

PRICE REDUCTION



RENNER DEVELOPMENT LAND FOR SALE



25797 - 25787 Lindberg Ln,
Renner, SD 57055



1.48 - 8.43 Acres +/-



\$5.75 - \$6.20 / SF

LOCATION

Positioned just minutes north of I-90 on Cliff Avenue, on the Renner Corner, an unincorporated community. This site sits within the rapidly expanding north metro area near Foundation Park in northern Sioux Falls. The location offers flexibility, infrastructure access, and pro-growth positioning within a business-friendly community.

DESCRIPTION

- Four premier commercial lots available in the growing Renner Corner corridor
- Zoned: C-1
- All utilities are stubbed to parcel
- Majority level topography, ready for development
- Renner is an unincorporated community within Mapleton Township, which *may* provide potential tax advantages and reduced municipal restrictions compared to properties located within Sioux Falls city limits
- Contact Broker for a list of restrictions, covenants, and conditions
- Direct neighboring businesses include Renner Corner Locker, Safari Bar & Grill, Jensen Electric, Archer's Addition, Midwest Livestock Systems
- Area continues to experience strong consumer activity and traffic drivers; Safari Bar & Grill draws 78k annual visits, with Renner Corner Meat Locker drawing 108k annual visits
- Population of 521 and a median household income of \$103,001 within a 1-mile radius
- Traffic counts of 5,500 along 475th Avenue

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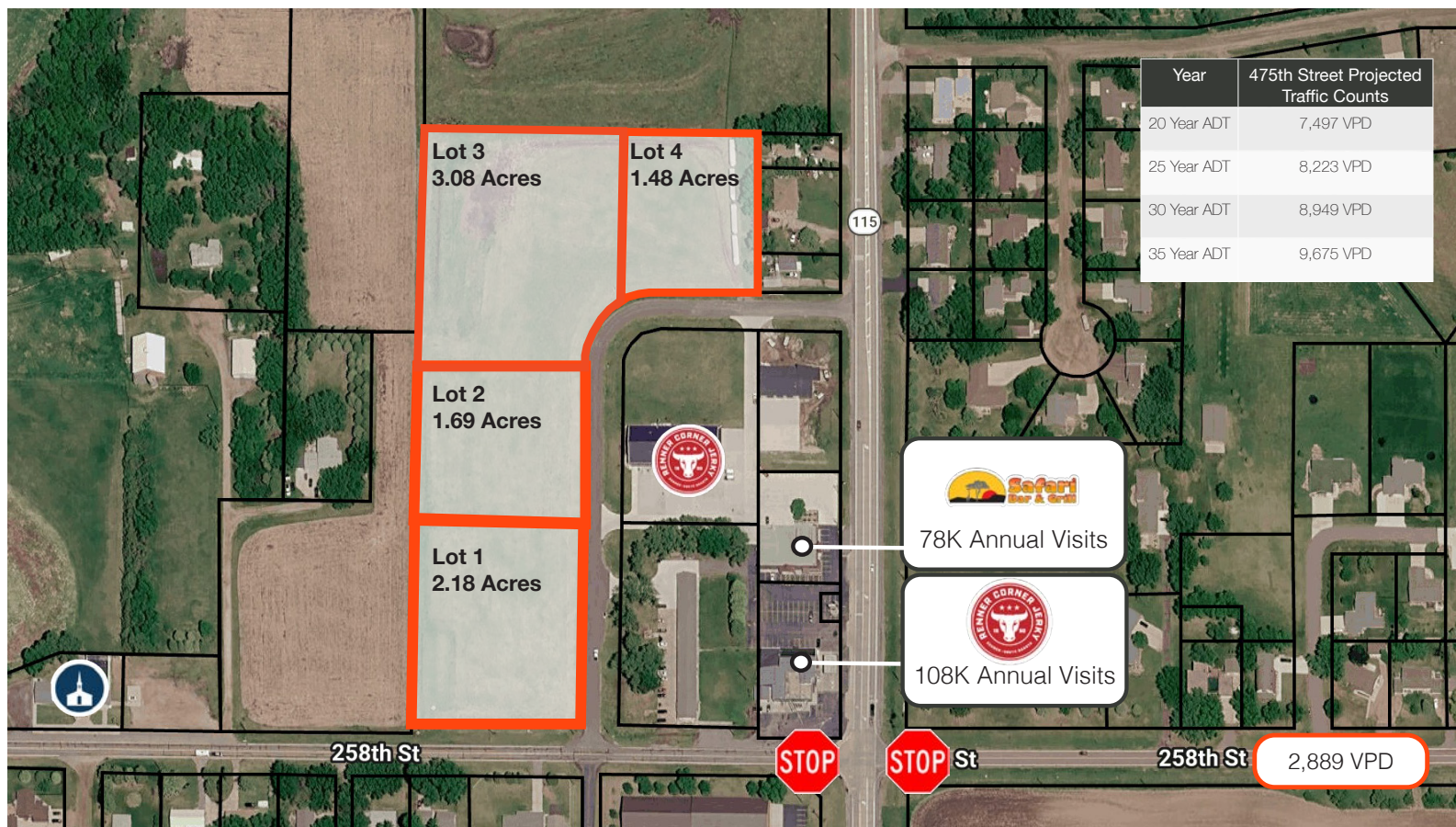
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LAND COSTS

