



# SOUTHWEST COMMERCIAL

## DEVELOPMENT LAND FOR SALE



Sunset Blvd,  
Sioux Falls, SD 57106



**1.31 Usable Acres +/-**  
**(55,198 USF +/-)**  
7.19 Total Acres  
Included in Sale



**\$441,584**  
**(\$8.00 / USF)**

### LOCATION

Just north of 271st Street along Sunset Boulevard, just outside Sioux Falls city limits within the city's joint jurisdiction. Within an established light-industrial area and adjacent to the Bakker Landing Development, benefiting from the ongoing expansion in both Sioux Falls and Tea.

### DESCRIPTION

- Zoning: I-1 - Light Industrial
- 5.88-acres of development drainage included in the sale price; not usable
- Appears to be located outside of the FEMA 100-year floodplain, reducing development constraints
- Area amenities include Casey's, Taco John's, Anytime Fitness, Culver's, Zooks Coffee, Squealer's Smoke Shack, J&M Auto, Jersey Mike's (coming soon), and more
- Bakker Landing is a 270-acre development bridging the gap between Sioux Falls and Tea; includes Orthopedic Institute, Bish's RV, Glass Doctor, CarSwap, Maker's Exchange, Thornton Flooring, Down Home by DeBoers, and more
- A diverging diamond interchange broke ground 11/2025 at the 85th St/I-29 intersection that is set to revolutionize traffic flow, providing further connection between Tea and Sioux Falls
- Future Veterans Parkway connection begins at the I-29/271st exit, connecting I-29 and I-90, mirroring I-229 to provide additional accessibility around the MSA

**RAQUEL BLOUNT** sior

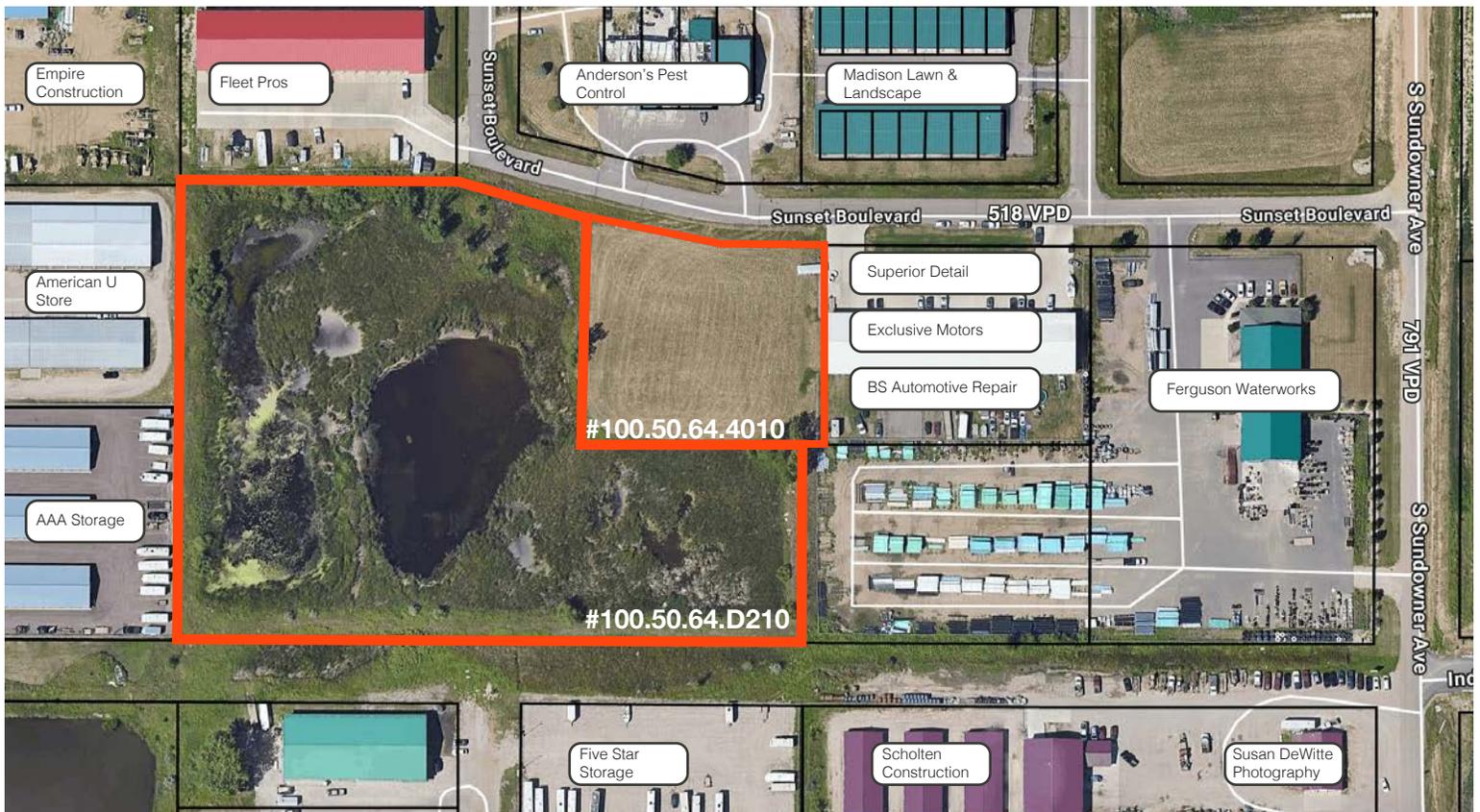
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# LAND COSTS

