



# WESTOWN 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, Silverstar Car Wash, McDonald's, Dollar Tree, Sanford Health, Lewis Drug, Valvoline and much more
- Just 1 mile from the Westside Recreation Center

ALEXIS MAHLEN

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# WESTOWN MARKETPLACE LAND

## LAND FOR SALE

**LLOYD**

## 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

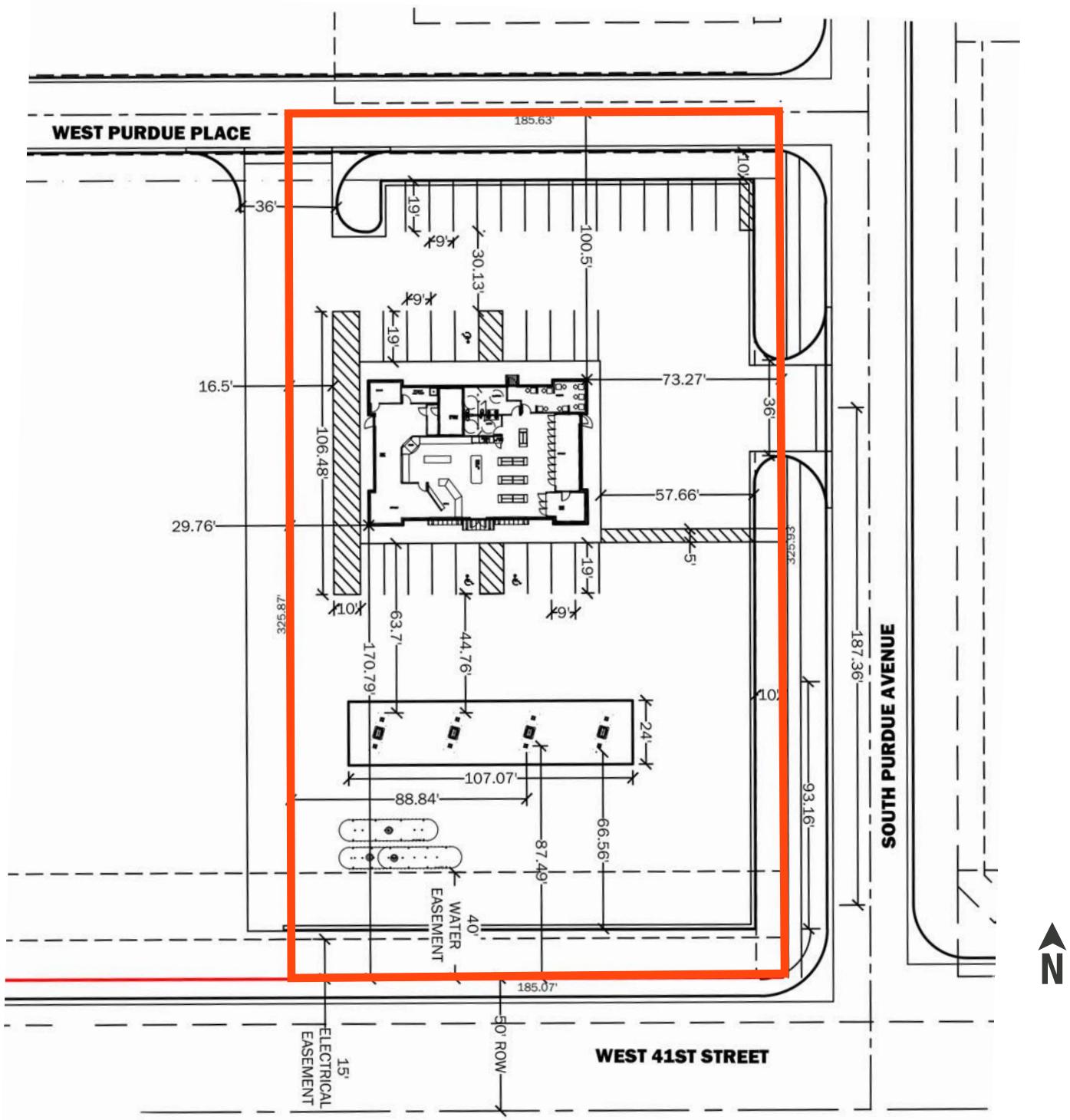
