



**ADURE PROPERTIES**

26655 481ST ST | BRANDON, SD

 **LLOYD**

FOR SALE

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:**  
\$710,000
- **Price / SF:**  
\$250.35
- **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:**  
\$3,693.60 (2024 Taxes payable in 2025)
- **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  

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1.13 Acres

## 2024 Taxes (Payable 2025)

\$3,682.26  
\$11.34  

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\$3,693.60



















\*distance from subject site







	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2010 Total Population	340	2,678	33,856
2020 Total Population	413	7,027	47,369
2020 Group Quarters	0	0	330
2025 Total Population	439	9,732	54,867
2025 Group Quarters	0	0	330
2030 Total Population	473	11,221	60,265
2024-2029 Annual Rate	1.50%	2.89%	1.89%
2025 Total Daytime Population	305	5,940	37,222
Workers	129	1,473	13,107
Residents	176	4,467	24,115
<b>Household Summary</b>			
2010 Households	109	888	12,464
2010 Average Household Size	3.12	3.02	2.70
2020 Total Households	140	2,471	17,976
2020 Average Household Size	2.95	2.84	2.62
2025 Households	162	3,547	20,918
2025 Average Household Size	2.71	2.74	2.61
2030 Households	177	4,118	23,087
2030 Average Household Size	2.67	2.72	2.60
2024-2029 Annual Rate	1.79%	3.03%	1.99%
2010 Families	95	763	9,212
2010 Average Family Size	3.32	3.26	3.15
2025 Families	127	2,561	14,132
2025 Average Family Size	3.17	3.30	3.18
2030 Families	138	2,946	15,480
2030 Average Family Size	3.13	3.29	3.18
2024-2029 Annual Rate	1.68%	2.84%	1.84%
2025 Housing Units	173	4,344	22,921
Owner Occupied Housing Units	78.0%	54.1%	59.4%
Renter Occupied Housing Units	15.6%	27.5%	31.9%
Vacant Housing Units	6.4%	18.3%	8.7%
<b>2025 Population 25+ by Educational Attainment</b>			
Total	299	6,272	35,948
Less than 9th Grade	2.3%	1.5%	2.5%
9th - 12th Grade, No Diploma	1.0%	1.0%	2.0%
High School Graduate	13.4%	10.7%	18.4%
GED/Alternative Credential	0.7%	0.4%	2.0%
Some College, No Degree	11.0%	12.2%	17.9%
Associate Degree	17.7%	13.0%	12.2%
Bachelor's Degree	38.1%	42.9%	31.2%
Graduate/Professional Degree	15.7%	18.3%	13.8%
<b>Median Household Income</b>			
2025	\$150,660	\$141,010	\$96,806
2030	\$169,447	\$160,671	\$113,132
<b>Median Age</b>			
2010	42.8	41.0	36.4
2020	42.9	34.0	35.9
2025	42.5	34.7	36.3
2030	42.6	35.3	36.9
<b>2025 Population by Sex</b>			
Males	225	4,920	27,241
Females	214	4,812	27,626
<b>2030 Population by Sex</b>			
Males	241	5,634	29,858
Females	232	5,588	30,407
<b>Data for all businesses in area</b>			
Total Businesses:	16	132	1,036
Total Employees:	103	798	10,666





**RAQUEL BLOUNT**

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**CONTACT INFO**

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