Concept only; subject to change

Parcel ID	Size (Acres)	Size (SF)	Asking Price	Total Asking Price
100.50.64.4010	1.31 Acres +/-	55,198 SF	\$8.00 / SF	\$441,584
100.50.64.D210	5.88 Acres +/-	256,133 SF	-	Included in Sale Price

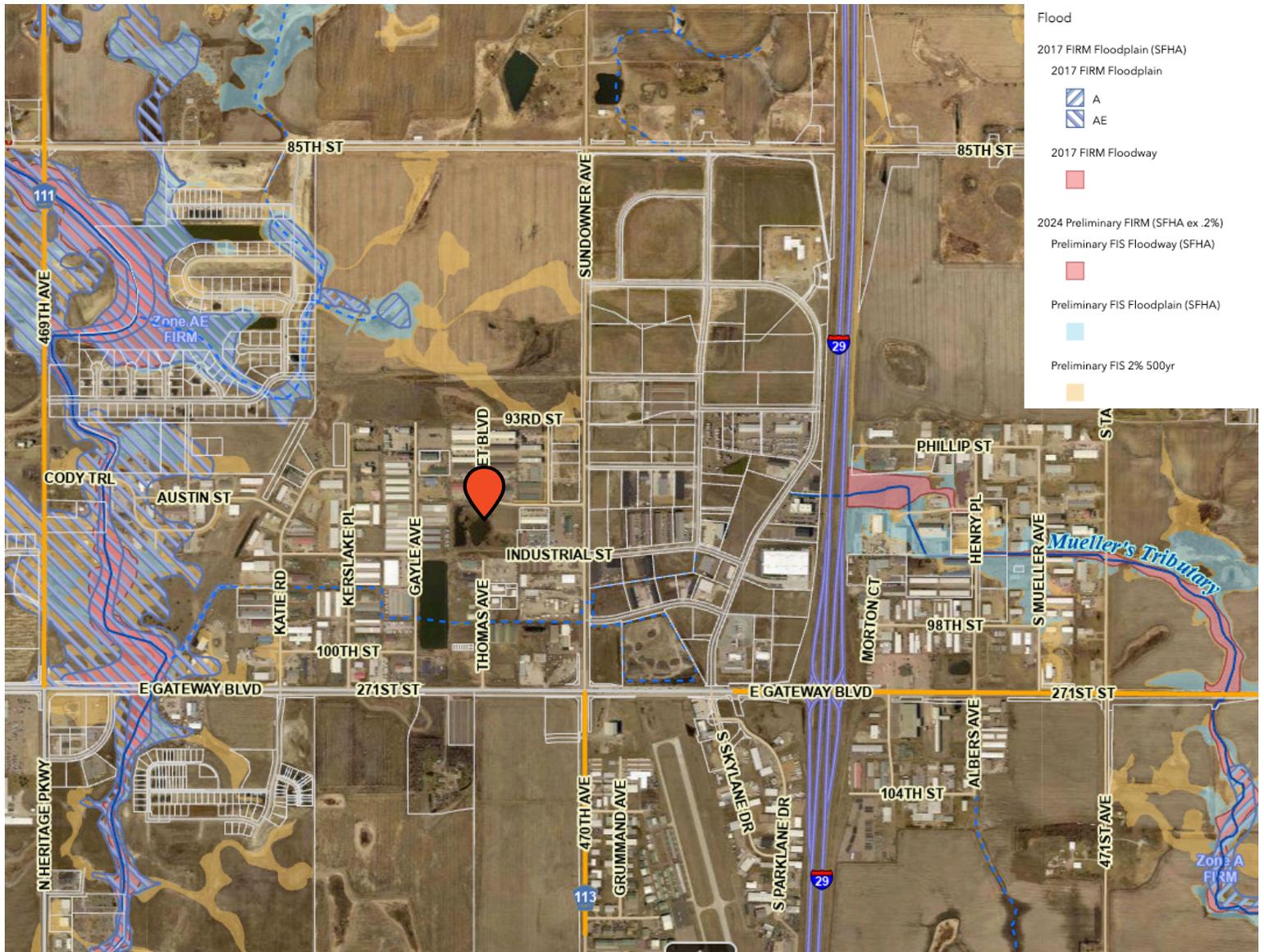
# PARCEL MAP



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# FLOOD MAP

