



**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:**  
\$7,480,000
- **Price / SF:**  
\$11.44 / 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

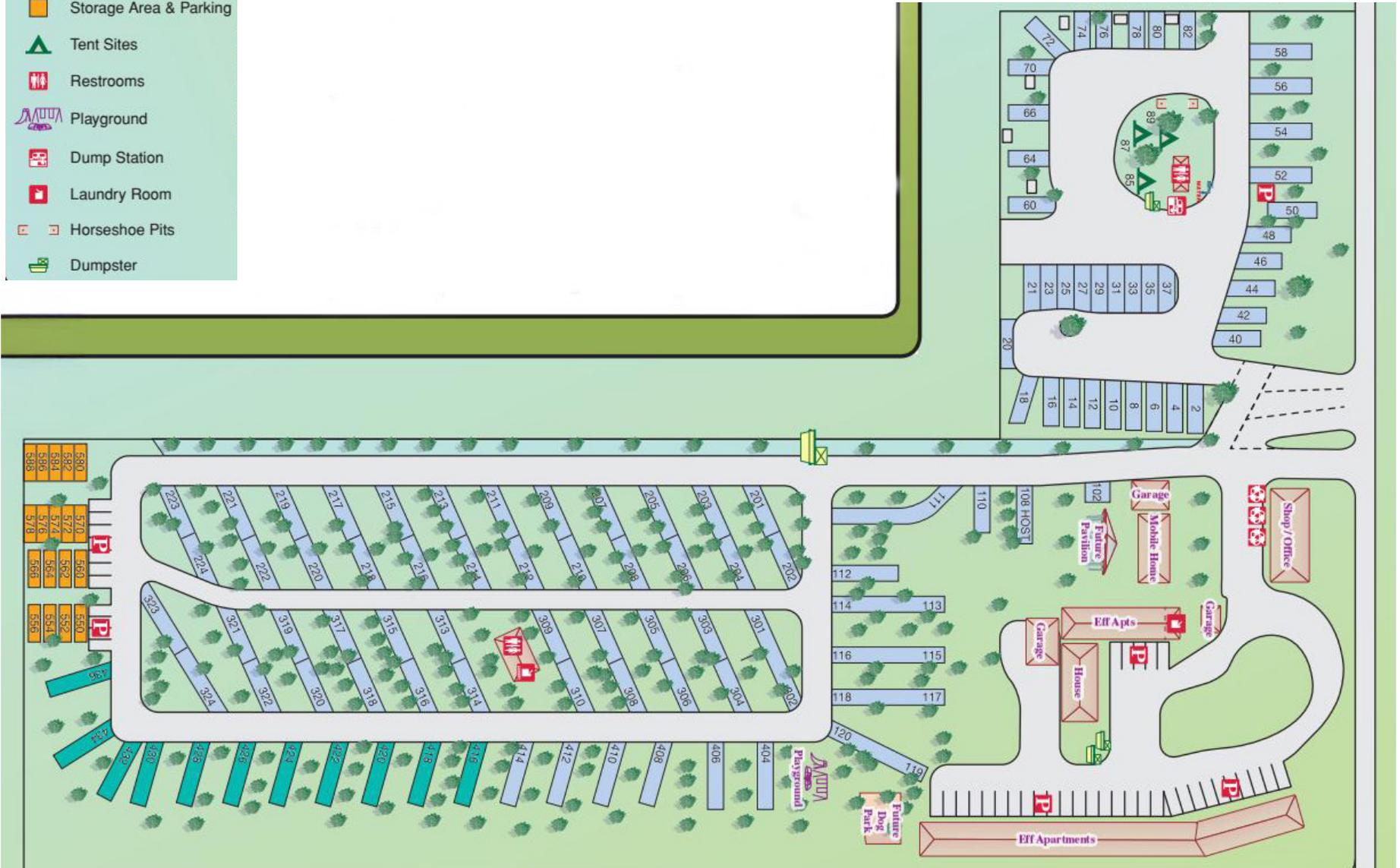
- **Key Easements:**  
10' utility easement along the N/W property line
- **Utilities:**  
Natural Gas, Water/Sewer, Electricity
- Existing Buildings On-Site - Contact Broker for details
- Income generating property
- Clean Phase I Environmental Report completed in 2020
- **Cap Rate:** 6.85%



