



MADISON & I-29 LAND

INDUSTRIAL LAND FOR SALE



801 N Delbridge Dr,
Sioux Falls, SD 57107



6.20 Acres +/-
270,025 SF



\$1,606,648.75
(\$5.95 / SF)

LOCATION

Prime land just off W. Madison Street & I-29 in northwest Sioux Falls, along N. Ebenezer Ave. The surrounding site has been zoned for a mix of commercial, industrial, and offices uses. Its proximity to major roadways provide connectivity throughout the MSA. Located adjacent to the Sioux Empire Fairgrounds and the Knife River Quarry.

DESCRIPTION

- Zoned: I-1
- RE Taxes: \$9,709.10 (2024 Payable in 2025)
- Utilities to site
- Established drainage easement
- Within an opportunity zone; contact Broker for details
- Multiple access points to site via 12th St, S Marion Rd, and W Madison St; approach via Ebenezer Avenue
- Traffic counts of 2,900 VPD along Ebenezer Avenue
- Area neighbors include Kwik Star, Anytime Fitness, Scooter's Coffee, Luxury Auto Mall, Godfather's, Northern Tool, The Attic, and much more
- Just south of Southeast Technical College, Jefferson High School, and the CTE Academy; near multiple public schools
- Supportive demographics include a daytime population of 7,253 and 1,794 housing units within a 1-mile radius

SCOTT BLOUNT 605.231.1882 | scott@lloydcompanies.com

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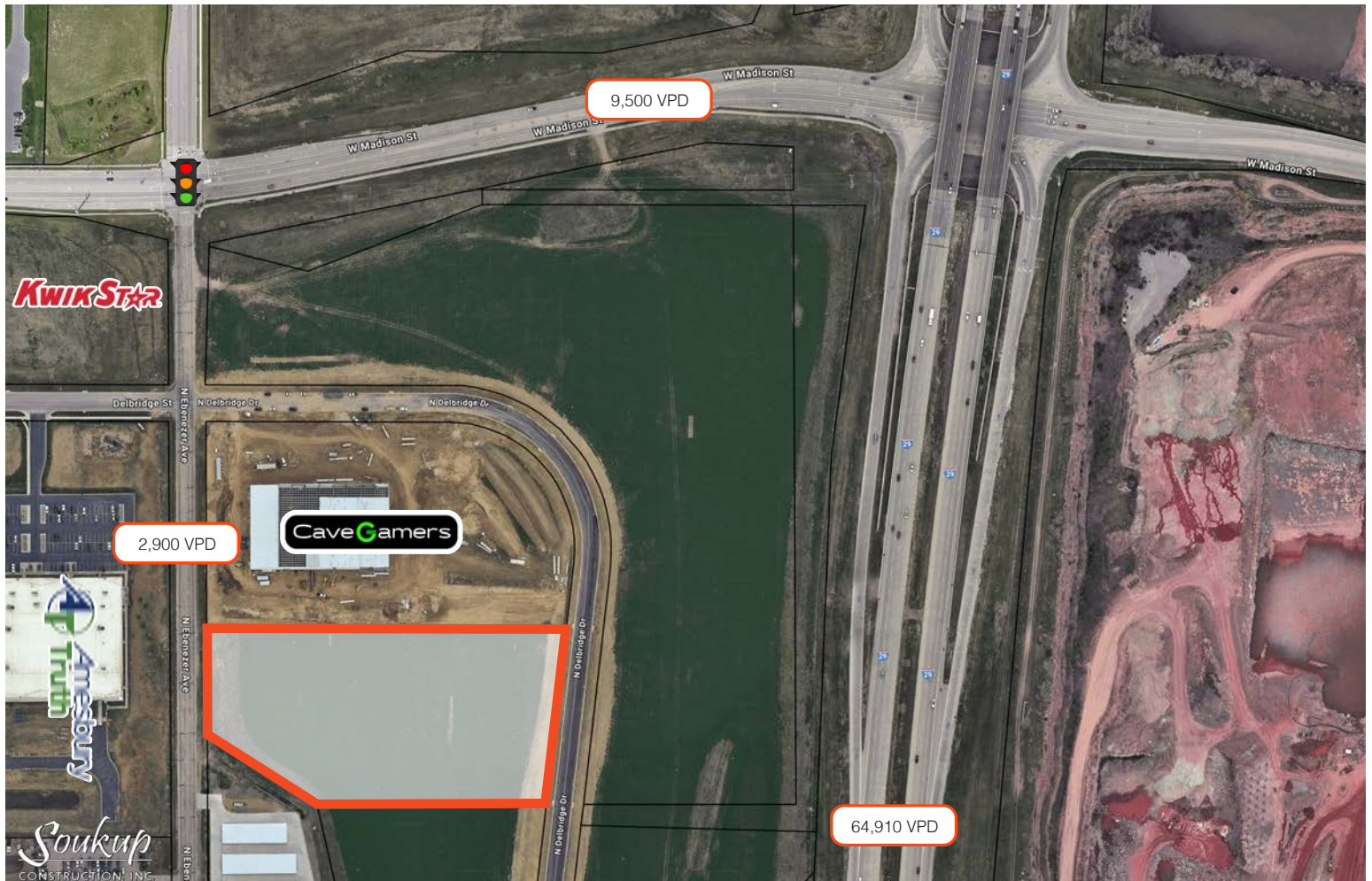


