



INCOME PRODUCING DEVELOPMENT LAND

4501 W. 12TH ST | SIOUX FALLS, SD



LAND FOR SALE

Lloyd Commercial Real Estate presents an income generating, premier future development property prominently positioned on the southwest corner of I-29 and West 12th Street. The property boasts nearly 1,150 feet of frontage along I-29 for premier visibility. Located just a short 10 minutes from downtown and a mere 5 minutes to the Empire Mall. The site sits on one of the most heavily traveled corridors in the state. Traffic counts at the crossroads of West 12th Street and I-29 exceed 107,000 VPD. The area boasts numerous national and regional users including Northern Tool + Equipment, Harbor Freight, Wells Fargo, Taco Bell, Starbucks, Wendy's, Fleet Pride, Voyage Credit Union, Luxury Auto Mall, Holiday Station Stores, and more. Area attractions include The Great Plains Zoo, Sherman Park and Softball Complex, Battleship Memorial, Minnehaha Country Club, The Country Club of Sioux Falls, and Thunder Road Amusement Park. The property currently operates as a successful year-round 117-space RV Park and 34 efficiency apartments, generating approximately \$1.1M in revenue in 2024 (contact broker for details). Nearly 700 feet of frontage along 12th Street provides direct access into the property.

QUICK FACTS

- **Address:**
4501 W. 12th Street, Sioux Falls, SD 57106
- **Pricing:**
\$8,503,638
- **Price / SF:**
\$13.00 / SF
- **Total Site Size:**
15.02 Acres +/- (654,126 SF +/-)
- **Zoning:**
C-4 Commercial Regional
- **Real Estate Taxes:**
\$58,092.44 (2024 Taxes payable in 2025)
- **Operating Business:**
 - 117 space RV Park
 - 34 efficiency apartments
 - 2024 Revenue: \$1.1M

KRISTEN ZUEGER

Broker Associate

605.376.1903 | 150 E. 4th Place, Ste. 600, Sioux Falls, SD 57104

NOTES

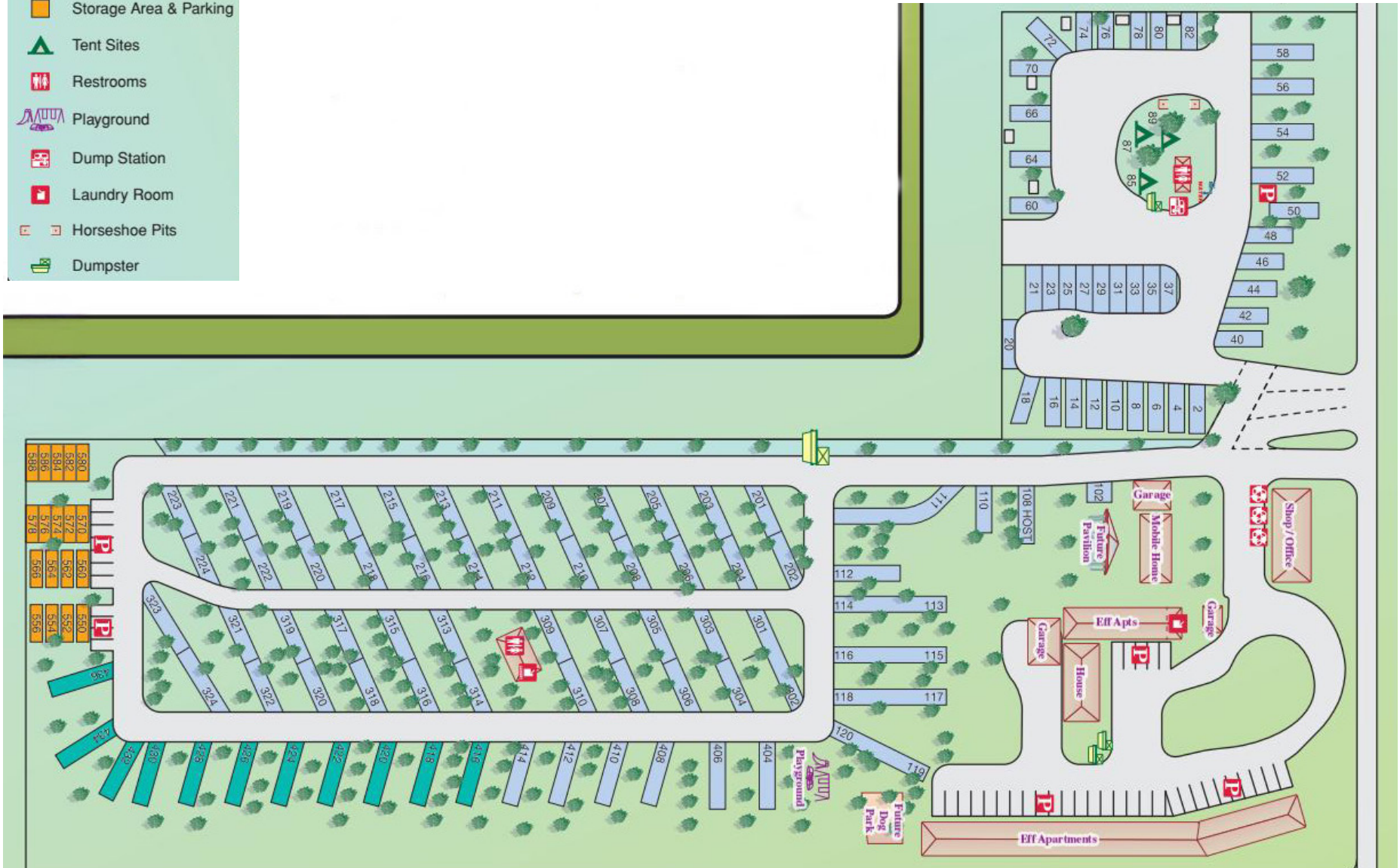
- **Key Easements:**
10' utility easement along the N/W property line
- **Utilities:**
Natural Gas, Water/Sewer, Electricity
- Existing Buildings On-Site - Contact Broker for details
- Income generating property
- Clean Phase I Environmental Report completed in 2020

