



ESTABLISHED RV PARK & APARTMENT COMMUNITY
15-ACRES OF PRIME DEVELOPMENT POTENTIAL

4501 W. 12TH ST | SIOUX FALLS, SD



LAND FOR SALE

Lloyd Commercial Real Estate is pleased to present this income-generating asset boasting an NOI of \$512,000 in 2025. The property is prominently located at the southwest corner of I-29 and West 12th Street, offering exceptional visibility and strong future development potential. With nearly 1,150 feet of frontage along I-29, the site delivers premier exposure along one of the most heavily traveled corridors in South Dakota. Situated just 10 minutes from downtown and five minutes from The Empire Mall, the property lies at a high-traffic intersection where daily vehicle counts exceed 107,000 VPD. The surrounding trade area is supported by a robust mix of national and regional retailers and service providers, including Northern Tool + Equipment, Harbor Freight, Well Fargo, Taco Bell, Starbucks, Wendy's, Fleet Pride, Voyage Credit Union, Luxury Auto Mall, Holiday Station Stores, and more. Nearby 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—further enhancing the property's visibility and year round draw. The asset currently operates as a successful, year round 117 space RV park complemented by 34 efficiency apartments. Nearly 700 feet of frontage along West 12th Street provides convenient and direct access to the property.

QUICK FACTS

- **Address:**
4501 W. 12th Street, Sioux Falls, SD 57106
- **Pricing:**
\$6,497,500
- **Price / SF:**
\$9.93 / SF
- **Total Site Size:**
15.02 Acres +/- (654,126 SF +/-)
- **Zoning:**
C-4 Commercial Regional
- **Real Estate Taxes:**
\$74,762.98 (2025 Taxes payable in 2026)
- **Operating Business:**
 - 117 space RV Park
 - 34 efficiency apartments
 - 2025 NOI \$512,198