LAND COSTS

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

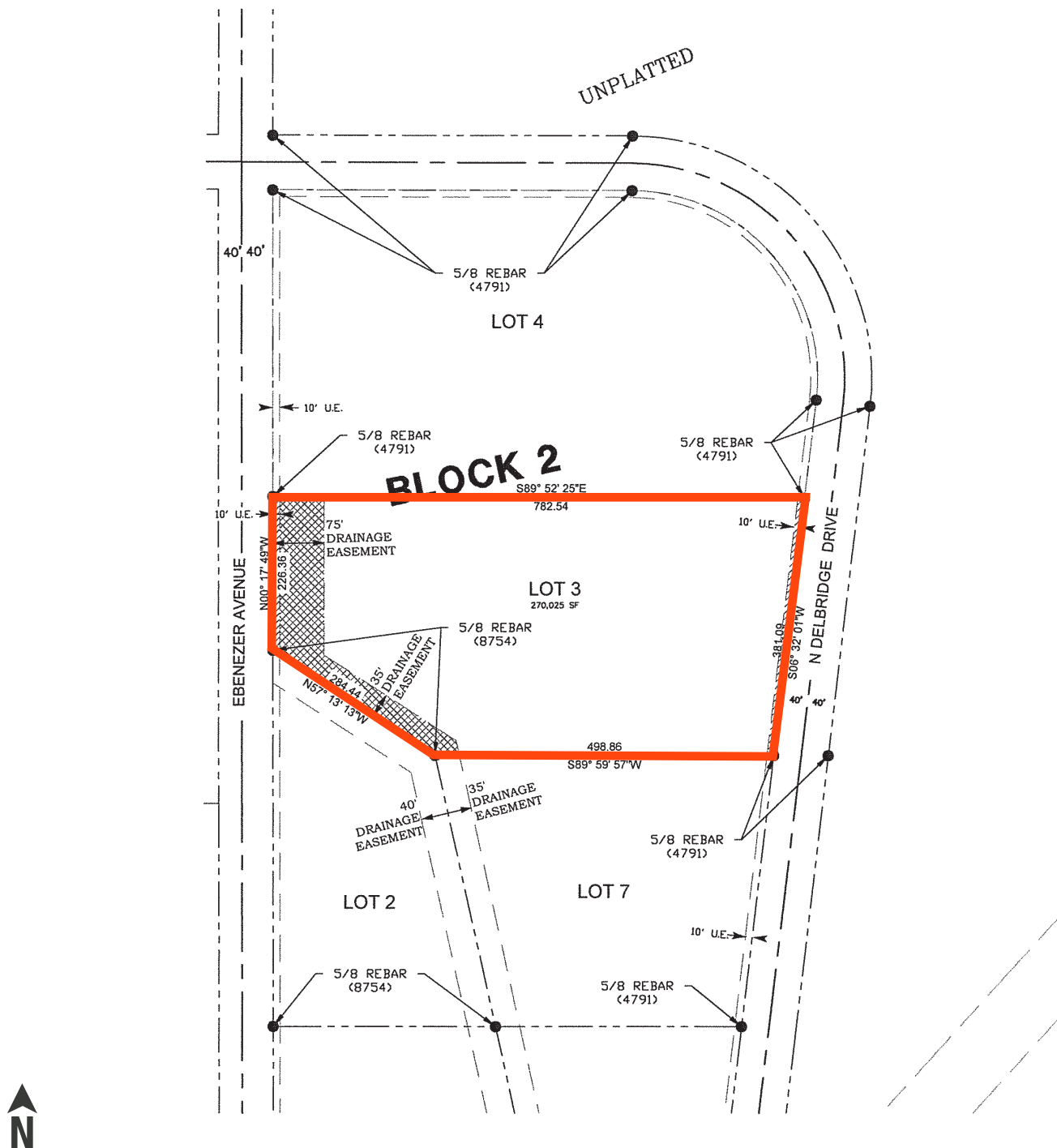
Size (Acres)	Size (SF)	Asking Price	Total Asking Price
6.20 Acres +/-	270,025 SF +/-	\$5.95 / SF	\$1,606,648.75

