



**TURNKEY BUSINESS | RETAIL & WAREHOUSE**  **LLOYD**

48278 268TH ST | BRANDON, SD

OWNER OCCUPANT/INVESTMENT



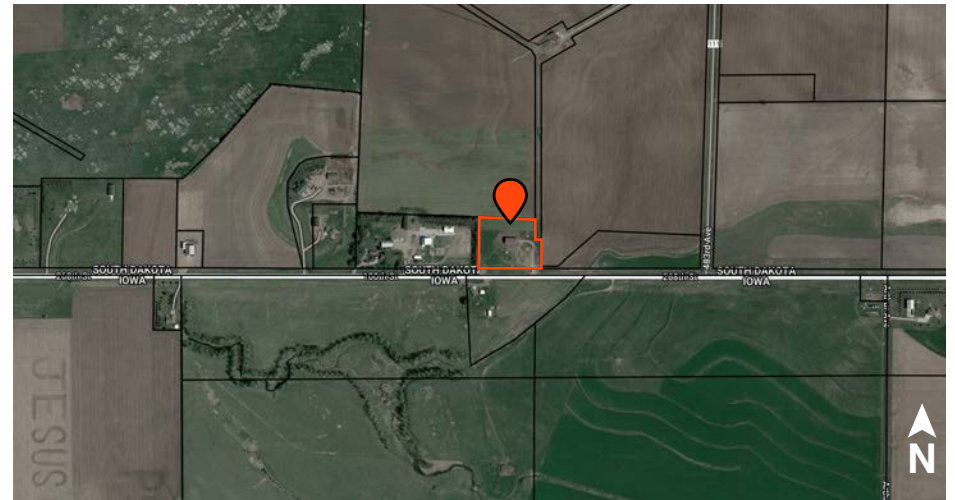
Opportunity for an owner occupant investor to acquire a prime turnkey warehouse and retail business strategically located on the border between South Dakota and Iowa, just 7 miles east of Sioux Falls, SD and 1 mile south of Rowena, SD. This unique location allows you to serve the Tri-State area (South Dakota, Iowa, Minnesota). This listing offers a quality investment opportunity with a 3,600 square foot outlot warehouse building for storage and a 2,697 square foot retail building designed for custom butchering and meat sales. With an extensive list of furniture, fixtures, and equipment (FF&E), this turnkey business opportunity presents a prime opportunity for investors to secure an income generating property. The property benefits from the amenities of the growing east side of Sioux Falls, including the Dawley Farms development and significant commercial and residential growth. Situated in an area with a high median income of \$126,633 within a 5-mile radius, this listing presents a sound investment in a desirable location.

## QUICK FACTS

- **Address:**  
48278 268th St, Brandon, SD 57005
- **Pricing:**  
\$1,800,000
- **Price / SF:**  
\$285.85
- **Retail Building Size (GBA/RSF):**  
2,697 SF +/-
- **Outlot Building Size (GBA/RSF):**  
3,600 SF +/-
- **Total Square Feet (RSF):**  
6,297 SF +/-
- **Site Size:**  
4.56 Acres +/- (198,633 SF+/-)
- **Parking:**  
Dirt parking lot
- **Real Estate Taxes:**  
\$7,299.36 (2024 Taxes payable in 2025)
- **Zoning:**  
C-1
- **Year Built:**  
2021

**SCOTT BLOUNT**  
Broker Associate

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



## SUMMARY

# Furniture, Fixtures, and Equipment (FF&E)

- 2 - Valpro pright glass freezers
- 1 - Dukers upright glass freezer
- 1 - GE refrigerator/freezer
- 2 - Town 3' smokers
- 2 - vegetable prep sink
- 1 - Talsa stand up mixer
- 1 - E-stop vacuum machine
- 1 - Hobrat tenderizer
- 1 - Hobart scale
- 1 - Promax vacuum sealer
- 1 - Hobart band saw
- 1 - Hobart grind / mix
- 8' Class 1 hood system
- 12'x10' Walk-in freezer
- 16'x20' Walk-in cooler
- 10'x8' Walk-in cooler
- 300 Total Amp Electrical
- Retail building: forced air (heating / cooling)



