



# 69TH & LOUISE

## COMMERCIAL LAND FOR SALE



6325 S Louise Ave,  
Sioux Falls, SD 57108



0.89 Acres +/-  
(38,786 SF +/-)



\$725,000

### LOCATION

Prime commercial land offering, located near the highly desirable intersection of 69th & Louise Avenue, with exceptional access to both I-229 and I-29. The property is strategically positioned within a rapidly growing healthcare corridor, surrounded by major anchors including the Avera Health Campus, Encompass Rehabilitation Center, Sanford Health Clinic, and Lewis Drug, all within a half mile of the site.

### DESCRIPTION

- Zoned: C-3 Commercial, allowing for a wide range of business uses
- Shared access easement in place for efficient site circulation
- Excellent accessibility with right-in/right-out access along Louise Avenue, and full access from 69th Street
- All utilities are available to the site
- Approximately 115' of frontage, and 337' in depth (subject to final plat)
- Existing paved parking lot with 28 on-site parking stalls
- Conceptual site plan supports a potential 4,823 SF office building with additional parking capacity
- Located directly across from the 30-acre Avera Health Campus
- Surrounded by strong national and regional tenants including Culver's, Silverstar Car Wash, Circle K, Plaza Azteca, Lewis Drug, B&G Milkyway, Williquors, Starbucks, multiple hotels, and Avera Health-care facilities and fitness center
- Highly visible location with traffic counts of approximately 31,100 VPD along Louise Avenue
- Food/restaurant restriction in place

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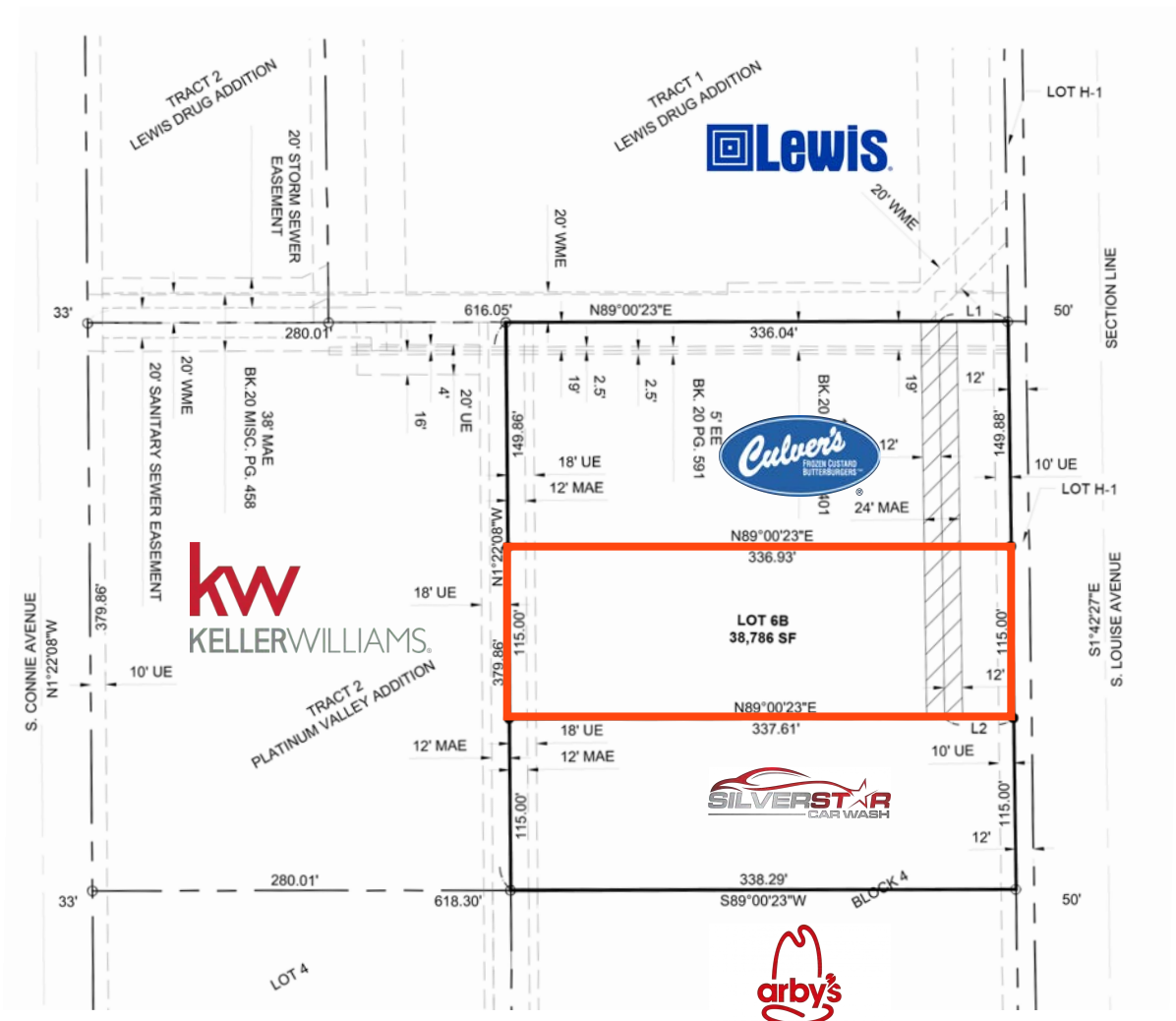
## LAND COSTS

