



# WESTTOWN MARKETPLACE LAND

LAND FOR SALE



8110 W. 41st Street,  
Sioux Falls, SD 57106



1.49 Acres +/-  
(64,854 SF +/-)



\$14.00 / SF

## LOCATION

Land for sale near the intersection of 41st Street & S Ellis Road. Positioned near a growing commercial corridor that serves as a core shopping destination for nearby residents and Tea commuters. The site is surrounded by a growing mix of single and multi-family housing.

## DESCRIPTION

- Zoned: C-3 Commercial
- RE Taxes: \$11,018.42 (2025 Taxes payable in 2026)
- On the hard corner of a full-access intersection, offering prime exposure and easy access from all directions
- Parcel is part of a mutual access easement and shared maintenance agreement
- Easy access to Ellis Road, a primary north/south corridor on the west side of Sioux Falls with direct connection to Tea
- Supportive traffic counts with a combined 26,600 VPD at the 41st/Ellis intersection
- Booming residential area with 4,574 housing units within a 1-mile radius
- Supportive demographics include a MHHI of \$97,983 and daytime population of 5,478 within a 1-mile radius
- Neighboring businesses include O2B Kids, Fareway, Starbucks, Taco Bell, Silver-star Car Wash, McDonald's, Dollar Tree, Sanford Health, Lewis Drug, Valvoline and much more
- Just 1 mile from the Westside Recreation Center

**ALEXIS MAHLEN**

605.321.4861 | alexis@lloydcompanies.com

Lloyd Companies Commercial Real Estate | 150 E. 4th Place Suite 600, Sioux Falls, SD 57104 | 605.323.2820

Find out more at [LloydCompanies.com](http://LloydCompanies.com) | Information deemed reliable, but not guaranteed.

# LAND COSTS

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

| Size (Acres) | Size (SF) | Asking Price | Total Asking Price |
|--------------|-----------|--------------|--------------------|
| 1.49 Acres   | 64,854 SF | \$14.00 / SF | \$907,956          |

# PLAT MAP



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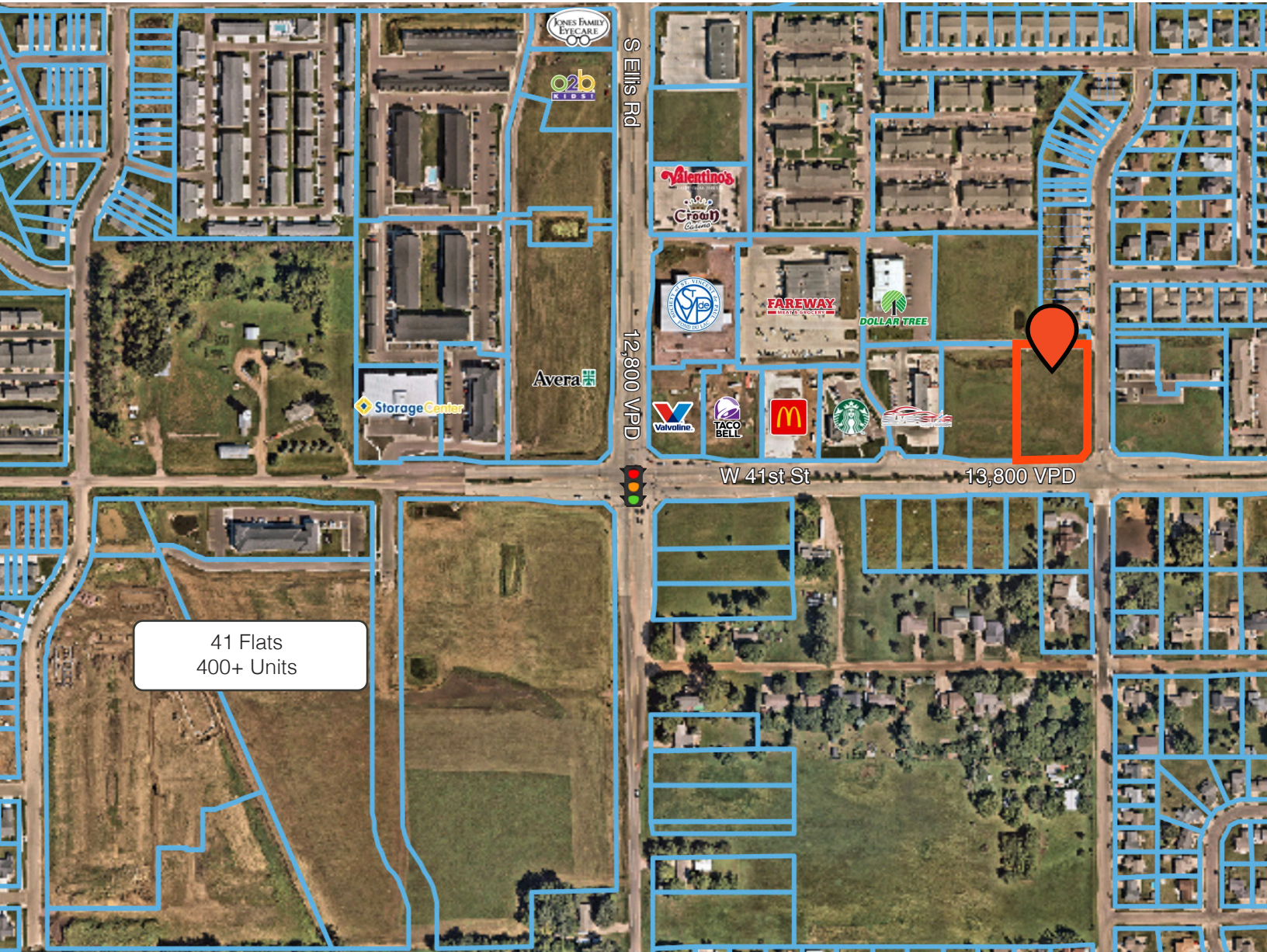
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LAND FOR SALE