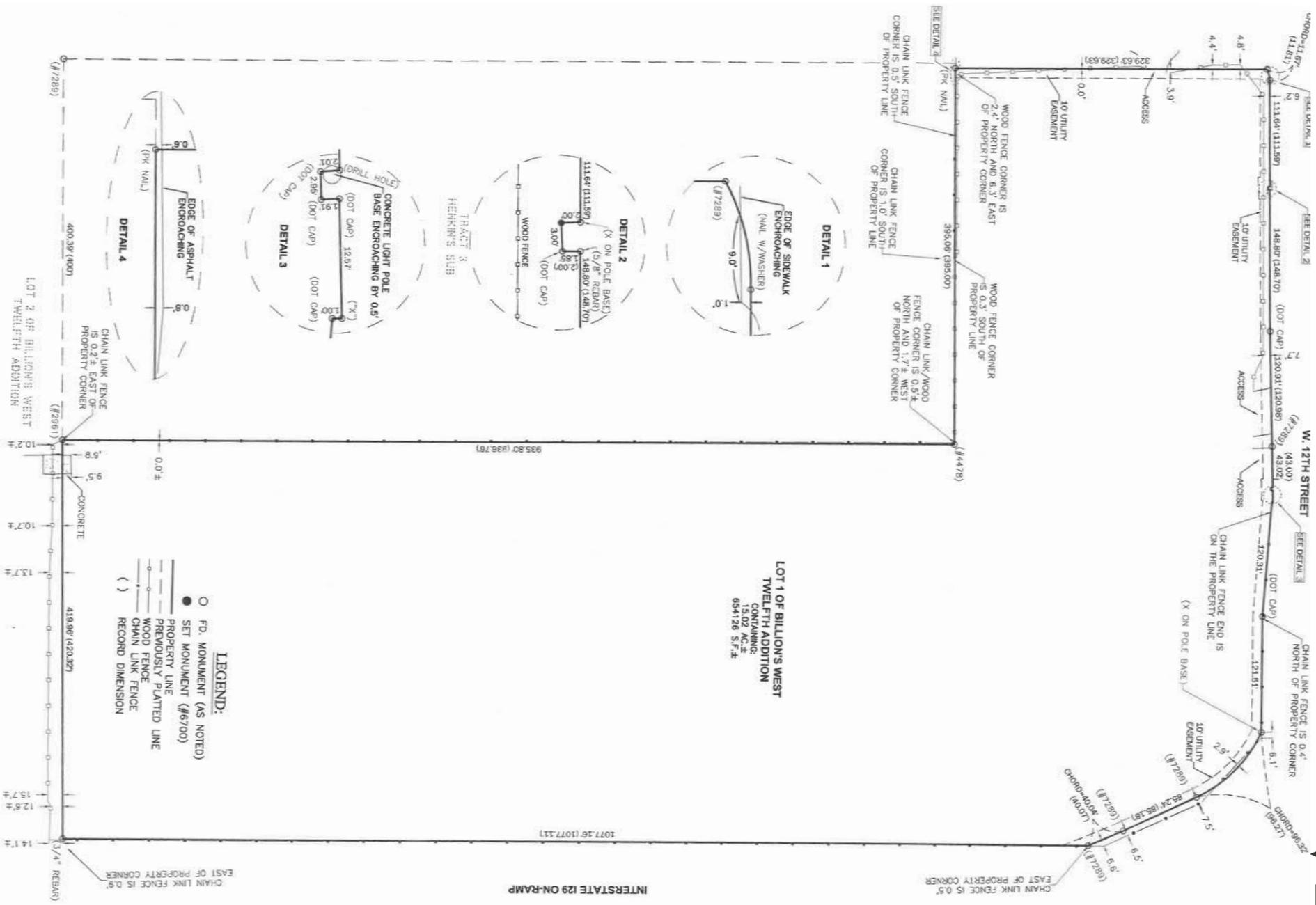
# SUMMARY



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



# CURRENT SITE PLAN

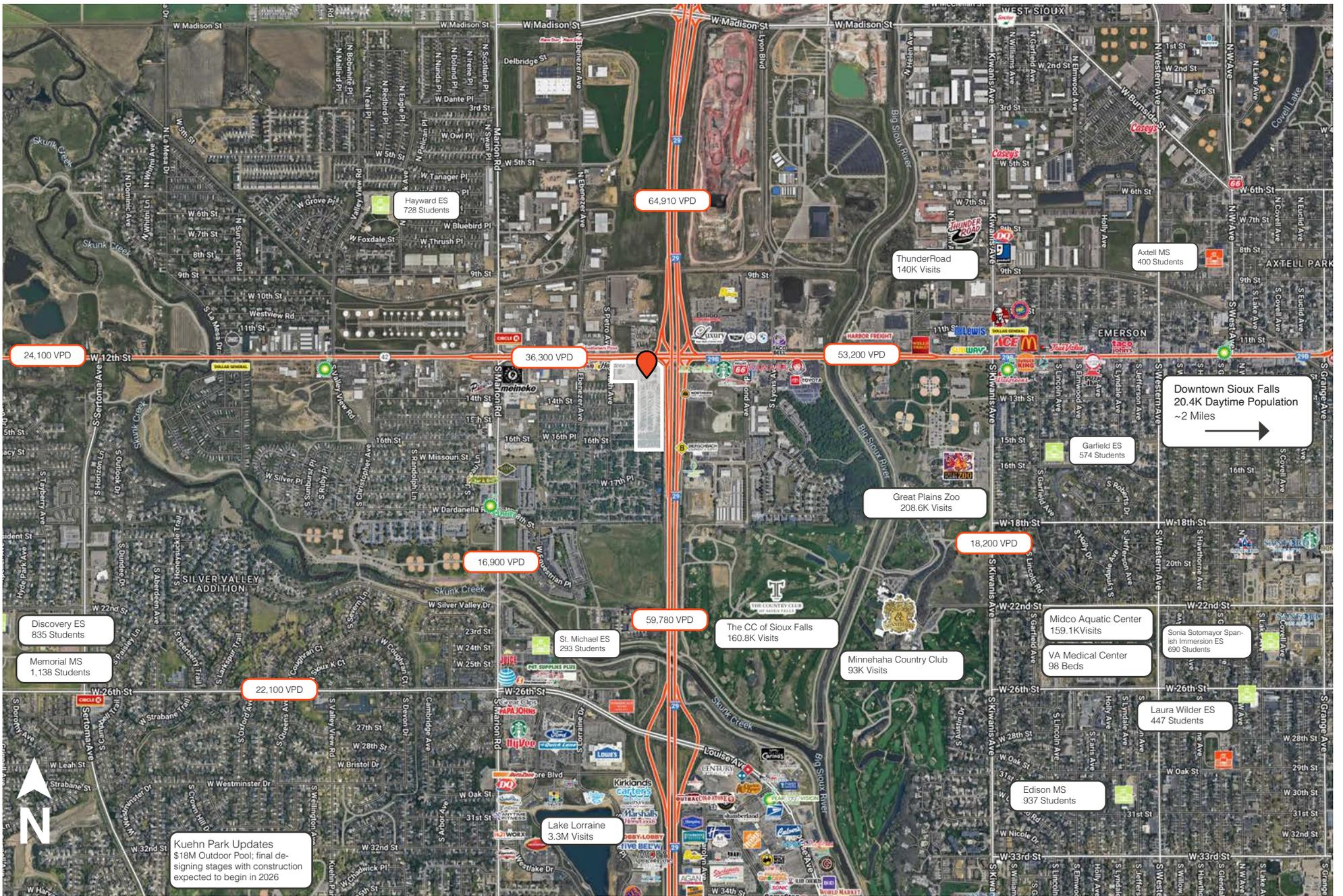


# BOUNDARY SURVEY

15-ACRE PRIME DEVELOPMENT POTENTIAL | 4501 W 12TH ST | SIOUX FALLS, SD







# 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

**HuVee**  
EMPLOYEE OWNED  
2,390

**amazon**  
1,600

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
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
<b>Household Summary</b>			
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%
<b>2025 Population 25+ by Educational Attainment</b>			
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%
<b>Median Household Income</b>			
2025	\$60,561	\$67,243	\$72,819
2030	\$63,742	\$73,736	\$82,170
<b>Median Age</b>			
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
<b>2025 Population by Sex</b>			
Males	3,164	40,365	79,497
Females	3,165	40,365	77,661
<b>2030 Population by Sex</b>			
Males	3,329	42,623	85,032
Females	3,370	43,065	84,033
<b>Data for all businesses in area</b>			
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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