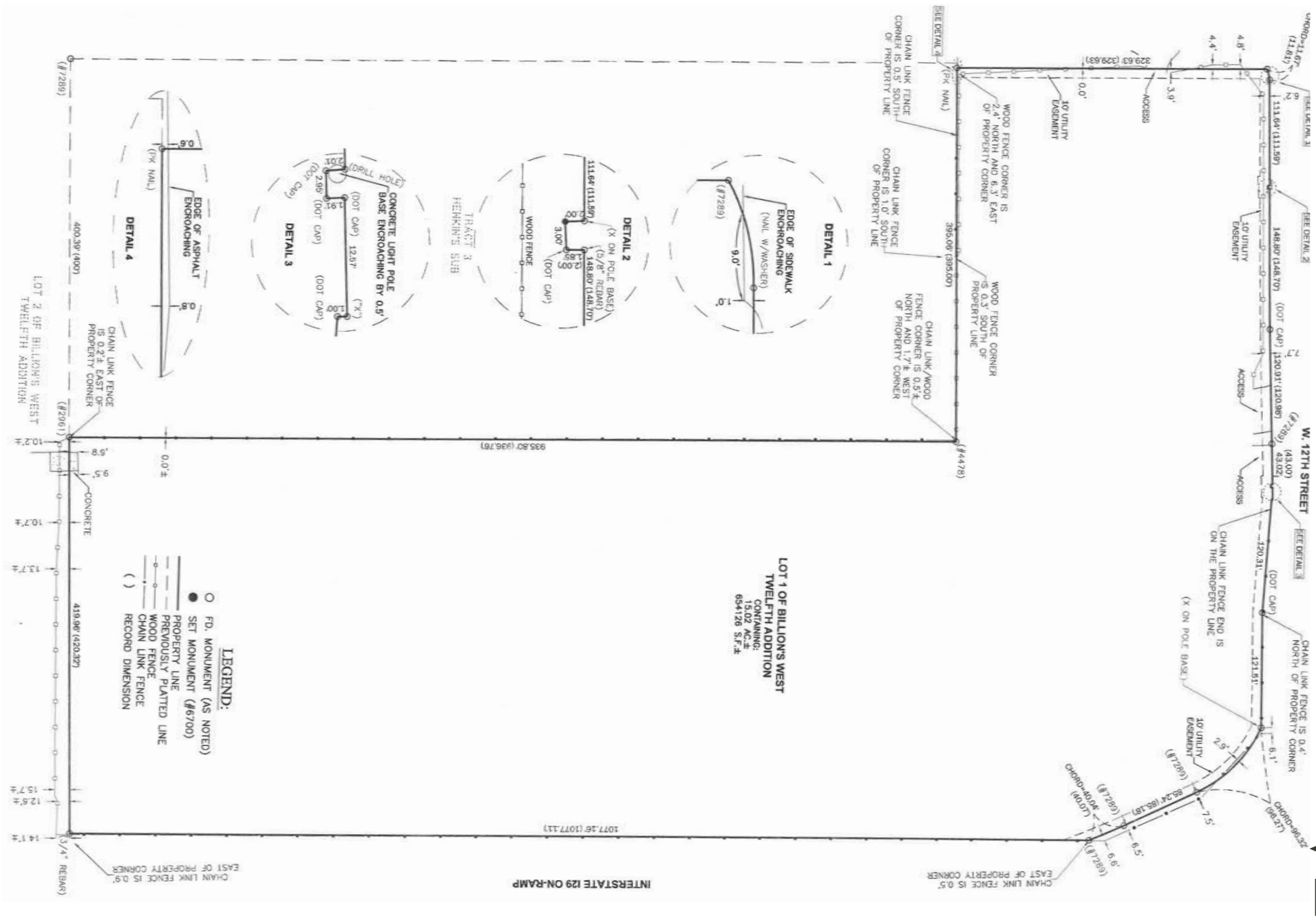


SUMMARY



-  30/50 Amp Full Hookup
-  Overflow Sites
-  Storage Area & Parking
-  Tent Sites
-  Restrooms
-  Playground
-  Dump Station
-  Laundry Room
-  Horseshoe Pits
-  Dumpster