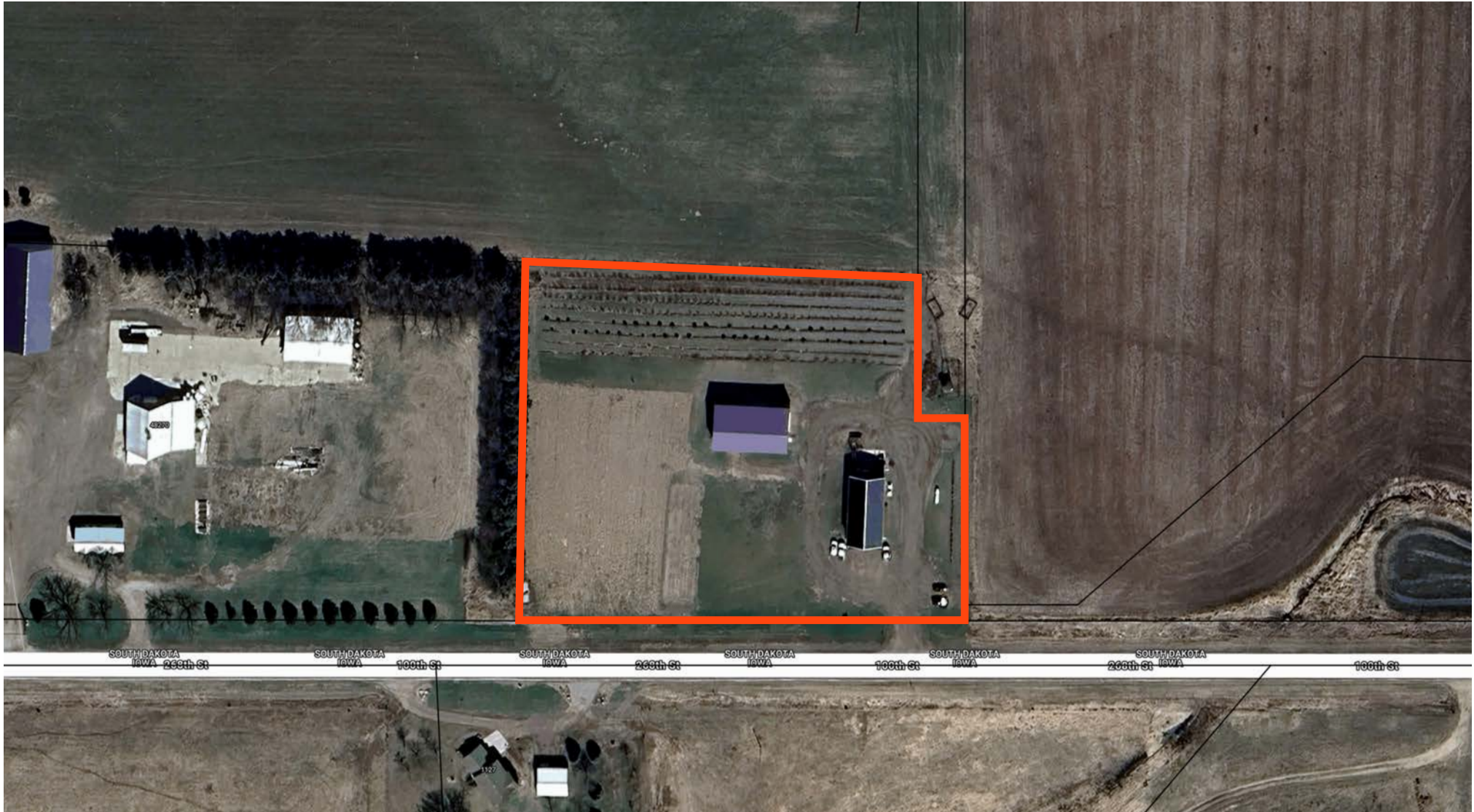
















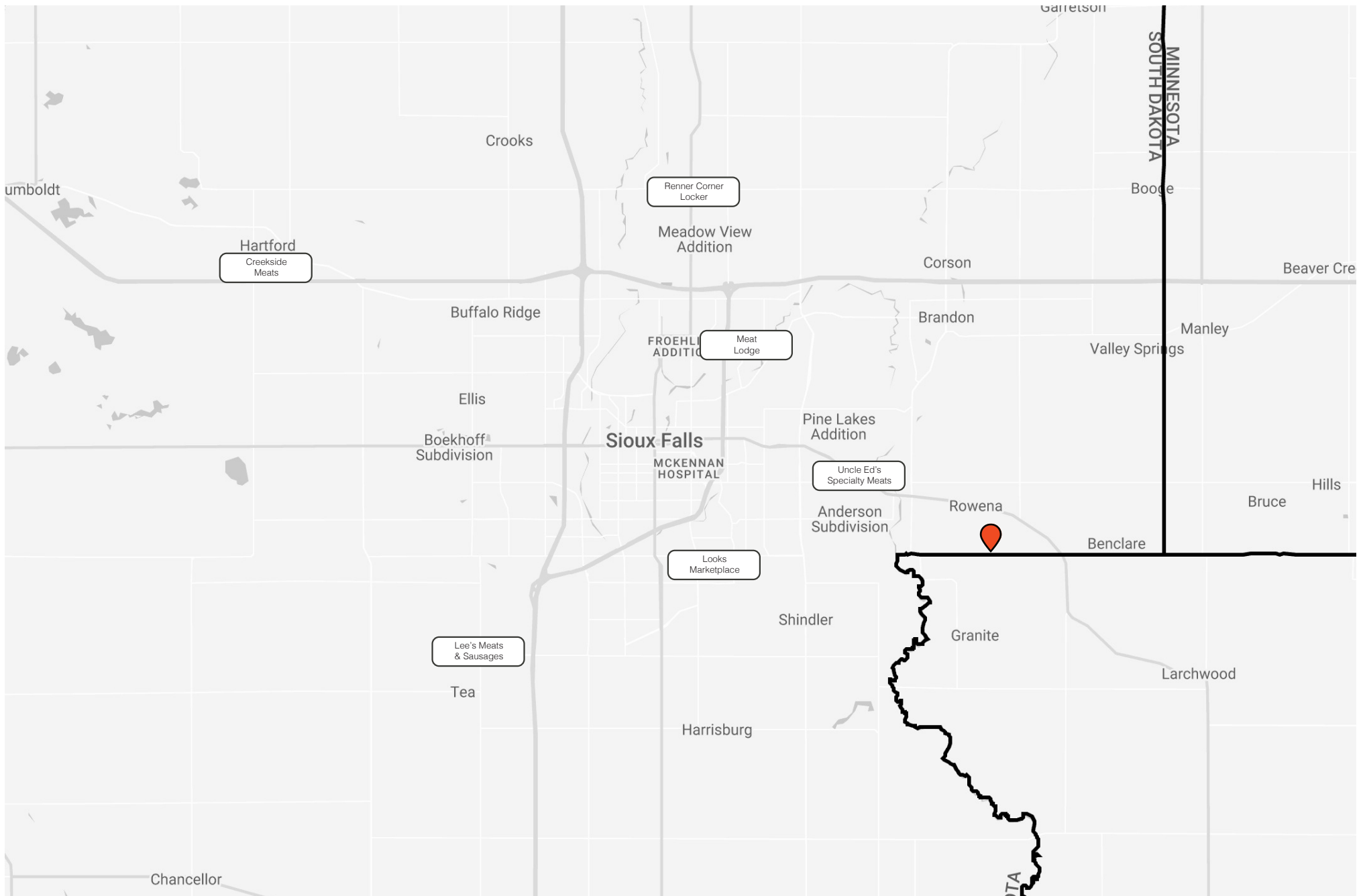
\*distance from subject site



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# AREA MAP





# AREA COMPETITORS



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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. 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.