# PLAT MAP



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# CONCEPT SITE PLAN

Concept only; subject to change



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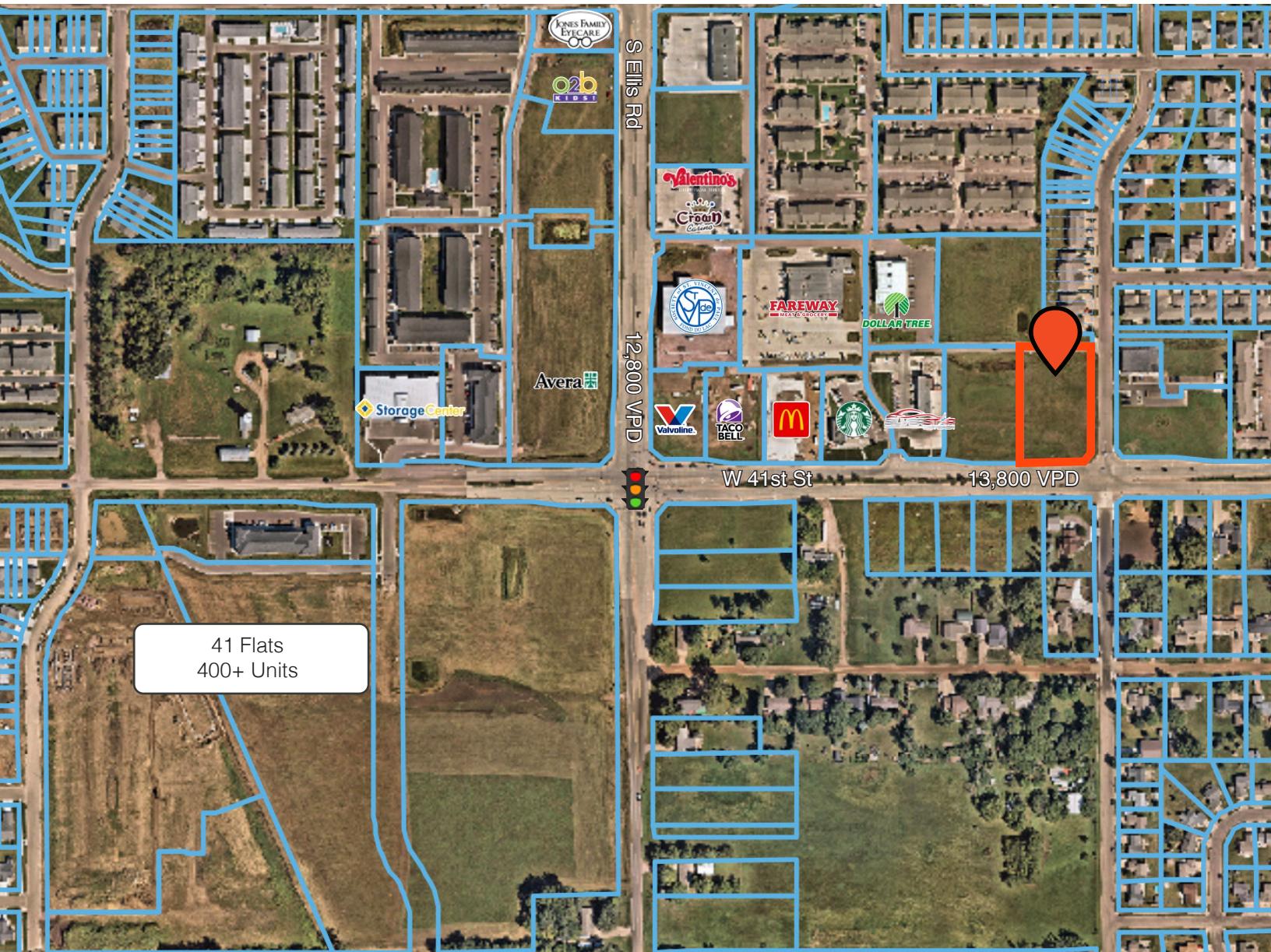
# WESTOWN MARKETPLACE LAND



LAND FOR SALE

## SITE MAP

Concept only; subject to change



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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](http://LloydCompanies.com) | Information deemed reliable, but not guaranteed.