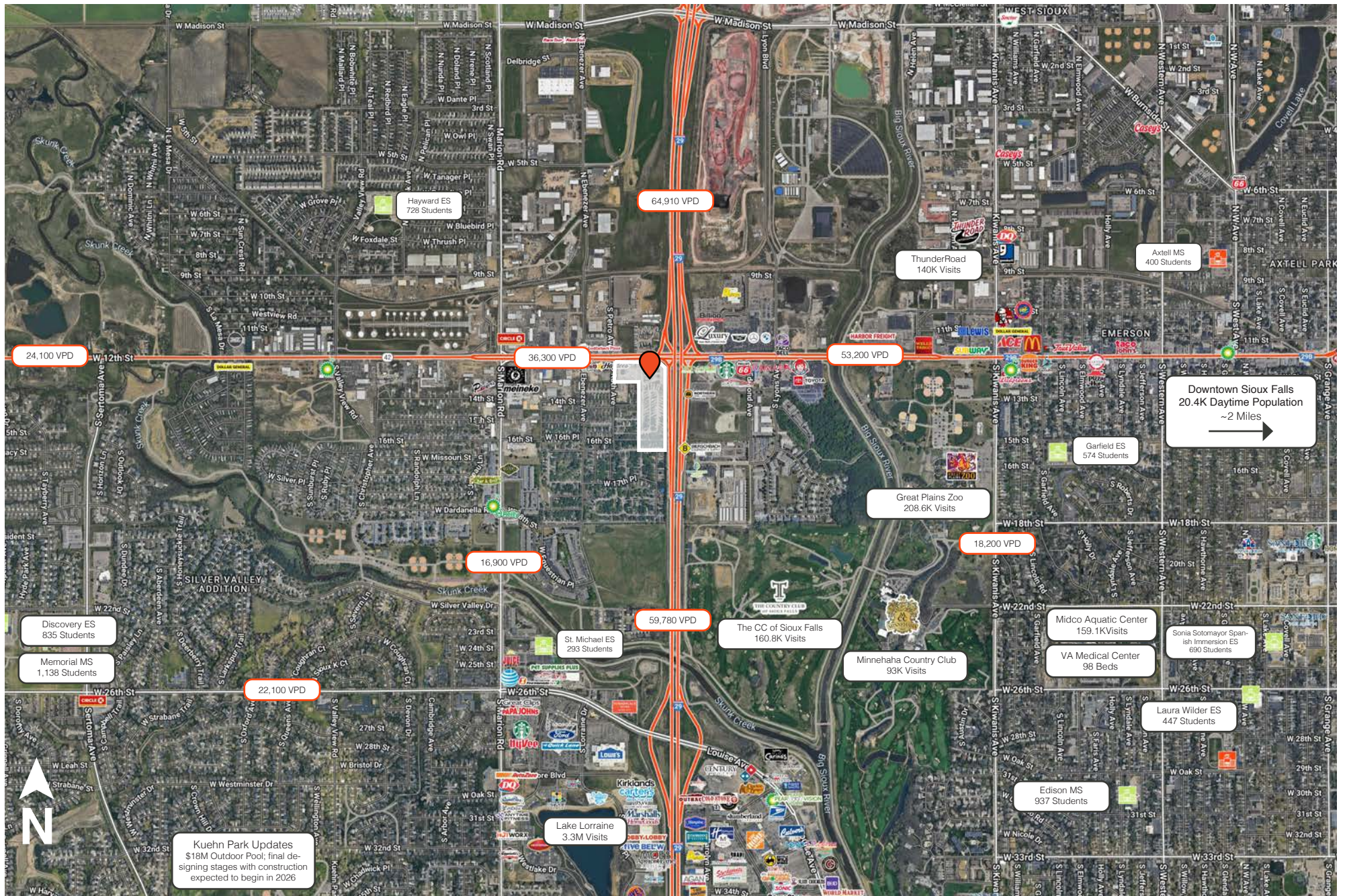


BOUNDARY SURVEY

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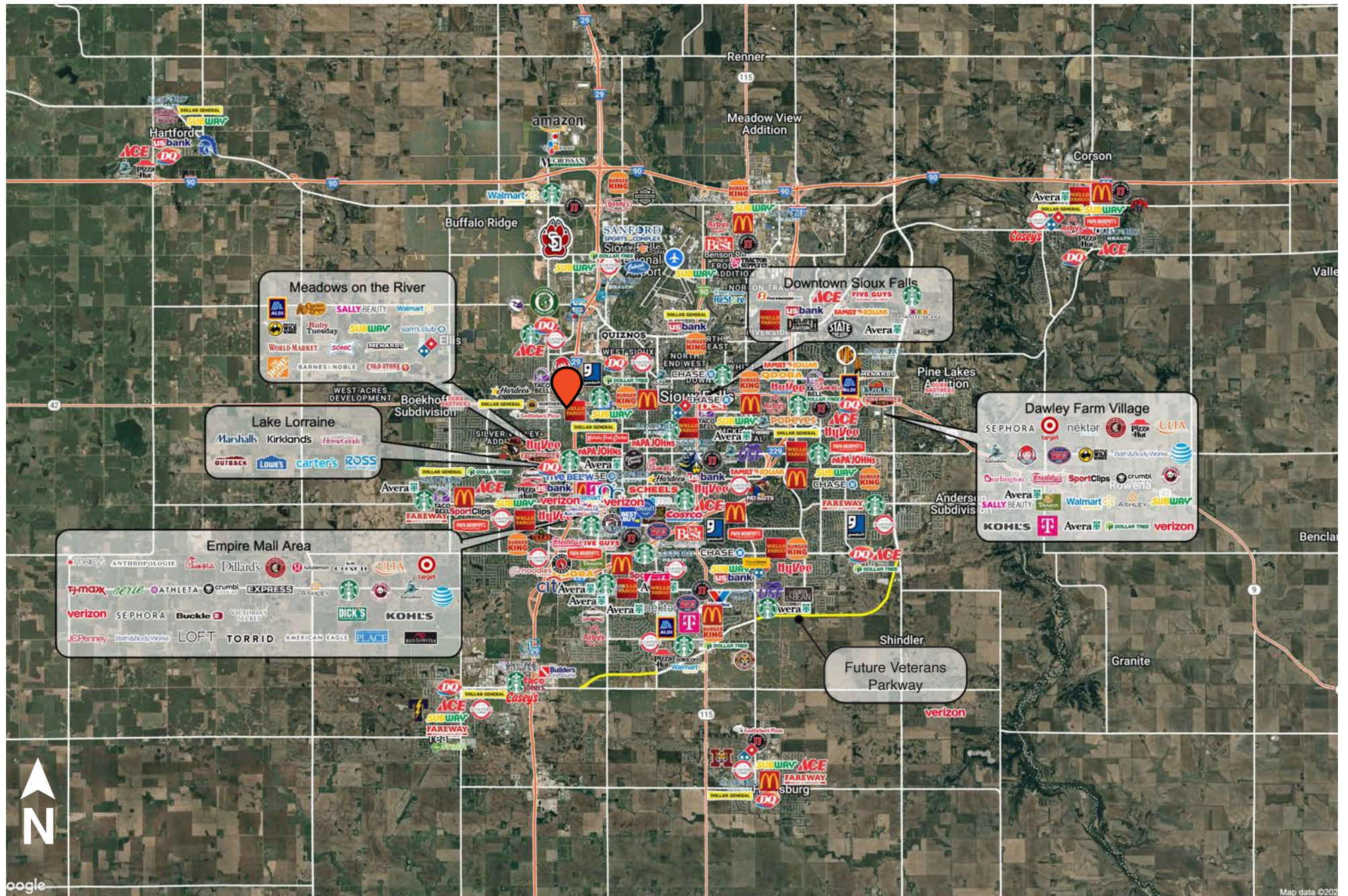




AREA MAP



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CITY MAP



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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
2025	219,588*	314,596
2030	235,786	341,319

*Source: The City of Sioux Falls

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)



No Corporate Income Tax



Third City in Economic Strength
(Policom 2023)

4M

of Visitors to Sioux Falls in 2024

1.8%

Sioux Falls MSA Unemployment Rate
(June 2025)

TOP EMPLOYERS

SANFORD
HEALTH
10,929

Smithfield
3,239

Avera
8,200

HuVee
EMPLOYEE OWNED
2,390



3,627

amazon
1,600

DEMOGRAPHICS



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CONTACT INFO



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