Concept only; subject to change



Based on available FEMA mapping, the property appears to be located outside of the 100-year floodplain. Buyers are encouraged to conduct their own due diligence.

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### PHOTOS

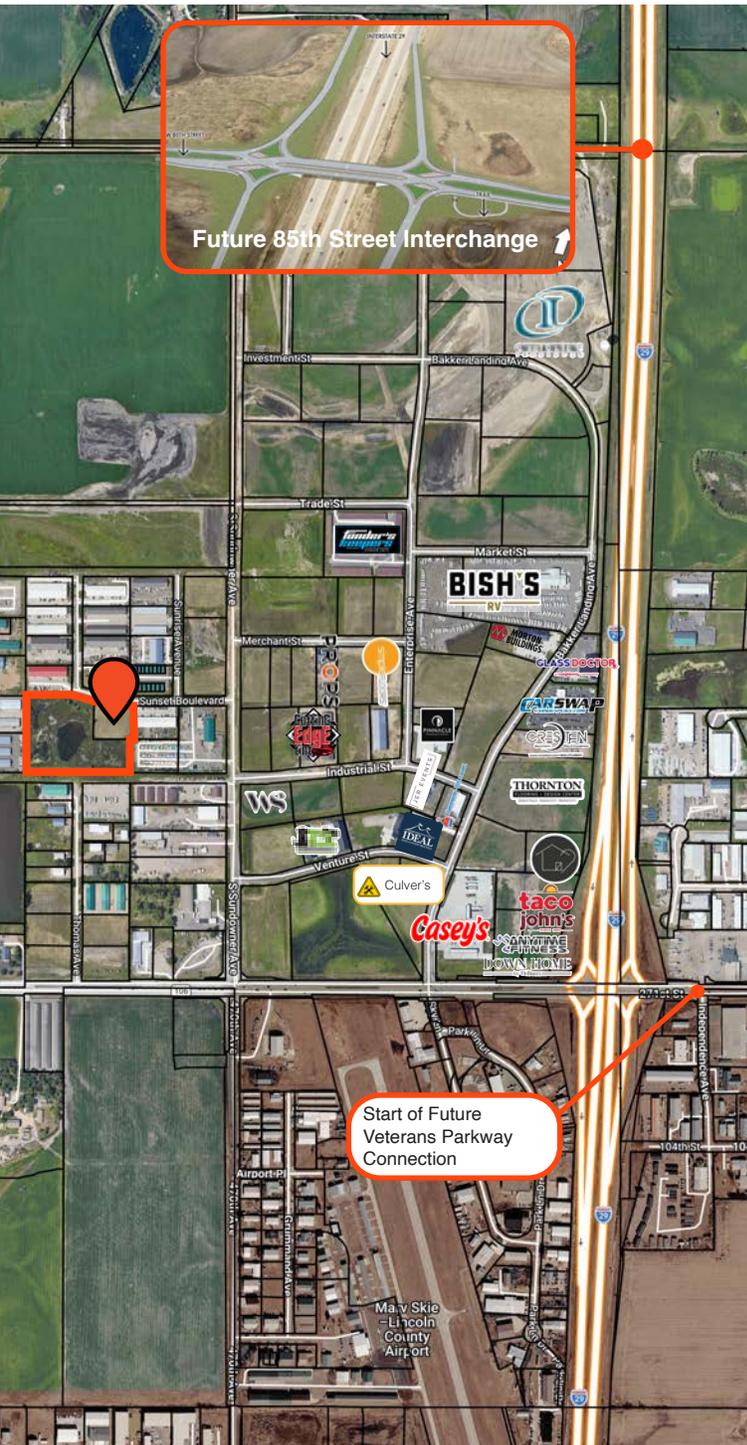
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# TRANSPORTATION UPGRADES