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

Parcel ID	Zoning	Size (Acres)	Size (SF)	Asking Price	Total Asking Price	RE Taxes (2025 Payable in 2026)
097421	C-1	2.18 Acres +/-	94,961 SF +/-	\$6.20 / SF	\$588,758.20	\$838.06
097422	C-1	1.69 Acres +/-	73,616 SF +/-	\$5.75 / SF	\$423,292.00	\$819.50
097423	C-1	3.08 Acres +/-	134,164 SF +/-	\$5.75 / SF	\$771,443.00	\$875.18
097424	C-1	1.48 Acres +/-	64,468 SF +/-	\$5.75 / SF	\$370,691.00	\$800.94
097421 - 097424	C-1	8.43 Acres +/-	367,209 SF +/-	Contact Broker	Contact Broker	\$3,333.68

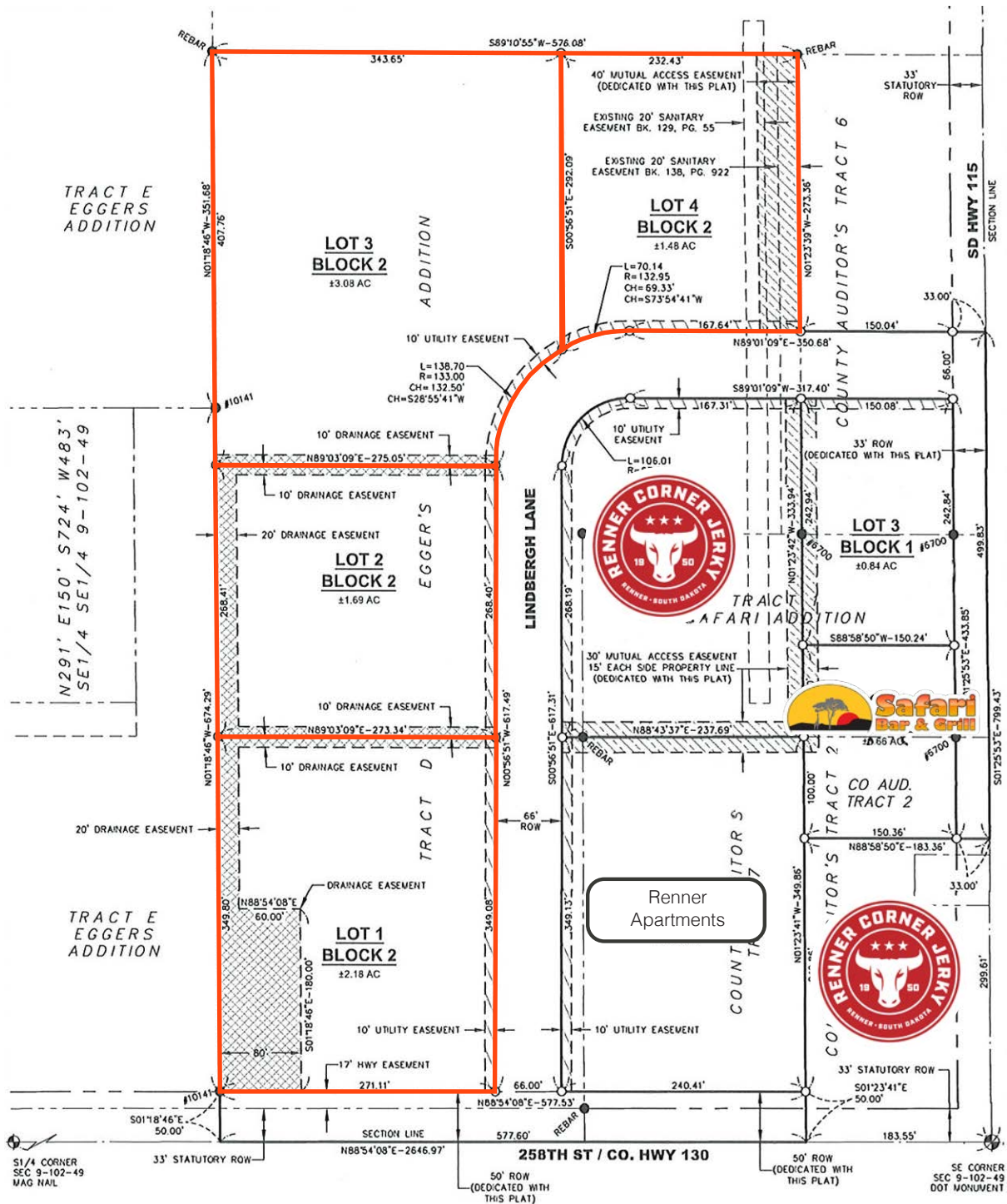
PARCEL MAP



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LAND PLAT

Concept only; subject to change



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PHOTOS