## SITE MAP

Concept only; subject to change

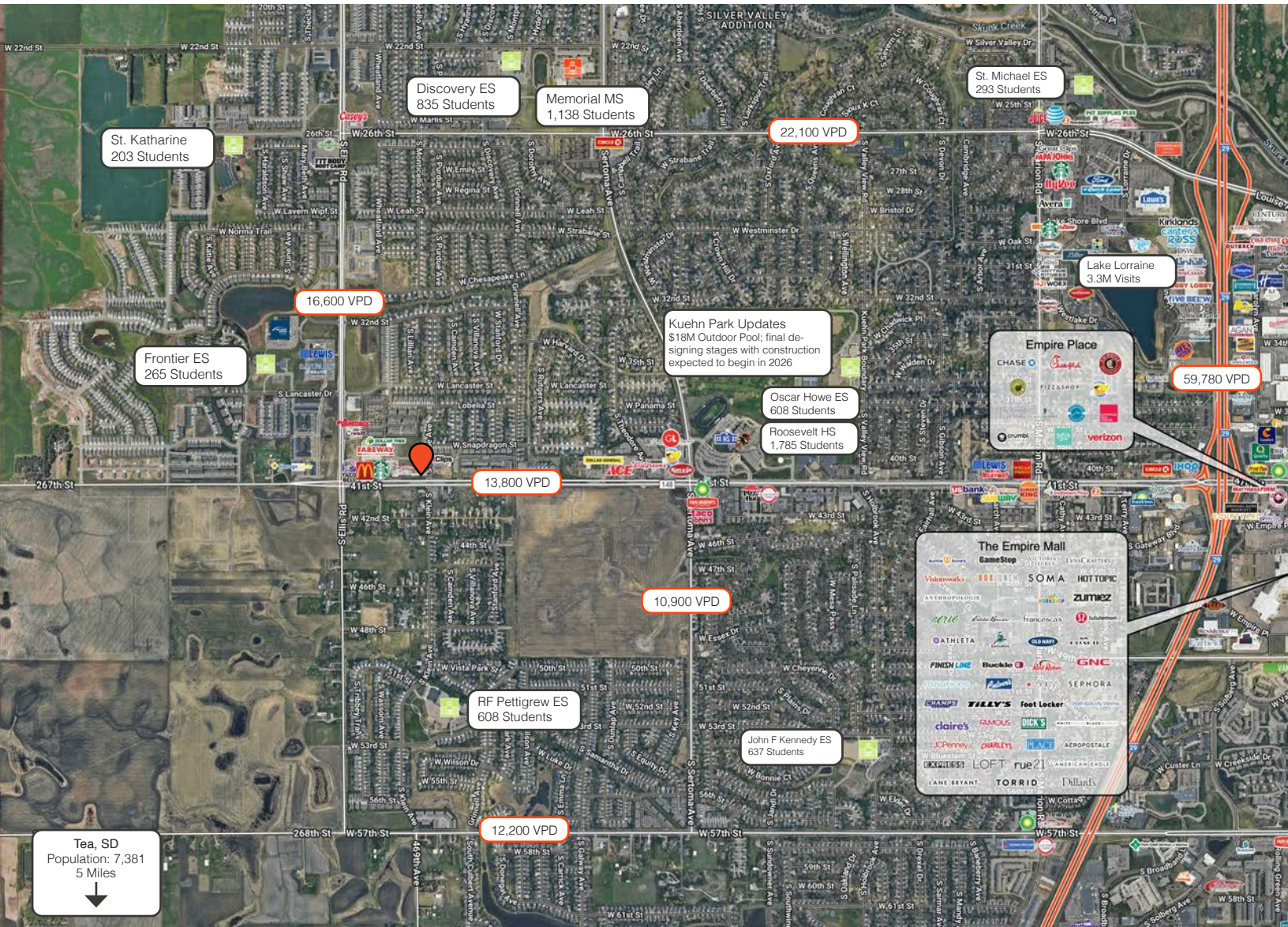


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### AREA