PARCEL



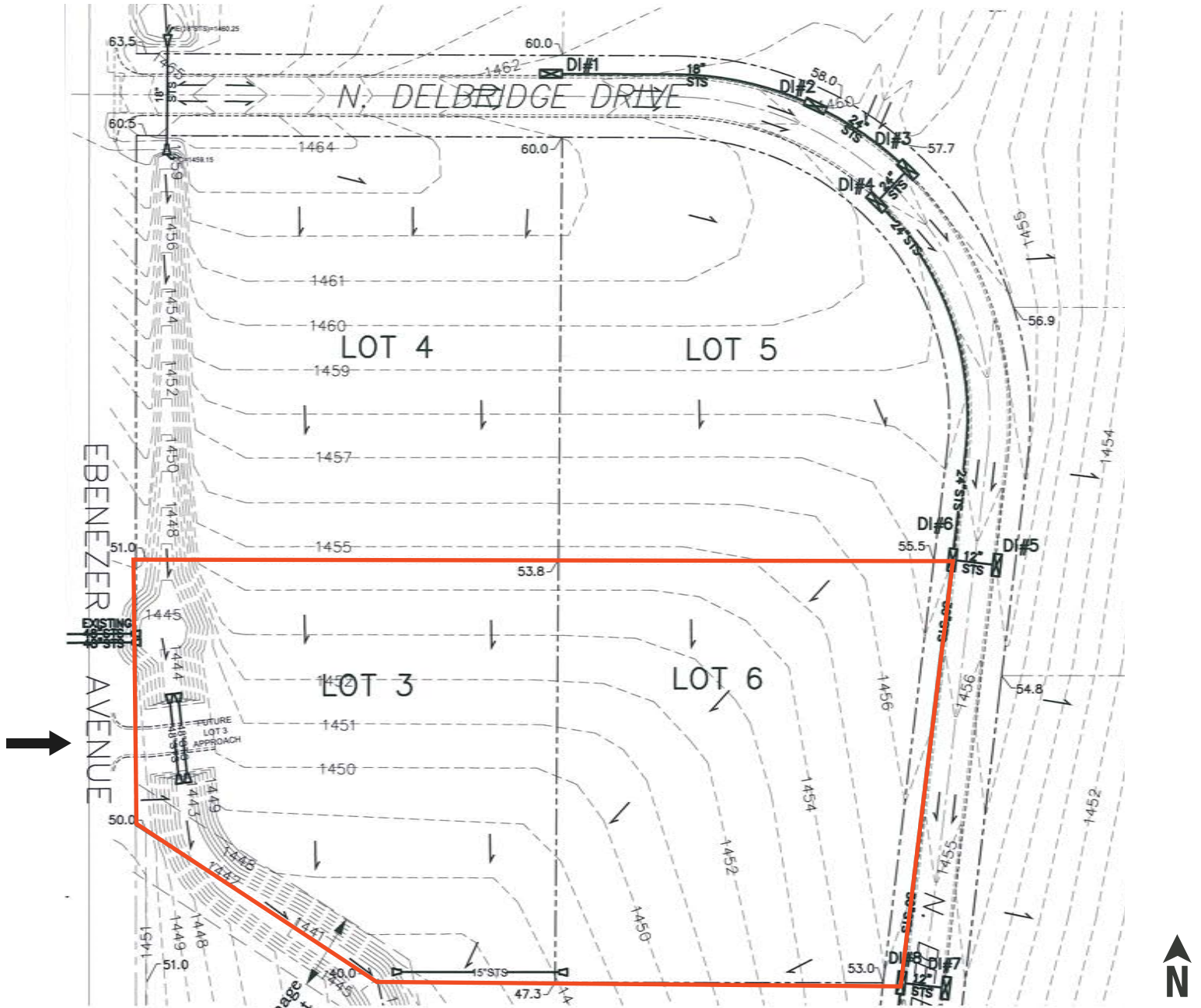
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LAND PLAT