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SITE MAP



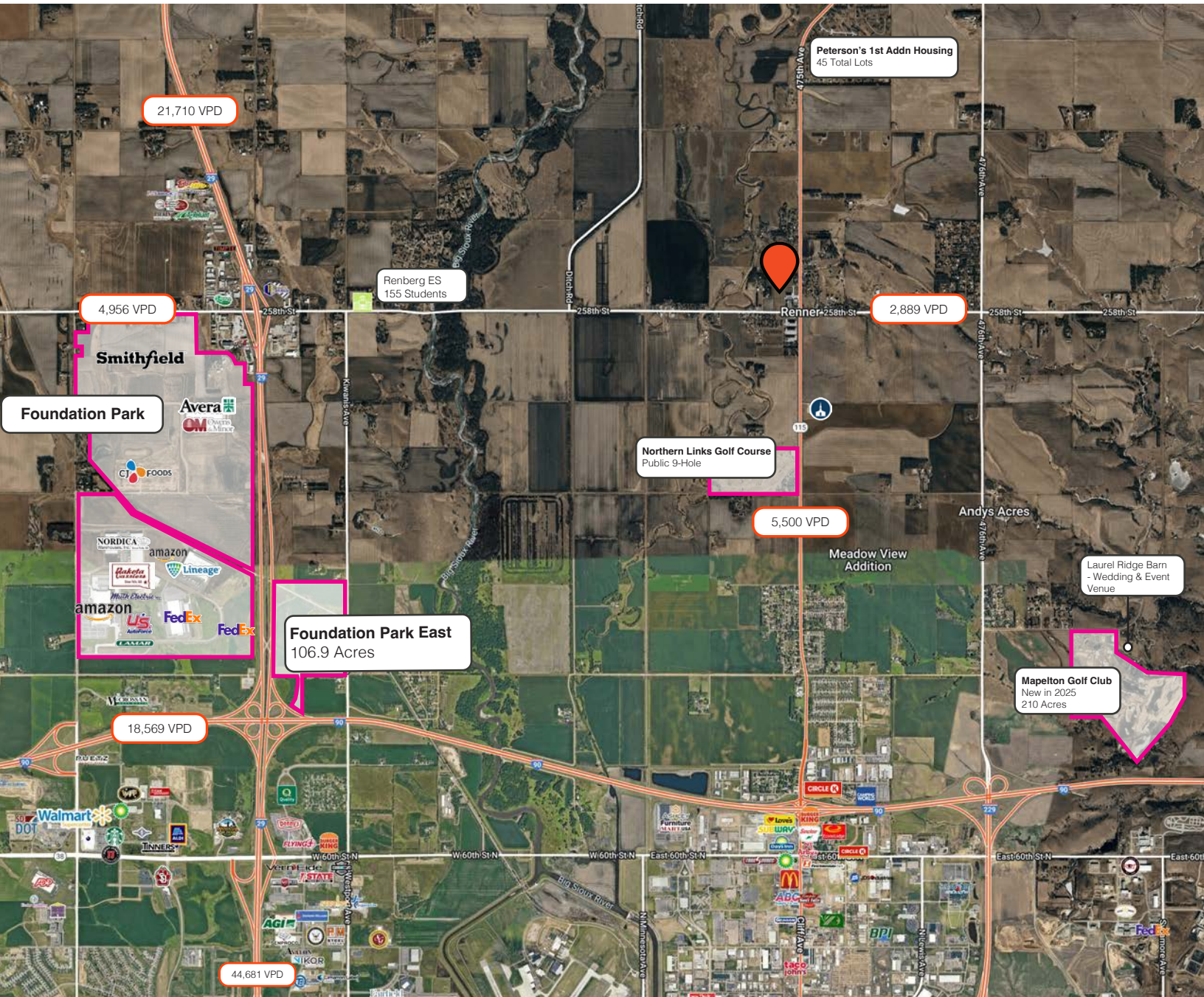
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RENNER DEVELOPMENT LAND

FOR SALE



AREA MAP



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ABOUT THE COMMUNITY

Renner and Renner Corner are part of a growing northern Sioux Falls metro corridor that blends rural character, strong regional access, and long-term development potential. Positioned along the Highway 115 corridor between Sioux Falls, Baltic, and Dell Rapids, the area serves residents, businesses, commuters, and agricultural operations that rely on convenient connections throughout Minnehaha County and the broader Sioux Falls region.