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

\*Source: The City of Sioux Falls

## FAST FACTS



#2 Best Tax Climate in the U.S.  
*(Tax Foundation 2024)*



Best City for Young Professionals  
*(SmartAsset 2023)*

1.4%

Minnehaha Unemployment Rate  
*(September 2024)*



#3 Hottest Job Market  
*(ZipRecruiter 2023)*

2.2M

# of Visitors to Sioux Falls in 2023



Third City in Economic Strength  
*(Policom 2023)*



No Corporate Income Tax



Top Eight Happiest Cities in America  
*(WalletHub 2023)*

## TOP EMPLOYERS

SANFORD  
HEALTH

10,929

Avera

8,200



3,627

Smithfield

3,239

HyVee  
EMPLOYEE OWNED

2,390

amazon

1,600

# DEMOGRAPHICS



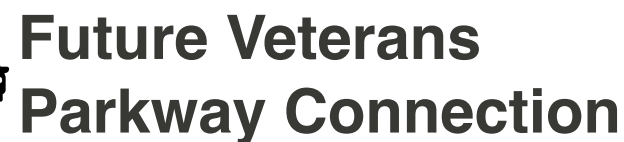
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Featuring 10 lanes on one roadway, 9 lanes on the other. Plus, three pedestrian underpasses for enhanced walkability and safety

Extensive improvements, including underground utilities, grading, retaining walls, concrete paving, street lighting, traffic signals, and a landscaped median

Designed to reduce congestion and improve traffic flow, directly benefiting business and residents. Completion expected by Spring 2027.



Enhances connectivity between I-29 and I-90, streamlining travel to and from Dawley Farm Village. Construction began in 2023 and is expected to be complete in 2026.

6 lane expansion (3 lanes each direction) designed to mirror I-229. Supports long-term transportation demands through 2050.

Provides safer crossings, pedestrian access, and a bike-friendly design, supporting eastside growth with users in mind.



## Future Veterans Parkway Connection



	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2010 Total Population	107	1,034	3,773
2020 Total Population	108	1,179	8,656
2020 Group Quarters	0	0	0
2024 Total Population	100	1,146	10,478
2024 Group Quarters	0	0	0
2029 Total Population	98	1,395	12,221
2023-2028 Annual Rate	-0.40%	4.01%	3.13%
2024 Total Daytime Population	45	694	7,148
Workers	10	230	2,326
Residents	35	464	4,822
<b>Household Summary</b>			
2010 Households	37	352	1,251
2010 Average Household Size	2.89	2.94	3.02
2020 Total Households	39	422	3,075
2020 Average Household Size	2.77	2.79	2.81
2024 Households	39	422	3,779
2024 Average Household Size	2.56	2.72	2.77
2029 Households	39	516	4,387
2029 Average Household Size	2.51	2.70	2.79
2023-2028 Annual Rate	0.00%	4.10%	3.03%
2010 Families	33	303	1,060
2010 Average Family Size	3.00	3.15	3.29
2024 Families	31	338	2,718
2024 Average Family Size	2.97	3.11	3.33
2029 Families	32	413	3,149
2029 Average Family Size	2.84	3.10	3.35
2023-2028 Annual Rate	0.64%	4.09%	2.99%
2024 Housing Units	39	442	4,574
Owner Occupied Housing Units	94.9%	86.7%	55.2%
Renter Occupied Housing Units	5.1%	8.8%	27.4%
Vacant Housing Units	0.0%	4.5%	17.4%
<b>Median Household Income</b>			
2024	\$132,031	\$126,270	\$126,633
2029	\$147,000	\$138,677	\$145,618
<b>Median Age</b>			
2010	42.5	41.7	40.8
2020	43.8	43.9	34.7
2024	44.0	43.8	34.4
2029	43.9	43.9	35.6
<b>2024 Population by Sex</b>			
Males	52	597	5,342
Females	48	549	5,136
<b>2029 Population by Sex</b>			
Males	51	716	6,157
Females	48	679	6,064
<b>Data for all businesses in area</b>			
	1 mile	3 miles	5 miles
Total Businesses:	2	34	174
Total Employees:	21	248	1,360

# SUMMARY PROFILE



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**SCOTT BLOUNT**

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# CONTACT INFO



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