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

Size (Acres)	Size (SF)	Price	Total Cost
0.89 Acres +/-	38,786 SF +/-	\$18.69 / SF	\$725,000.00

## PLAT

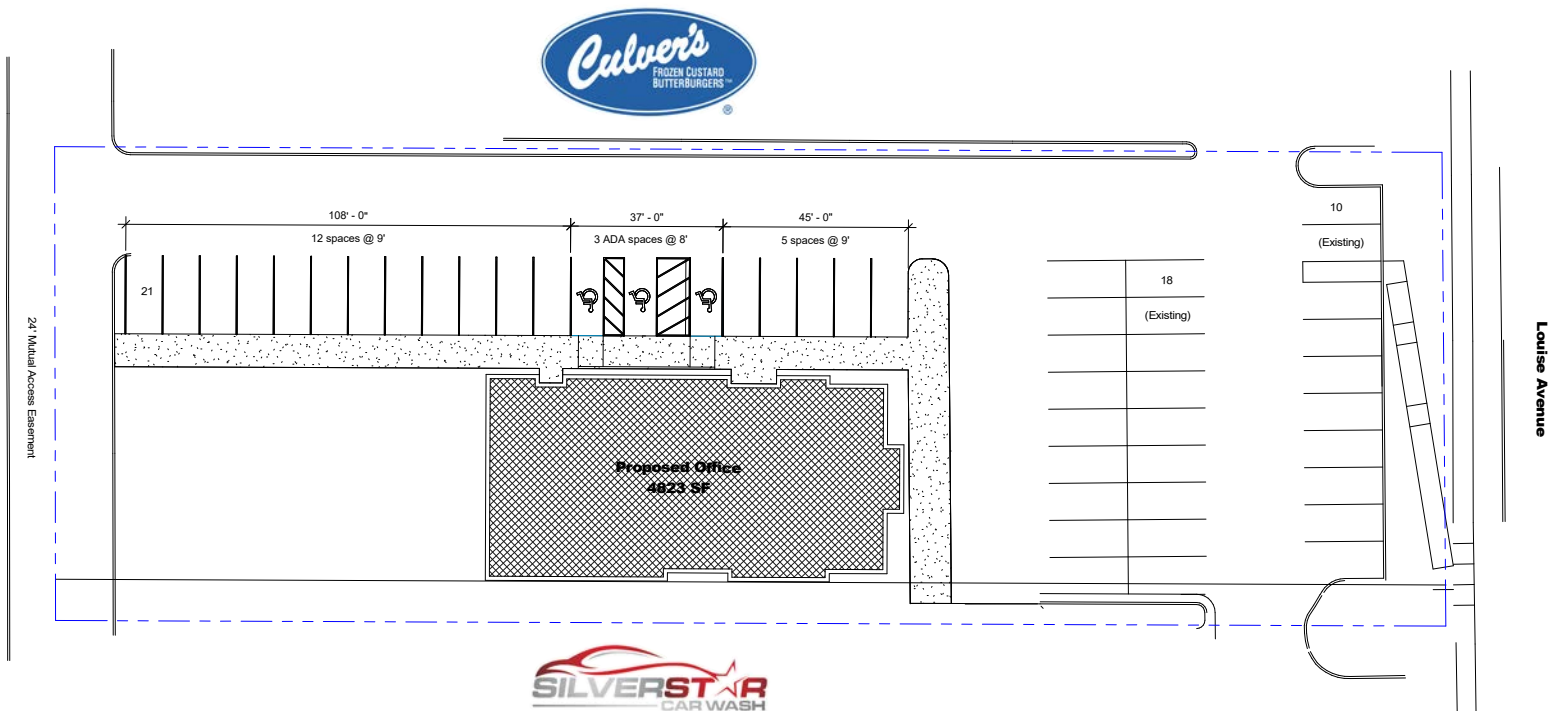