The surrounding market continues to benefit from steady population growth, major construction activity, and expanding employment centers across the Sioux Falls metro. Nearby Foundation Park, located at the intersection of I-29 and I-90, has become one of South Dakota's most significant industrial growth areas, attracting major employers and supporting continued infrastructure investment in the northwest portion of Sioux Falls. This momentum, combined with Dell Rapids' strong community base, growing business environment, and established quality of life, helps position Renner Corner as a natural connection point between metro-area expansion and smaller-community demand.

Renner's location also supports a variety of residential and commercial opportunities. The area draws from nearby rural households, growing neighborhoods, commuter traffic, and regional visitors traveling between Sioux Falls and northern Minnehaha County communities. Research further supports the corridor's visibility and repeat exposure, showing consistent movement through the area and activity tied to daily routines, work travel, recreation, and convenience needs.

With South Dakota's business-friendly tax climate, continued regional growth, and increasing attention on northern Sioux Falls infrastructure and development patterns, Renner Corner offers businesses, developers, and future residents the opportunity to establish a presence in a corridor positioned for long-term growth.

REGIONAL ECONOMIC DRIVERS

Foundation Park: Amazon Fulfillment Center, Amazon Last-Mile Distribution Center, CJ Schwan's, FedEx Ground & Freight, Owens & Minor/Avera, Muth Electric, Lineage Logistics, U.S. AutoForce,

Renner Business Base: Renner Corner Meats (70+ years old, locally owned), Midwest Livestock Systems, Safari Bar & Grill,

Northern Minnehaha County: Dell Rapids' 85-acre Fiegen Development Park, Crooks' 36-acres light industrial park, rural households and ongoing agricultural operations

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SUMMARY PROFILE

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	434	2,649	6,484
2020 Total Population	463	2,860	7,414
2020 Group Quarters	0	0	40
2025 Total Population	521	3,075	7,847
2025 Group Quarters	0	0	39
2030 Total Population	550	3,235	8,214
2024-2029 Annual Rate	1.09%	1.02%	0.92%
2025 Total Daytime Population	384	2,982	19,908
Workers	179	1,744	16,667
Residents	205	1,238	3,241
Household Summary			
2010 Households	197	1,042	2,368
2010 Average Household Size	2.20	2.54	2.66
2020 Total Households	210	1,127	2,956
2020 Average Household Size	2.20	2.54	2.49
2025 Households	231	1,224	3,174
2025 Average Household Size	2.26	2.51	2.46
2030 Households	246	1,298	3,349
2030 Average Household Size	2.24	2.49	2.44
2024-2029 Annual Rate	1.27%	1.18%	1.08%
2010 Families	148	788	1,732
2010 Average Family Size	2.50	2.87	3.03
2025 Families	167	890	2,206
2025 Average Family Size	2.63	2.94	2.95
2030 Families	176	938	2,320
2030 Average Family Size	2.63	2.92	2.93
2024-2029 Annual Rate	1.06%	1.06%	1.01%
2025 Housing Units	241	1,276	3,287
Owner Occupied Housing Units	80.9%	81.3%	72.7%
Renter Occupied Housing Units	14.9%	14.7%	23.9%
Vacant Housing Units	4.1%	4.1%	3.4%
2025 Population 25+ by Educational Attainment			
Total	361	2,116	5,511
Less than 9th Grade	0.8%	0.8%	0.9%
9th - 12th Grade, No Diploma	1.7%	1.8%	6.2%
High School Graduate	21.9%	22.7%	27.1%
GED/Alternative Credential	2.5%	2.8%	8.3%
Some College, No Degree	33.2%	31.2%	24.2%
Associate Degree	10.0%	11.2%	10.3%
Bachelor's Degree	22.7%	22.2%	17.2%
Graduate/Professional Degree	7.2%	7.3%	5.7%
Median Household Income			
2025	\$103,001	\$103,932	\$70,000
2030	\$124,053	\$124,815	\$79,224
Median Age			
2010	39.2	38.9	36.3
2020	40.0	40.0	42.2
2025	39.1	39.4	42.1
2030	39.6	39.8	42.3
2025 Population by Sex			
Males	278	1,631	4,124
Females	243	1,444	3,723
2030 Population by Sex			
Males	294	1,712	4,275
Females	257	1,523	3,938
Data for all businesses in area			
Total Businesses:	18	135	924
Total Employees:	165	1,653	17,149