

PRICE IMPROVEMENT

FOR SALE

ADURE PROPERTIES

26655 481ST ST | BRANDON, SD



 **LLOYD**

Lloyd Commercial Real Estate presents a 2,836 SF building combining functionality, efficiency, and cutting-edge design, ideal for office, flex, or mixed-use operations. The building was constructed in 2020 with ICF concrete walls and a durable metal roof, delivering long-lasting performance and low maintenance. The property is located between eastern Sioux Falls and Rowena, SD, near Arrowhead Park, The Bluffs at Willow Run, and Riverview Barn. 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. Infrastructure improvements will further continue to strengthen connectivity and increase long-term value. In an area with a high median income of \$141,010 within a 3-mile radius. Designed for modern business that demands efficiency, connectivity, and professional aesthetics, this property is move-in ready and adaptable to a variety of commercial uses.

QUICK FACTS

- **Address:**
26655 481st Ave, Brandon, SD 57005
- **Pricing:**
\$645,000
- **Price / SF:**
\$227.43
- **Total Building Size (GBA/RSF):**
2,836 SF +/-
- **Office Size :**
1,560 SF +/-
- **Flex Size:**
1,276 SF +/-
- **Site Size:**
1.13 Acres +/- (49,222 SF+/-)
- **Real Estate Taxes:**
\$3,535.16 (2025 Taxes payable in 2026)
- **Year Built:**
2020
- **Zoning:**
C-1

KEY PROPERTY NOTES

- **Office Space:**
 - 52' x 30'
 - 12' Ceilings
 - Full Kitchen
 - Lounge/Collaboration Area
 - Private office with a glass-wall
- **Flex Space:**
 - 58' x 22'
 - 16' Ceilings
 - Epoxy Flooring
 - Full Bathroom with Shower
 - Dedicated Data Room
 - 12'x12' overhead door for loading/storage flexibility
- **Security & Comfort:** Monitored security system, in-floor radiant zoned heating, forced air furnace backup with Nest control, water softener, air exchange system.
- **Advanced Infrastructure:** LED lighting with Lightcloud Touch control, fiber option connection via Alliance, full sprinkler system
- **Parking:** Developer to provide access road with a prorata share cost to buyer. Estimate TBD.

Parcel ID

#092460
#096476

Size

1.00 Acre
0.13 Acres

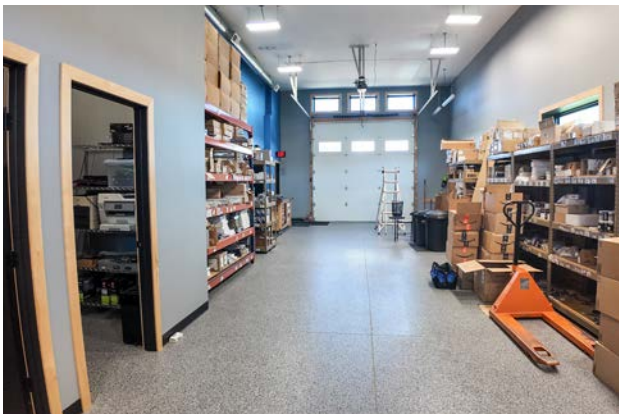
1.13 Acres

2025 Taxes (Payable 2026)

\$3,522.74
\$12.42

\$3,535.16







WAYNE HUBER

605.261.5566 | wayne.huber@lloydcompanies.com

RAQUEL BLOUNT SIO

605.728.9092 | raquel@lloydcompanies.com





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605.261.5566 | wayne.huber@lloydcompanies.com

RAQUEL BLOUNT SIOB

605.728.9092 | raquel@lloydcompanies.com

*distance from subject site

TRANSPORTATION UPGRADES



Arrowhead & Veterans Parkway Intersection

South Dakota's Largest Intersection

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

\$39.2M Investment

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

Improved Accessibility

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



Future Veterans Parkway Connection

8.5 Mile Expansion

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.

\$210M Investment

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

Improved Safety & Accessibility

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



Arrowhead Parkway & Veterans Parkway Improvements - Phase 2B

Spring 2025

Groundbreaking. Traffic staging, utility work, grading and early roadway reconstruction begin.

April - May 2026

2026 construction season begins with work concentrated on the *east side*. Pavement removal, grading, curb and gutter, roadway widening and related infrastructure.

May - Late Fall 2026

Construction shifts to the *west side* to complete the remaining major work. Paving, medians, traffic signals, pedestrian connections and final reconstruction.

Late Fall 2026

Primary roadway and intersection improvements to reach substantial completion. Arrowhead Parkway is expected to reopen.

Spring 2027

Final restoration, punch-list work and cleanup may continue through May 14, 2027.

2025

2026

2027

WAYNE HUBER

605.261.5566 | wayne.huber@lloydcompanies.com

RAQUEL BLOUNT SIOB

605.728.9092 | raquel@lloydcompanies.com

2025 AREA DEMOGRAPHICS

	1 mile	3 miles	5 miles	MSA
Total Population	439	9,732	54,867	314,596
Projected Population (2030)	473	11,221	60,265	341,444
Daytime Population	305	5,940	37,222	314,319
Median Age	42.5	34.7	36.3	36.9
Area Households	139	3,409	20,474	124,541
Median Household Income	\$150k	\$140k	\$96k	\$83k
Median Home Value	\$563k	\$531k	\$363k	\$327k
Educational Attainment (Associates Degree +)	71.6%	74.3%	56.2%	52.2%



RAQUEL BLOUNT

VP of Commercial Real Estate

605.728.9092 | raquel@lloydcompanies.com



WAYNE HUBER

Broker Associate

605.261.5566 | wayne@lloydcompanies.com

150 E. 4th Place | Suite 600 | Sioux Falls, SD 57104
605.323.2820 | LloydCompanies.com