KRISTEN ZUEGER

Broker Associate

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

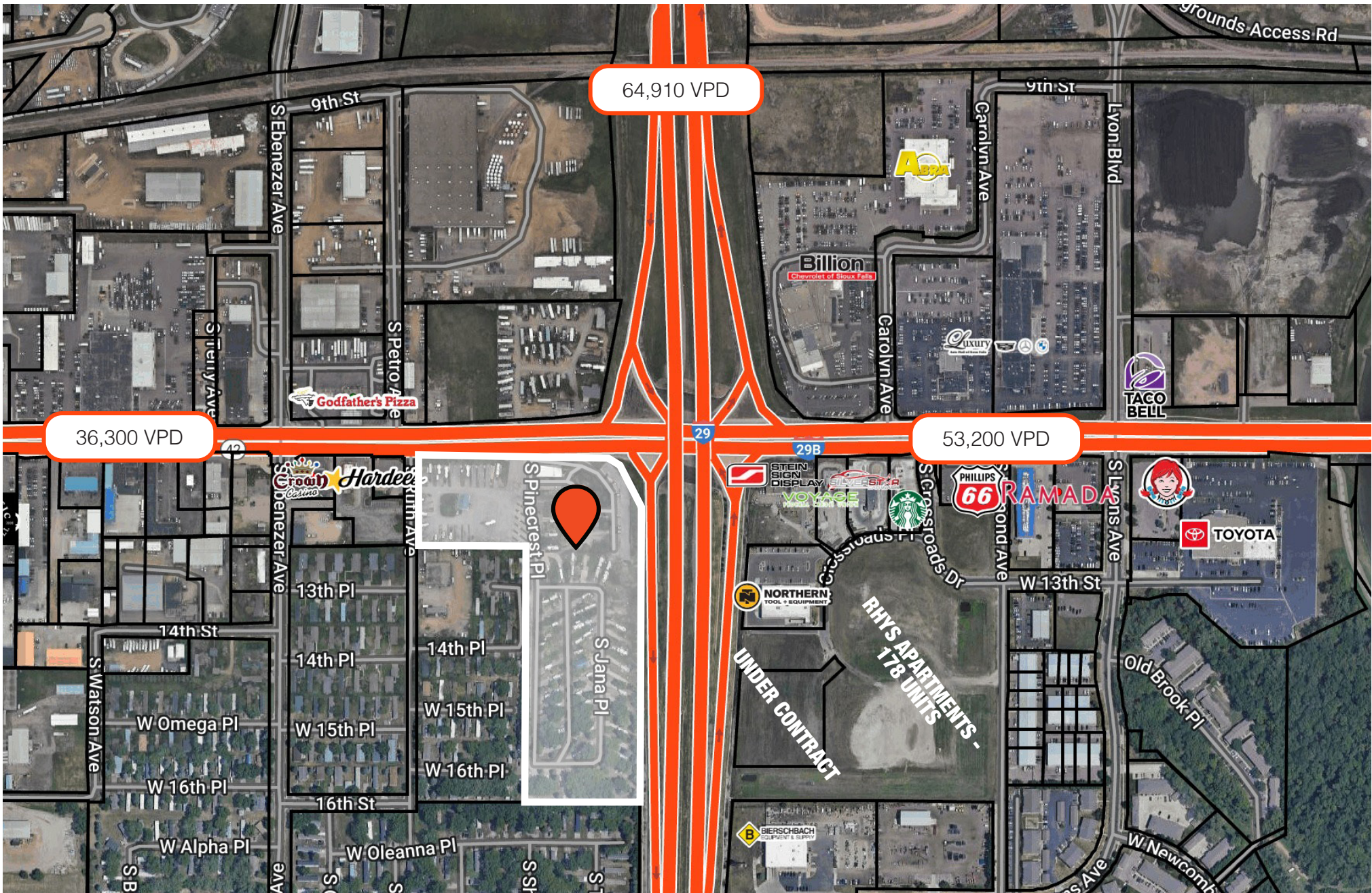
NOTES

- **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
- **Cap Rate:** 7.88%



SUMMARY

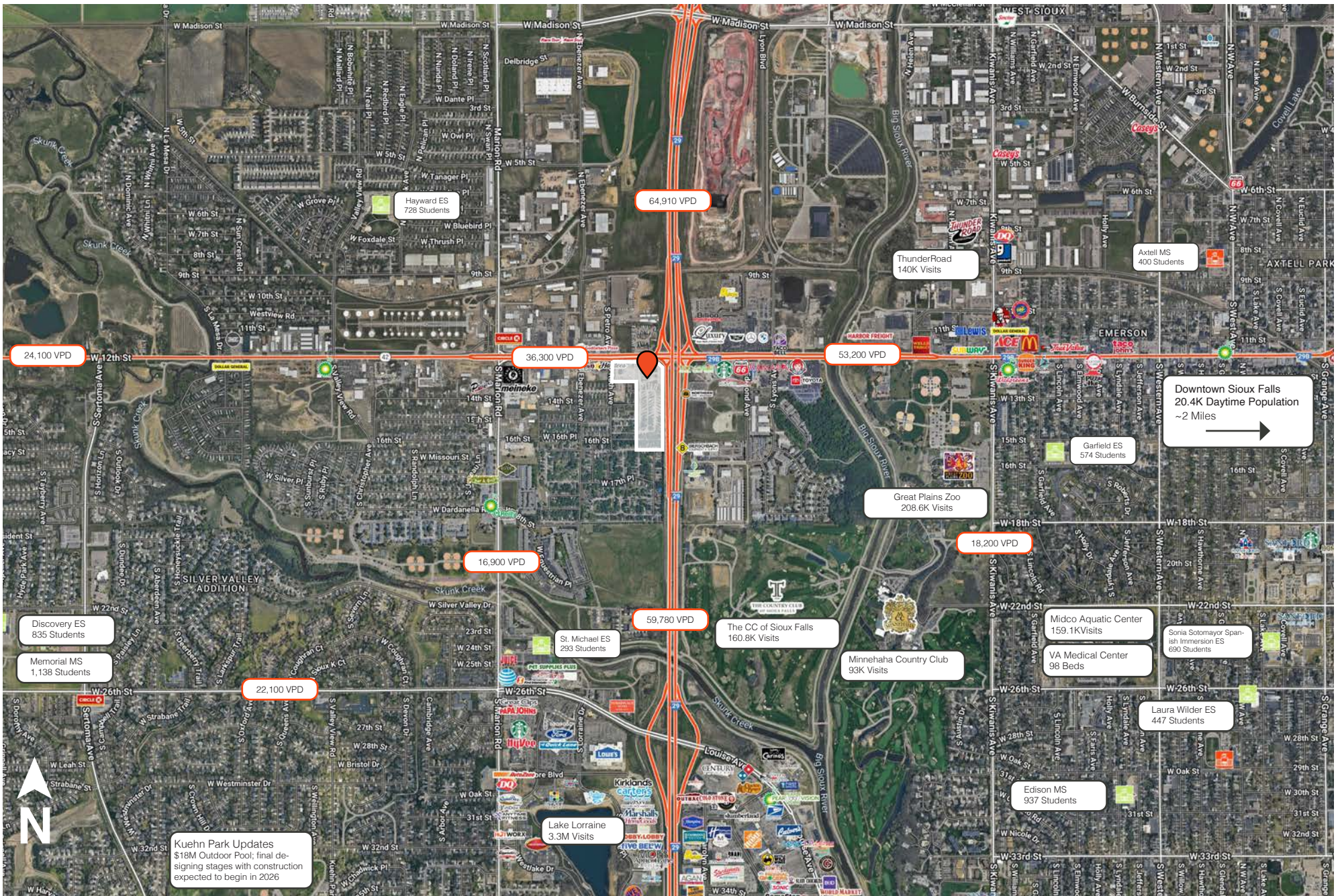




SITE MAP



