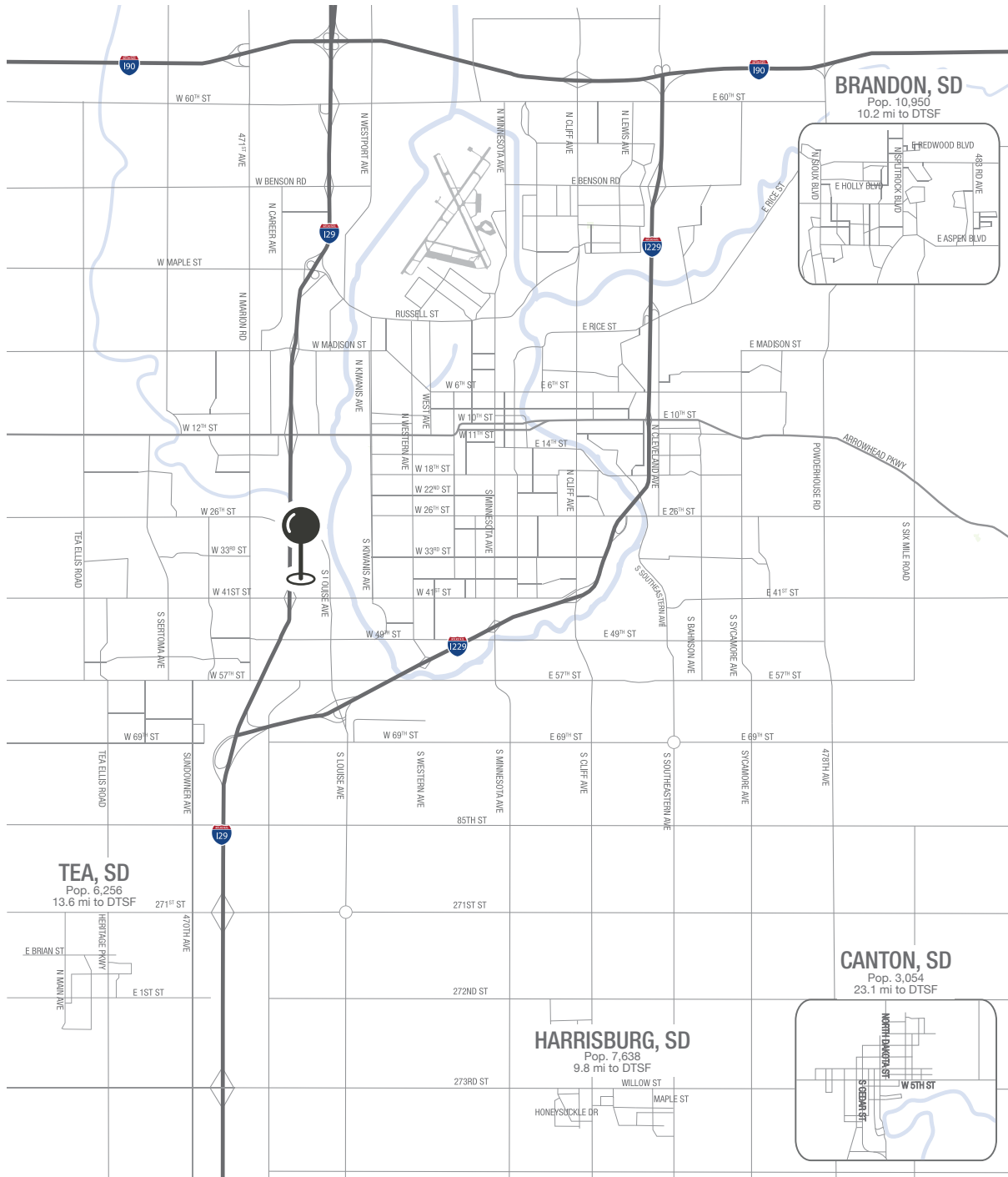
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CITY MAP



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MSA MAP



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SIoux FALLS DEMOGRAPHICS

POPULATION PROJECTION

Year	Sioux Falls	MSA
2024	219,588*	311,500
2029	230,570	336,494

*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



Third City in Economic Strength
(Policom 2023)

TOP EMPLOYERS



10,750



8,298



3,688



3,600



2,939



2,505

MARKET PROFILE

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	4,315	67,530	128,413
2020 Total Population	4,731	73,509	146,876
2020 Group Quarters	33	2,712	4,499
2024 Total Population	5,079	77,823	157,917
2024 Group Quarters	35	2,665	4,499
2029 Total Population	5,385	81,674	168,877
2023-2028 Annual Rate	1.18%	0.97%	1.35%
2024 Total Daytime Population	7,408	106,357	192,751
Workers	5,356	72,907	124,433
Residents	2,052	33,450	68,318
Household Summary			
2010 Households	2,015	28,601	52,199
2010 Average Household Size	2.13	2.23	2.35
2020 Total Households	2,204	31,577	60,453
2020 Average Household Size	2.13	2.24	2.36
2024 Households	2,365	33,673	64,943
2024 Average Household Size	2.13	2.23	2.36
2029 Households	2,518	35,540	69,498
2029 Average Household Size	2.13	2.22	2.37
2023-2028 Annual Rate	1.26%	1.09%	1.36%
2010 Families	928	15,143	30,590
2010 Average Family Size	2.92	2.95	2.99
2024 Families	1,026	16,975	36,135
2024 Average Family Size	3.46	3.12	3.13
2029 Families	1,081	17,691	38,238
2029 Average Family Size	3.46	3.12	3.15
2023-2028 Annual Rate	1.05%	0.83%	1.14%
2024 Housing Units	2,457	36,221	69,602
Owner Occupied Housing Units	36.3%	46.3%	53.4%
Renter Occupied Housing Units	60.0%	46.6%	39.9%
Vacant Housing Units	3.7%	7.0%	6.7%
Median Household Income			
2024	\$54,508	\$64,361	\$70,789
2029	\$57,599	\$73,028	\$82,041
Median Age			
2010	28.9	33.0	33.5
2020	30.8	35.4	35.4
2024	31.0	35.8	35.8
2029	32.7	37.2	37.1
2024 Population by Sex			
Males	2,557	39,194	80,164
Females	2,522	38,629	77,753
2029 Population by Sex			
Males	2,679	40,782	84,968
Females	2,706	40,892	83,909
Data for all businesses in area			
Total Businesses:	369	4,847	7,908
Total Employees:	5,074	69,942	115,289

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