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APPROACH



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SITE MAP



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AREA MAP



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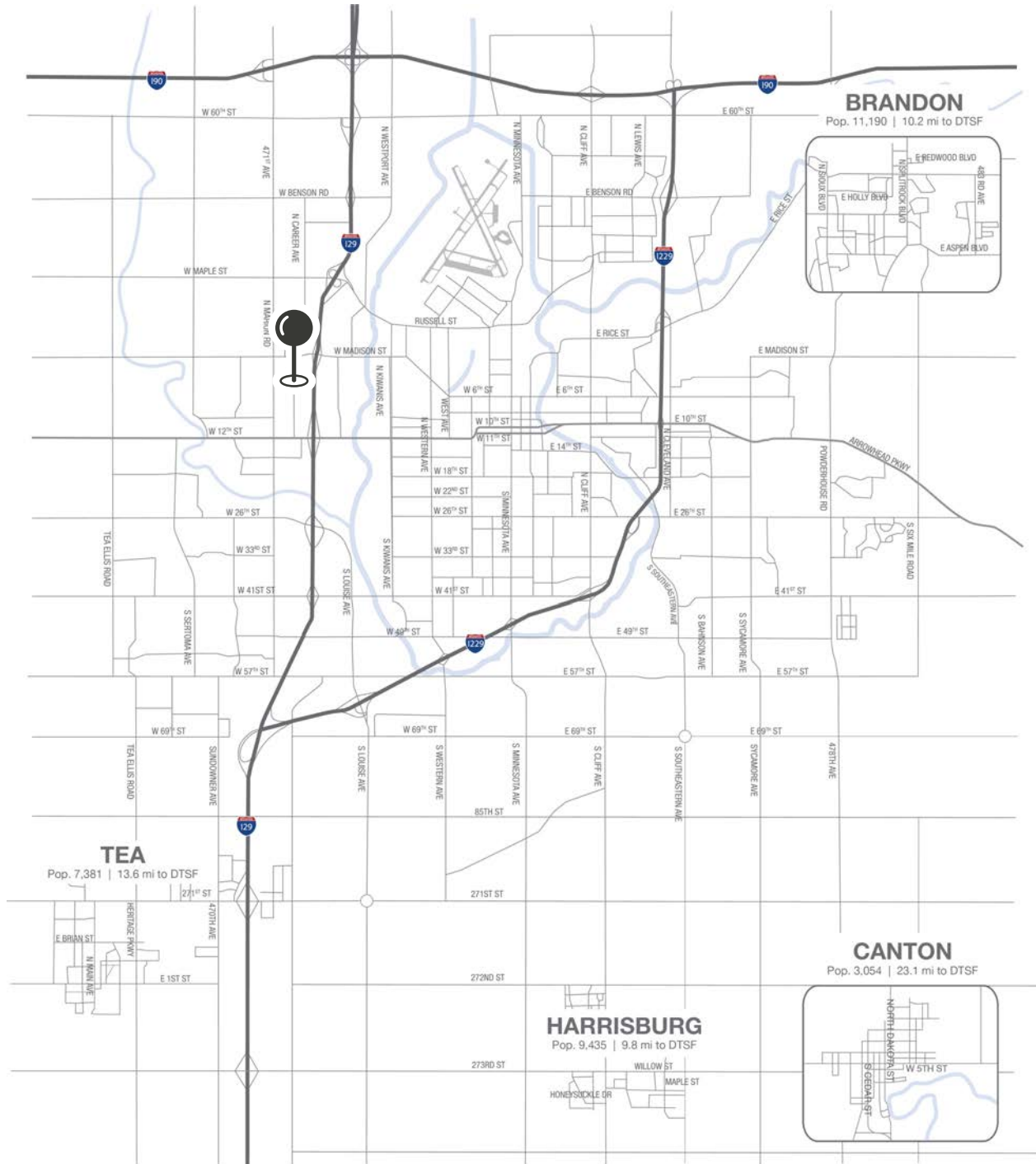
Lloyd Companies Commercial Real Estate | 150 E. 4th Place Suite 600, Sioux Falls, SD 57104 | 605.323.2820
Find out more at LloydCompanies.com | Information deemed reliable, but not guaranteed.