MAP

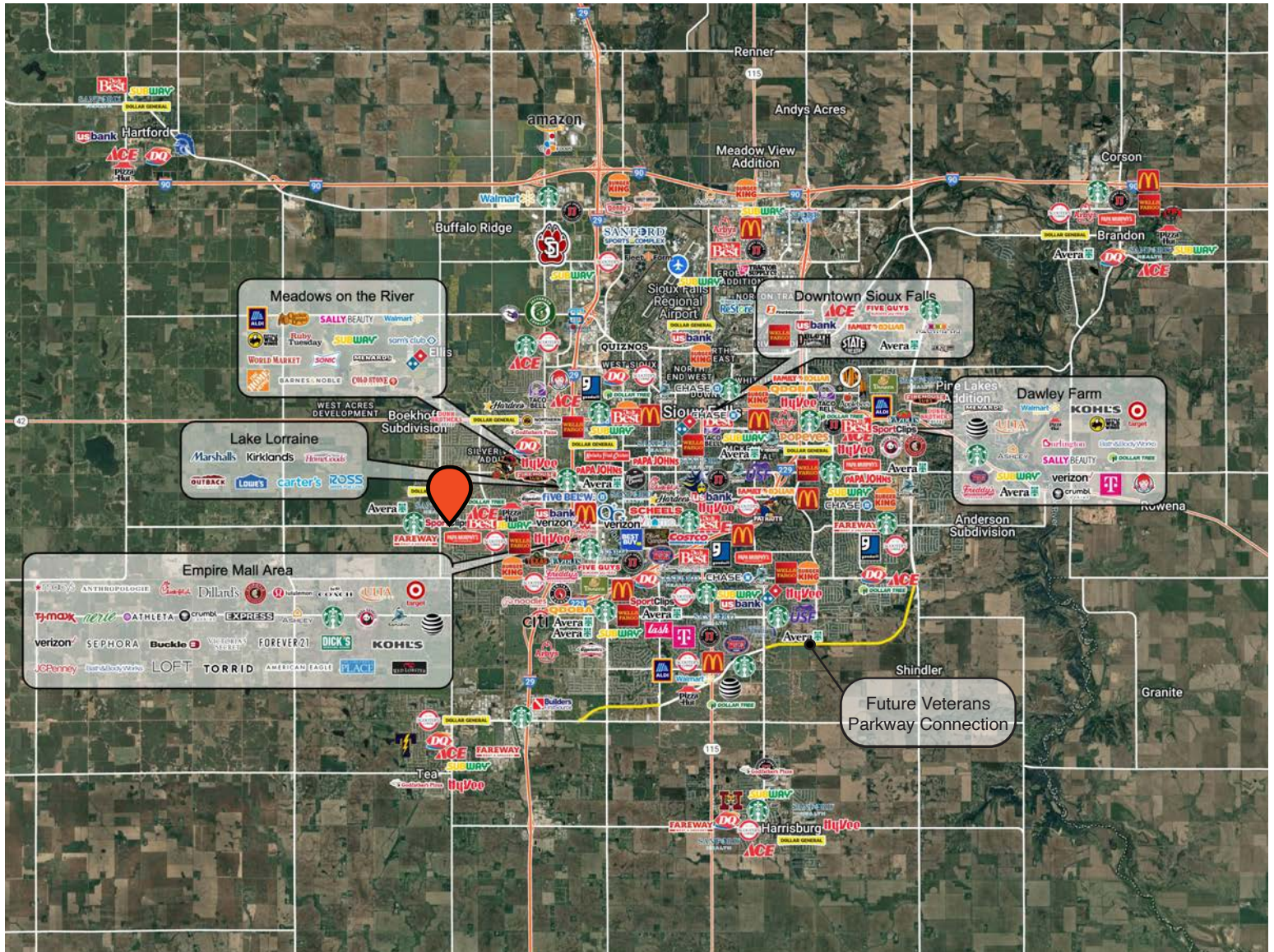
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# CITY MAP