Concept only; subject to change



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# CONCEPT SITE PLAN

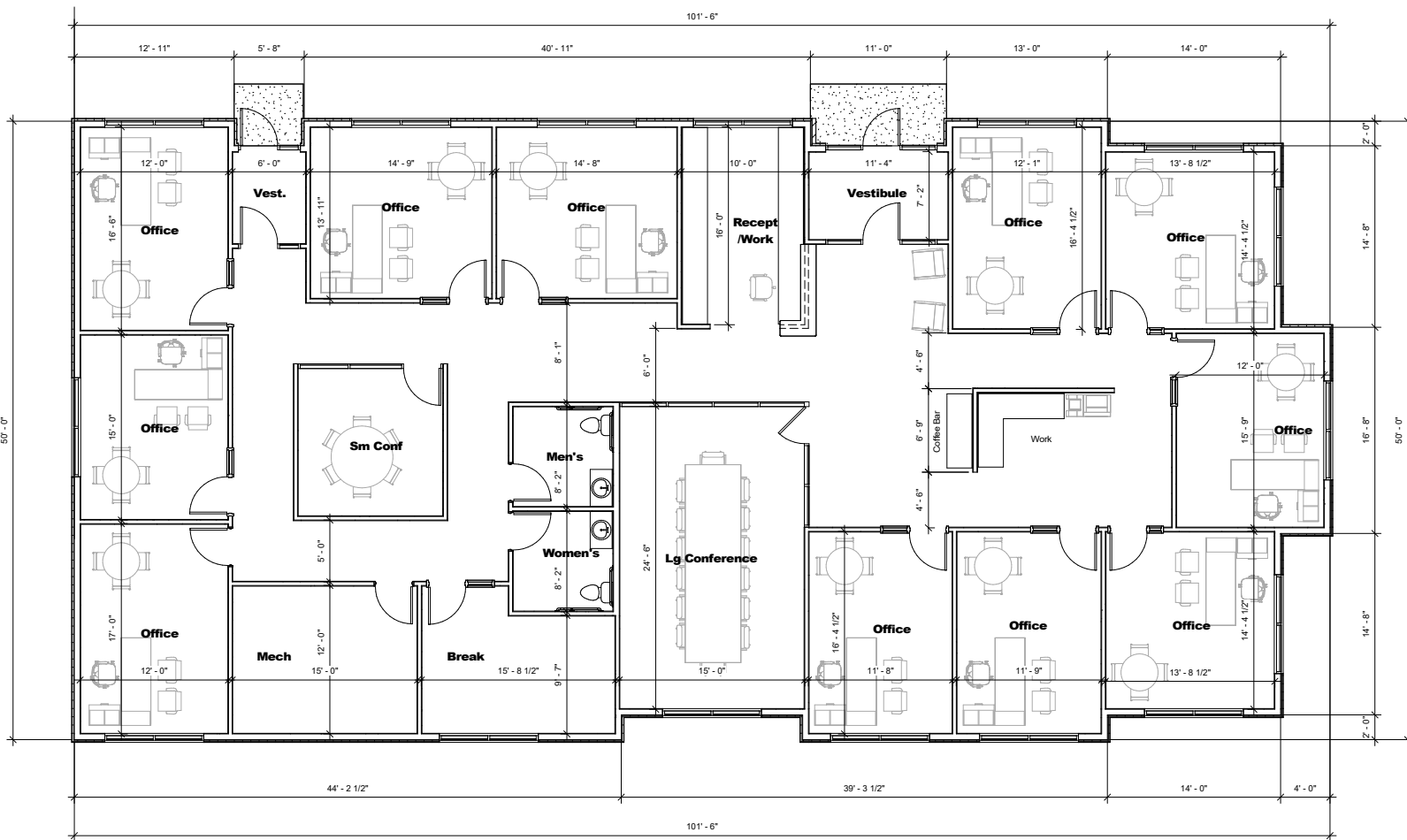