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MSA MAP



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SIoux FALLS DEMOGRAPHICS

POPULATION PROJECTION

Year	Sioux Falls	MSA
2025	219,588*	314,596
2030	235,786	341,444

*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)

4M

of Visitors to Sioux Falls in 2024

1.8%

Sioux Falls MSA Unemployment Rate

(June 2025)



No Corporate Income Tax



#7 Best Run Cities in America

(WalletHub 2025)

TOP EMPLOYERS

SANFORD
HEALTH

10,929

Avera

8,200



3,627

Smithfield

3,239

HyVee
EMPLOYEE OWNED

2,390

amazon

1,600

SUMMARY PROFILE

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	2,936	51,524	113,896
2020 Total Population	3,927	57,373	128,156
2020 Group Quarters	208	2,109	4,454
2025 Total Population	4,213	63,039	139,879
2025 Group Quarters	187	2,066	4,466
2030 Total Population	4,950	67,651	149,533
2024-2029 Annual Rate	3.28%	1.42%	1.34%
2025 Total Daytime Population	7,253	84,312	181,819
Workers	5,247	57,231	121,958
Residents	2,006	27,081	59,861
Household Summary			
2010 Households	1,087	21,301	46,670
2010 Average Household Size	2.56	2.29	2.32
2020 Total Households	1,419	24,002	53,341
2020 Average Household Size	2.62	2.30	2.32
2025 Households	1,670	26,728	58,647
2025 Average Household Size	2.41	2.28	2.31
2030 Households	2,048	28,911	63,058
2030 Average Household Size	2.33	2.27	2.30
2024-2029 Annual Rate	4.17%	1.58%	1.46%
2010 Families	682	11,814	26,583
2010 Average Family Size	3.09	2.97	2.98
2025 Families	933	14,068	31,871
2025 Average Family Size	3.32	3.13	3.09
2030 Families	1,115	15,050	33,904
2030 Average Family Size	3.24	3.13	3.10
2024-2029 Annual Rate	3.63%	1.36%	1.24%
2025 Housing Units	1,794	28,741	62,821
Owner Occupied Housing Units	65.4%	49.4%	51.7%
Renter Occupied Housing Units	27.7%	43.6%	41.7%
Vacant Housing Units	6.9%	7.0%	6.6%
2025 Population 25+ by Educational Attainment			
Total	2,638	42,357	94,287
Less than 9th Grade	3.3%	2.3%	2.1%
9th - 12th Grade, No Diploma	10.0%	4.7%	4.1%
High School Graduate	19.9%	19.6%	20.5%
GED/Alternative Credential	7.2%	4.2%	4.2%
Some College, No Degree	24.6%	20.9%	19.6%
Associate Degree	7.8%	13.6%	13.2%
Bachelor's Degree	22.3%	24.9%	25.3%
Graduate/Professional Degree	4.7%	9.8%	10.8%
Median Household Income			
2025	\$67,314	\$69,184	\$70,644
2030	\$73,819	\$76,626	\$78,839
Median Age			
2010	30.2	32.6	33.1
2020	32.4	35.0	35.2
2025	33.8	36.1	36.3
2030	35.5	37.3	37.5
2025 Population by Sex			
Males	2,084	31,862	71,040
Females	2,129	31,177	68,839
2030 Population by Sex			
Males	2,441	33,993	75,509
Females	2,510	33,658	74,023
Data for all businesses in area			
	1 mile	3 miles	5 miles
Total Businesses:	283	3,249	7,411
Total Employees:	4,951	54,261	116,900