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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



10,929



8,200



3,627



3,239



2,390



1,600



MARKET PROFILE

|   | 1 mile    | 3 miles      | 5 miles      |
|---|-----------|--------------|--------------|
| Population Summary                            |           |              |              |
| 2010 Total Population                         | 5,444     | 38,897       | 78,790       |
| 2020 Total Population                         | 9,203     | 47,826       | 96,430       |
| 2020 Group Quarters                           | 0         | 467          | 1,785        |
| 2025 Total Population                         | 11,366    | 53,638       | 105,972      |
| 2025 Group Quarters                           | 0         | 468          | 1,788        |
| 2030 Total Population                         | 12,132    | 57,554       | 115,240      |
| 2024-2029 Annual Rate                         | 1.31%     | 1.42%        | 1.69%        |
| 2025 Total Daytime Population                 | 5,478     | 43,500       | 110,016      |
| Workers                                       | 1,266     | 21,025       | 64,363       |
| Residents                                     | 4,212     | 22,475       | 45,653       |
| Household Summary                             |           |              |              |
| 2010 Households                               | 1,964     | 15,564       | 31,954       |
| 2010 Average Household Size                   | 2.77      | 2.48         | 2.38         |
| 2020 Total Households                         | 3,427     | 18,973       | 39,127       |
| 2020 Average Household Size                   | 2.69      | 2.50         | 2.42         |
| 2025 Households                               | 4,281     | 21,328       | 43,005       |
| 2025 Average Household Size                   | 2.65      | 2.49         | 2.42         |
| 2030 Households                               | 4,582     | 22,917       | 46,786       |
| 2030 Average Household Size                   | 2.65      | 2.49         | 2.42         |
| 2024-2029 Annual Rate                         | 1.37%     | 1.45%        | 1.70%        |
| 2010 Families                                 | 1,404     | 9,944        | 19,141       |
| 2010 Average Family Size                      | 3.25      | 3.03         | 3.00         |
| 2025 Families                                 | 2,863     | 13,385       | 25,141       |
| 2025 Average Family Size                      | 3.24      | 3.12         | 3.14         |
| 2030 Families                                 | 3,037     | 14,289       | 27,170       |
| 2030 Average Family Size                      | 3.25      | 3.13         | 3.15         |
| 2024-2029 Annual Rate                         | 1.19%     | 1.32%        | 1.56%        |
| 2025 Housing Units                            | 4,574     | 22,371       | 45,777       |
| Owner Occupied Housing Units                  | 65.7%     | 60.5%        | 55.6%        |
| Renter Occupied Housing Units                 | 27.9%     | 34.8%        | 38.3%        |
| Vacant Housing Units                          | 6.4%      | 4.7%         | 6.1%         |
| 2025 Population 25+ by Educational Attainment |           |              |              |
| Total   | 7,147     | 35,339       | 69,443       |
| Less than 9th Grade                           | 1.5%      | 1.6%         | 1.8%         |
| 9th - 12th Grade, No Diploma                  | 2.1%      | 3.3%         | 3.3%         |
| High School Graduate                          | 11.8%     | 17.8%        | 18.5%        |
| GED/Alternative Credential                    | 1.2%      | 2.6%         | 2.7%         |
| Some College, No Degree                       | 16.4%     | 19.2%        | 19.2%        |
| Associate Degree                              | 20.8%     | 17.6%        | 15.1%        |
| Bachelor's Degree                             | 34.0%     | 27.5%        | 27.3%        |
| Graduate/Professional Degree                  | 12.3%     | 10.4%        | 12.1%        |
| Median Household Income                       |           |              |              |
| 2025  | \$97,983  | \$84,645     | \$78,809     |
| 2030  | \$111,144 | \$98,547     | \$90,632     |
| Median Age                                    |           |              |              |
| 2010  | 29.9      | 32.1         | 31.9         |
| 2020  | 32.7      | 34.7         | 34.3         |
| 2025  | 33.6      | 35.7         | 35.5         |
| 2030  | 34.4      | 36.9         | 36.7         |
| 2025 Population by Sex                        |           |              |              |
| Males   | 5,558     | 26,556       | 52,543       |
| Females                                       | 5,808     | 27,082       | 53,429       |
| 2030 Population by Sex                        |           |              |              |
| Males   | 5,914     | 28,395       | 56,845       |
| Females                                       | 6,219     | 29,159       | 58,395       |
| Data for all businesses in area               |           |              |              |
| Total Businesses:                             | 1 mile91  | 3 miles1,313 | 5 miles4,458 |
| Total Employees:                              | 814       | 17,806       | 60,931       |