Concept only; subject to change



## Future 85th Street Interchange

- **Federal Approval & Timeline:** A diverging diamond interchange at 85th Street & I-29 has received federal approval. A groundbreaking occurred on November 25th, 2025. Anticipated completion date in 2027.
- **Traffic Counts:** Future traffic counts are anticipated at 30,000 VPD.
- **Fueling Growth & Development:** As one of the region's fastest growing corridors, the interchange will fuel economic momentum, unlocking opportunities for residential, commercial, and infrastructure development. Tea and Sioux Falls are collaborating on a joint pavement project to support this expansion.
- **Strategic Investment Potential:** Increased traffic flow and accessibility enhance land value, making the area a prime opportunity for investors and businesses looking to capitalize on future growth.

## Future Veterans Parkway Connection

- **Veterans Parkway Expansion:** The State of South Dakota approved an 8.5 mile segment of Veterans Parkway, completing the connection between I-29 and I-90. Construction began in 2023, with completion expected in 2026. The final segment, from Tea to Cliff Avenue, is set to begin construction in 2026.
- **Improved Traffic Flow & Infrastructure:** The 6-lane expansion (3 lanes each direction) is designed to mirror I-229, reduce congestion on surrounding roadways and support the city's long-term transportation needs through 2050.



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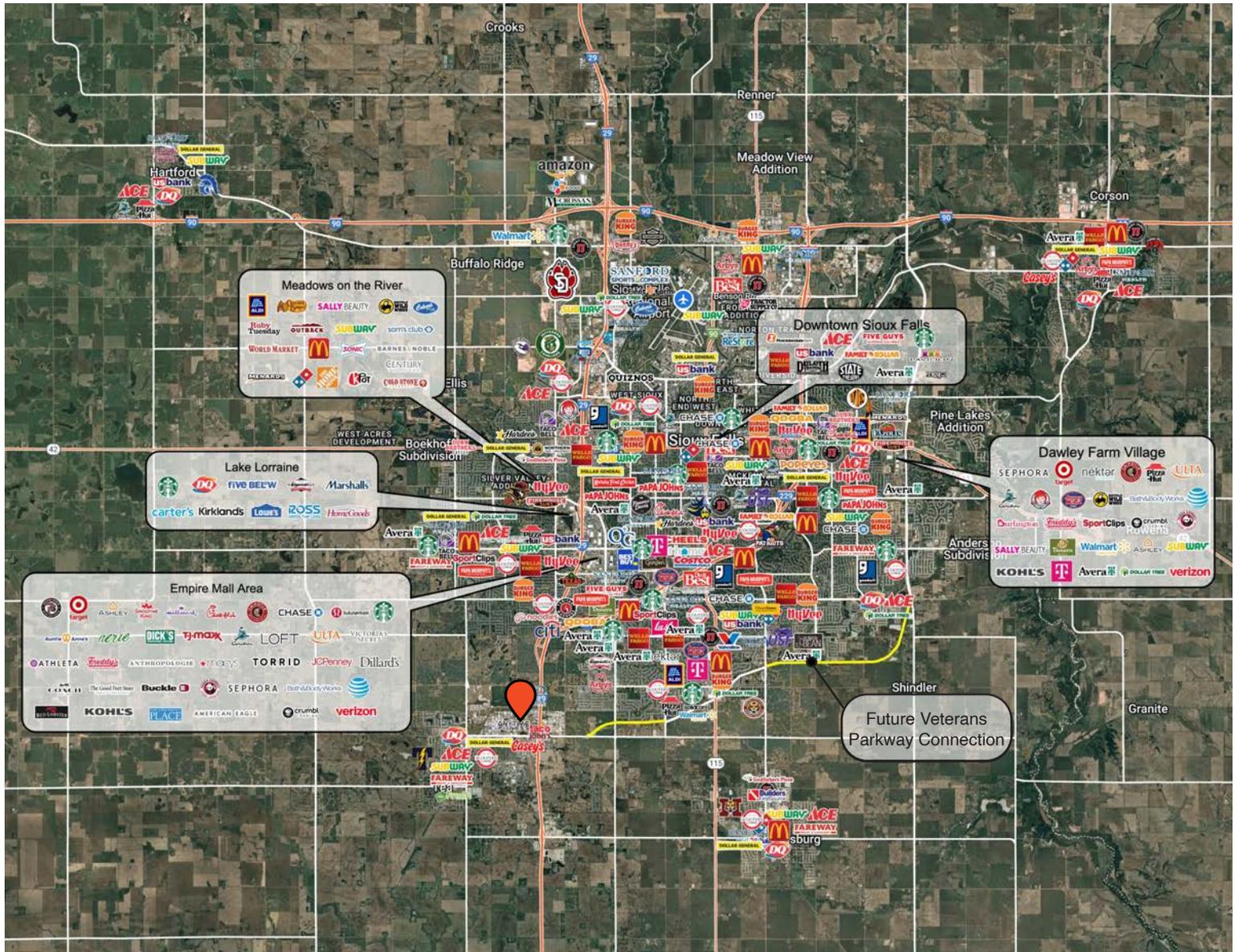
# AREA MAP