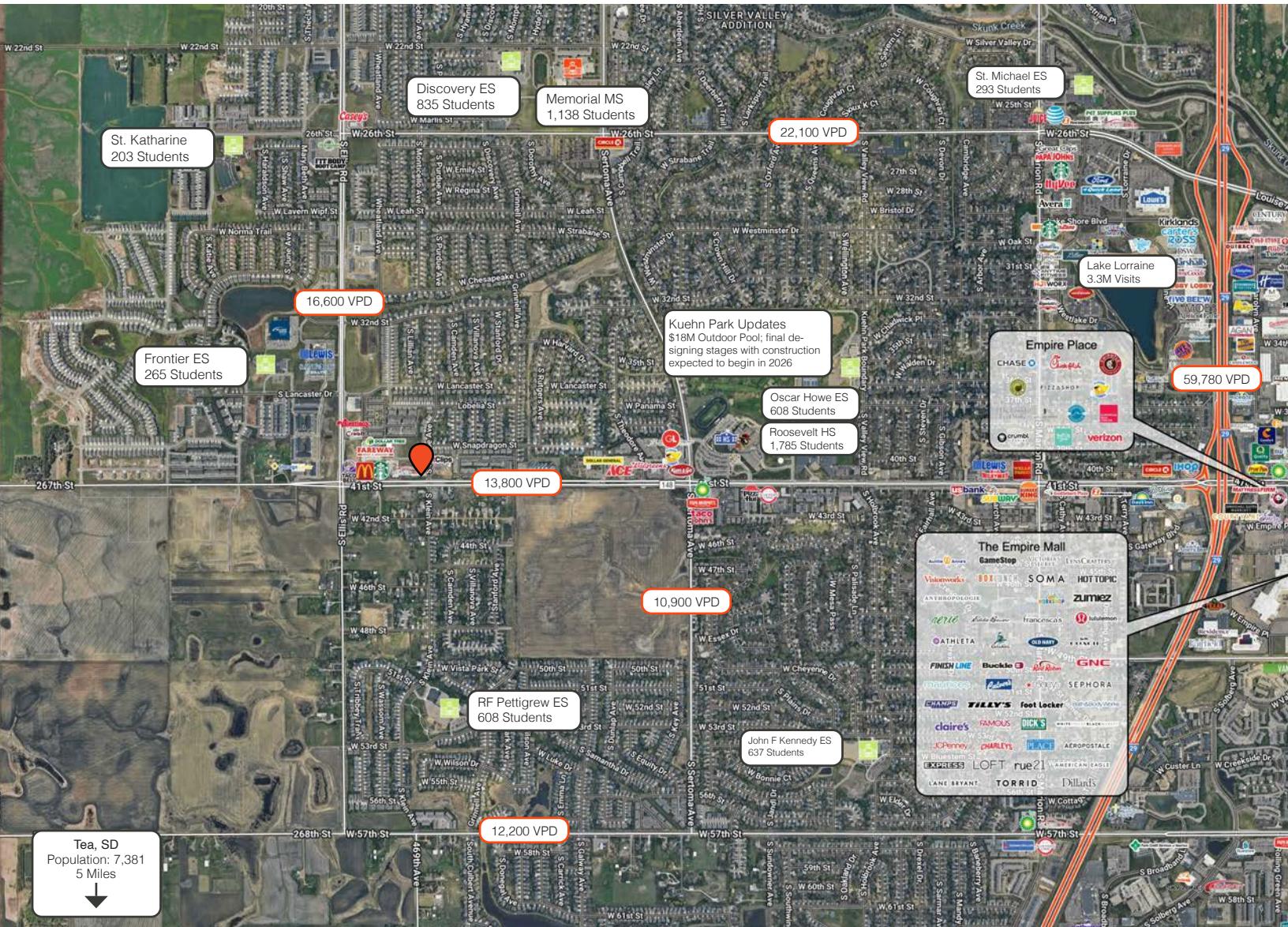
# WESTOWN MARKETPLACE LAND

## LAND FOR SALE

LLOYD

# AREA MAP

Concept only; subject to change



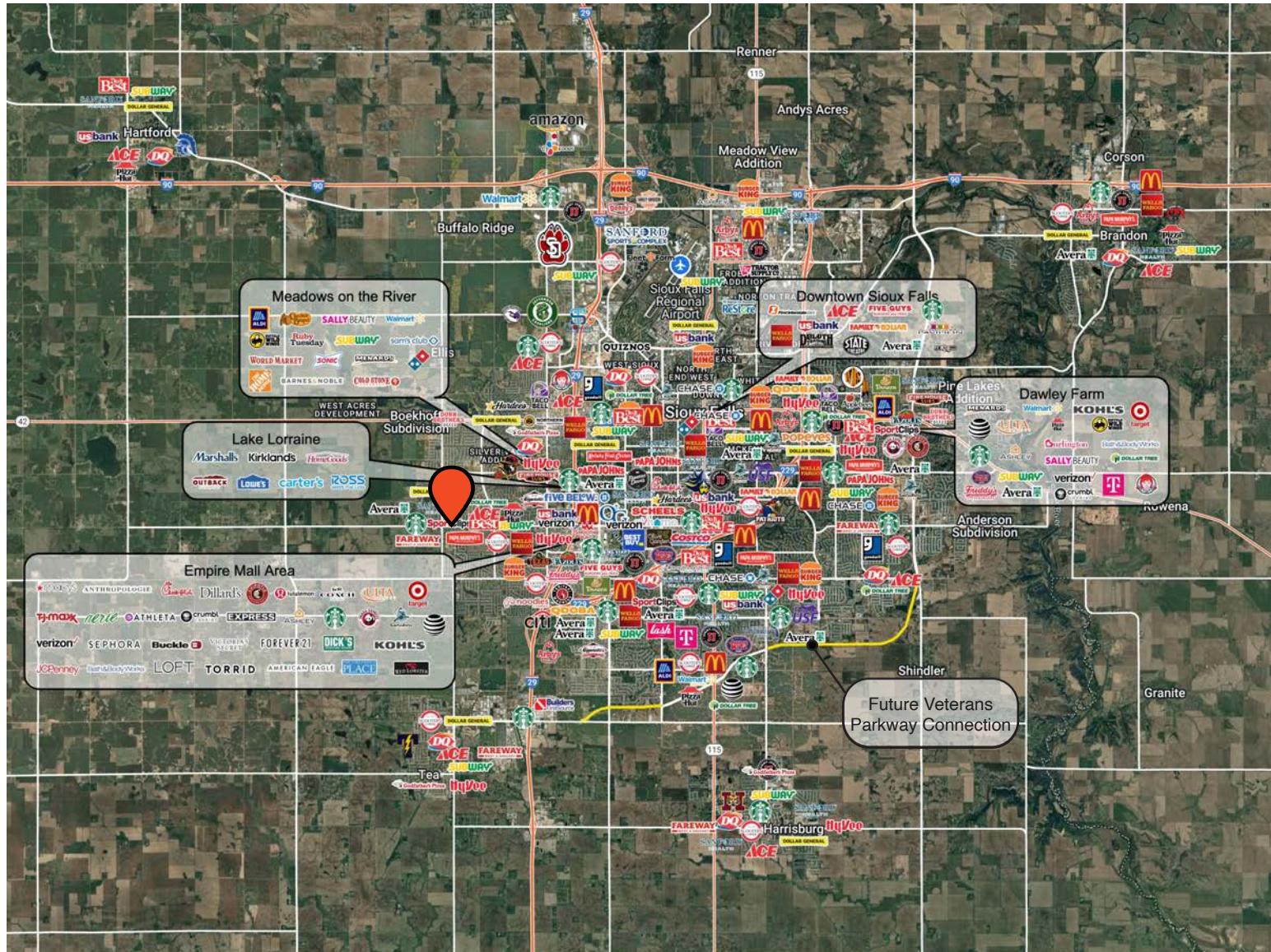
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# WESTOWN MARKETPLACE LAND



LAND FOR SALE

## 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

**SANFORD**  
HEALTH

10,929

**Avera**

8,200



3,627

**Smithfield**

3,239

**HuVee**  
EMPLOYEE OWNED

2,390

**amazon**

1,600

# MARKET PROFILE

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
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
<b>Household Summary</b>			
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%
<b>2025 Population 25+ by Educational Attainment</b>			
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%
<b>Median Household Income</b>			
2025	\$97,983	\$84,645	\$78,809
2030	\$111,144	\$98,547	\$90,632
<b>Median Age</b>			
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
<b>2025 Population by Sex</b>			
Males	5,558	26,556	52,543
Females	5,808	27,082	53,429
<b>2030 Population by Sex</b>			
Males	5,914	28,395	56,845
Females	6,219	29,159	58,395
<b>Data for all businesses in area</b>			
Total Businesses:	1 mile	3 miles	5 miles
Total Employees:	91	1,313	4,458
	814	17,806	60,931