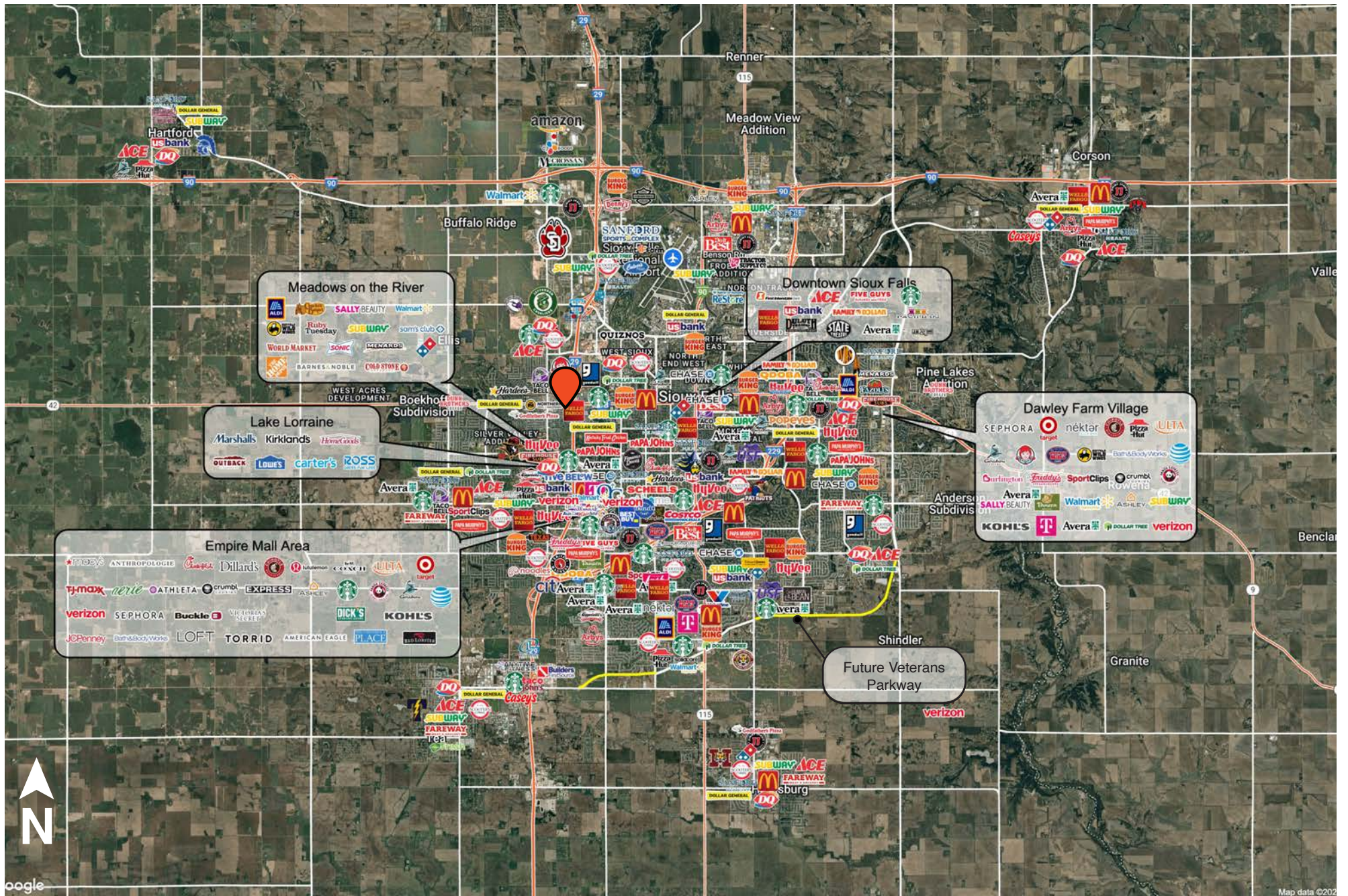
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AREA MAP



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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 | 224,676* | 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)