\*distance from subject site

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# MSA MAP



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## DEMOGRAPHICS

POPULATION PROJECTION		
Year	Sioux Falls	MSA
2026	224,676*	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	156	22,977	58,194
2020 Total Population	232	31,816	76,880
2020 Group Quarters	0	64	804
2025 Total Population	286	35,421	85,734
2025 Group Quarters	0	65	811
2030 Total Population	330	40,033	94,585
2024-2029 Annual Rate	2.90%	2.48%	1.98%
2025 Total Daytime Population	1,481	27,778	82,553
Workers	1,356	12,533	44,957
Residents	125	15,245	37,596
<b>Household Summary</b>			
2010 Households	59	8,846	23,485
2010 Average Household Size	2.64	2.60	2.44
2020 Total Households	88	12,062	31,010
2020 Average Household Size	2.64	2.63	2.45
2025 Households	99	13,156	34,308
2025 Average Household Size	2.89	2.69	2.48
2030 Households	113	14,782	37,694
2030 Average Household Size	2.92	2.70	2.49
2024-2029 Annual Rate	2.68%	2.36%	1.90%
2010 Families	48	6,069	15,071
2010 Average Family Size	2.88	3.08	3.01
2025 Families	77	8,571	21,181
2025 Average Family Size	3.17	3.25	3.14
2030 Families	87	9,566	23,163
2030 Average Family Size	3.23	3.28	3.17
2024-2029 Annual Rate	2.47%	2.22%	1.81%
2025 Housing Units	110	14,072	36,328
Owner Occupied Housing Units	61.8%	60.2%	57.4%
Renter Occupied Housing Units	28.2%	33.3%	37.1%
Vacant Housing Units	10.0%	6.5%	5.6%
<b>2025 Population 25+ by Educational Attainment</b>			
Total	167	22,333	56,489
Less than 9th Grade	0.0%	0.9%	1.2%
9th - 12th Grade, No Diploma	0.6%	1.6%	2.3%
High School Graduate	15.6%	18.2%	16.9%
GED/Alternative Credential	1.8%	2.0%	2.2%
Some College, No Degree	15.0%	18.7%	18.1%
Associate Degree	22.8%	15.9%	15.5%
Bachelor's Degree	28.7%	28.7%	29.3%
Graduate/Professional Degree	15.6%	13.9%	14.4%
<b>Median Household Income</b>			
2025	\$132,164	\$96,433	\$90,719
2030	\$151,903	\$107,531	\$105,100
<b>Median Age</b>			
2010	29.5	29.9	32.9
2020	31.5	32.4	35.2
2025	32.3	33.7	36.1
2030	32.5	35.2	37.1
<b>2025 Population by Sex</b>			
Males	146	17,656	42,105
Females	140	17,765	43,629
<b>2030 Population by Sex</b>			
Males	166	19,822	46,242
Females	163	20,211	48,343
<b>Data for all businesses in area</b>			
Total Businesses:	1 mile 204	3 miles 945	5 miles 3,691
Total Employees:	1,499	9,716	42,239