4M

of Visitors to Sioux Falls in 2024

1.8%

Sioux Falls MSA Unemployment Rate
(June 2025)



No Corporate Income Tax



Third City in Economic Strength
(Policom 2023)

TOP EMPLOYERS

SANFORD
HEALTH
10,929

Avera
8,200

SIoux FALLS
SCHOOL DISTRICT
3,627

Smithfield
3,239

HyVee
EMPLOYEE OWNED
2,390

amazon
1,600

| | 1 mile | 3 miles | 5 miles |
|--|---------------|------------------|------------------|
| Population Summary | | | |
| 2010 Total Population | 5,284 | 68,467 | 125,347 |
| 2020 Total Population | 5,878 | 75,375 | 143,987 |
| 2020 Group Quarters | 79 | 2,600 | 4,481 |
| 2025 Total Population | 6,329 | 80,730 | 157,158 |
| 2025 Group Quarters | 73 | 2,589 | 4,492 |
| 2030 Total Population | 6,699 | 85,688 | 169,065 |
| 2024-2029 Annual Rate | 1.14% | 1.20% | 1.47% |
| 2025 Total Daytime Population | 7,737 | 108,247 | 190,892 |
| Workers | 4,988 | 73,444 | 122,935 |
| Residents | 2,749 | 34,803 | 67,957 |
| Household Summary | | | |
| 2010 Households | 2,439 | 28,900 | 51,127 |
| 2010 Average Household Size | 2.16 | 2.25 | 2.34 |
| 2020 Total Households | 2,661 | 32,213 | 59,509 |
| 2020 Average Household Size | 2.18 | 2.26 | 2.34 |
| 2025 Households | 2,879 | 35,021 | 65,357 |
| 2025 Average Household Size | 2.17 | 2.23 | 2.34 |
| 2030 Households | 3,062 | 37,447 | 70,610 |
| 2030 Average Household Size | 2.16 | 2.22 | 2.33 |
| 2024-2029 Annual Rate | 1.24% | 1.35% | 1.56% |
| 2010 Families | 1,214 | 15,558 | 29,856 |
| 2010 Average Family Size | 2.87 | 2.95 | 2.98 |
| 2025 Families | 1,364 | 18,116 | 36,375 |
| 2025 Average Family Size | 3.32 | 3.08 | 3.10 |
| 2030 Families | 1,435 | 19,162 | 38,925 |
| 2030 Average Family Size | 3.32 | 3.08 | 3.11 |
| 2024-2029 Annual Rate | 1.02% | 1.13% | 1.36% |
| 2025 Housing Units | 3,011 | 37,560 | 69,955 |
| Owner Occupied Housing Units | 43.0% | 48.0% | 52.9% |
| Renter Occupied Housing Units | 52.6% | 45.3% | 40.6% |
| Vacant Housing Units | 4.4% | 6.8% | 6.6% |
| 2025 Population 25+ by Educational Attainment | | | |
| Total | 4,173 | 54,449 | 105,545 |
| Less than 9th Grade | 4.8% | 2.1% | 2.0% |
| 9th - 12th Grade, No Diploma | 12.9% | 4.3% | 3.8% |
| High School Graduate | 22.1% | 20.0% | 20.0% |
| GED/Alternative Credential | 3.4% | 4.0% | 4.0% |
| Some College, No Degree | 20.9% | 20.6% | 19.5% |
| Associate Degree | 14.1% | 13.9% | 12.8% |
| Bachelor's Degree | 16.0% | 25.1% | 26.0% |
| Graduate/Professional Degree | 5.8% | 10.1% | 11.8% |
| Median Household Income | | | |
| 2025 | \$60,561 | \$67,243 | \$72,819 |
| 2030 | \$63,742 | \$73,736 | \$82,170 |
| Median Age | | | |
| 2010 | 29.7 | 32.8 | 33.4 |
| 2020 | 31.8 | 35.2 | 35.3 |
| 2025 | 32.9 | 36.5 | 36.4 |
| 2030 | 33.9 | 37.7 | 37.6 |
| 2025 Population by Sex | | | |
| Males | 3,164 | 40,365 | 79,497 |
| Females | 3,165 | 40,365 | 77,661 |
| 2030 Population by Sex | | | |
| Males | 3,329 | 42,623 | 85,032 |
| Females | 3,370 | 43,065 | 84,033 |
| Data for all businesses in area | | | |
| Total Businesses: | 1 mile 306 | 3 miles 4,697 | 5 miles 7,712 |
| Total Employees: | 4,698 | 69,337 | 114,923 |



MARKET PROFILE

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KRISTEN ZUEGER

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CONTACT INFO



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