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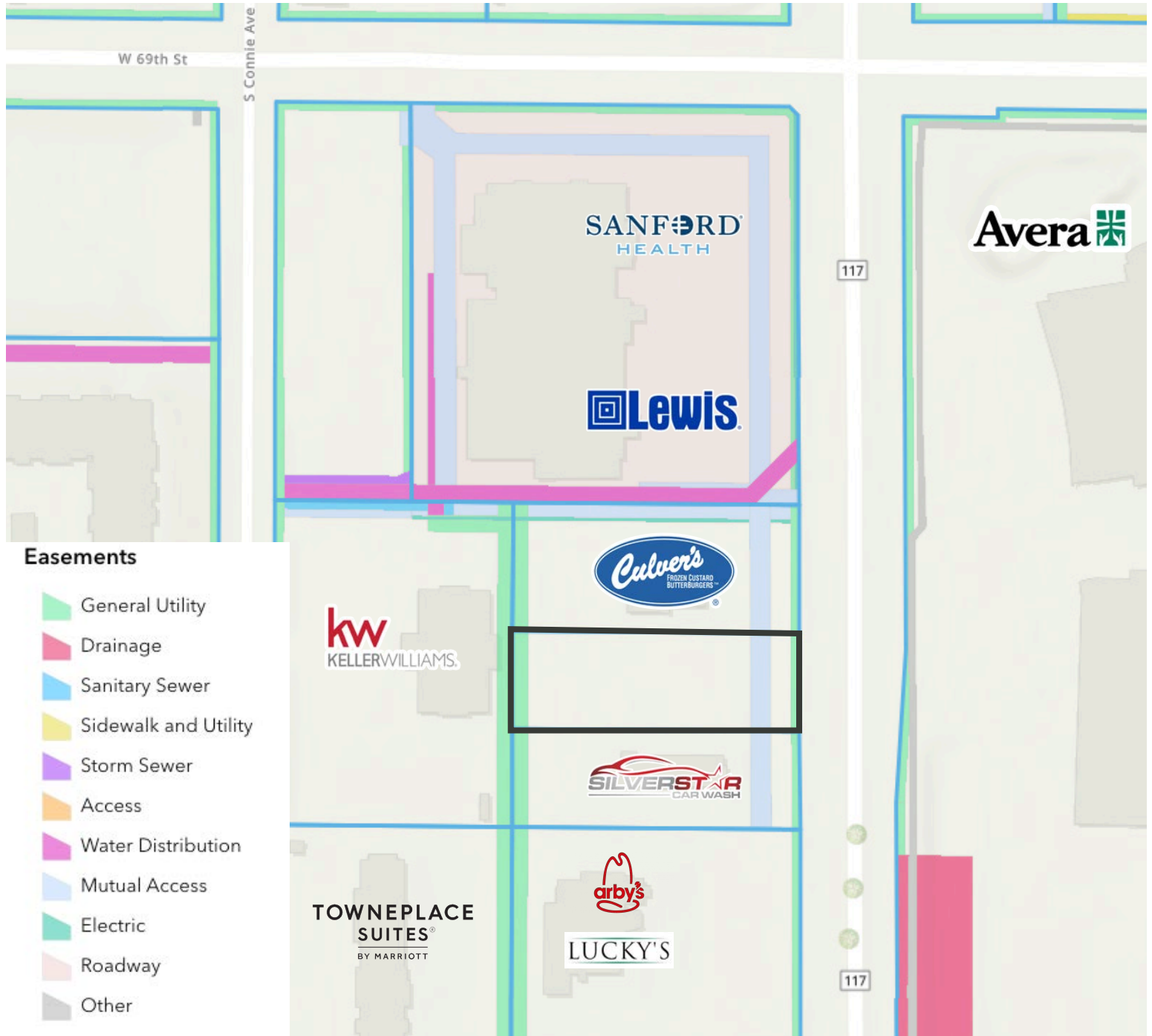
# CONCEPT FLOOR PLAN

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## EASEMENTS



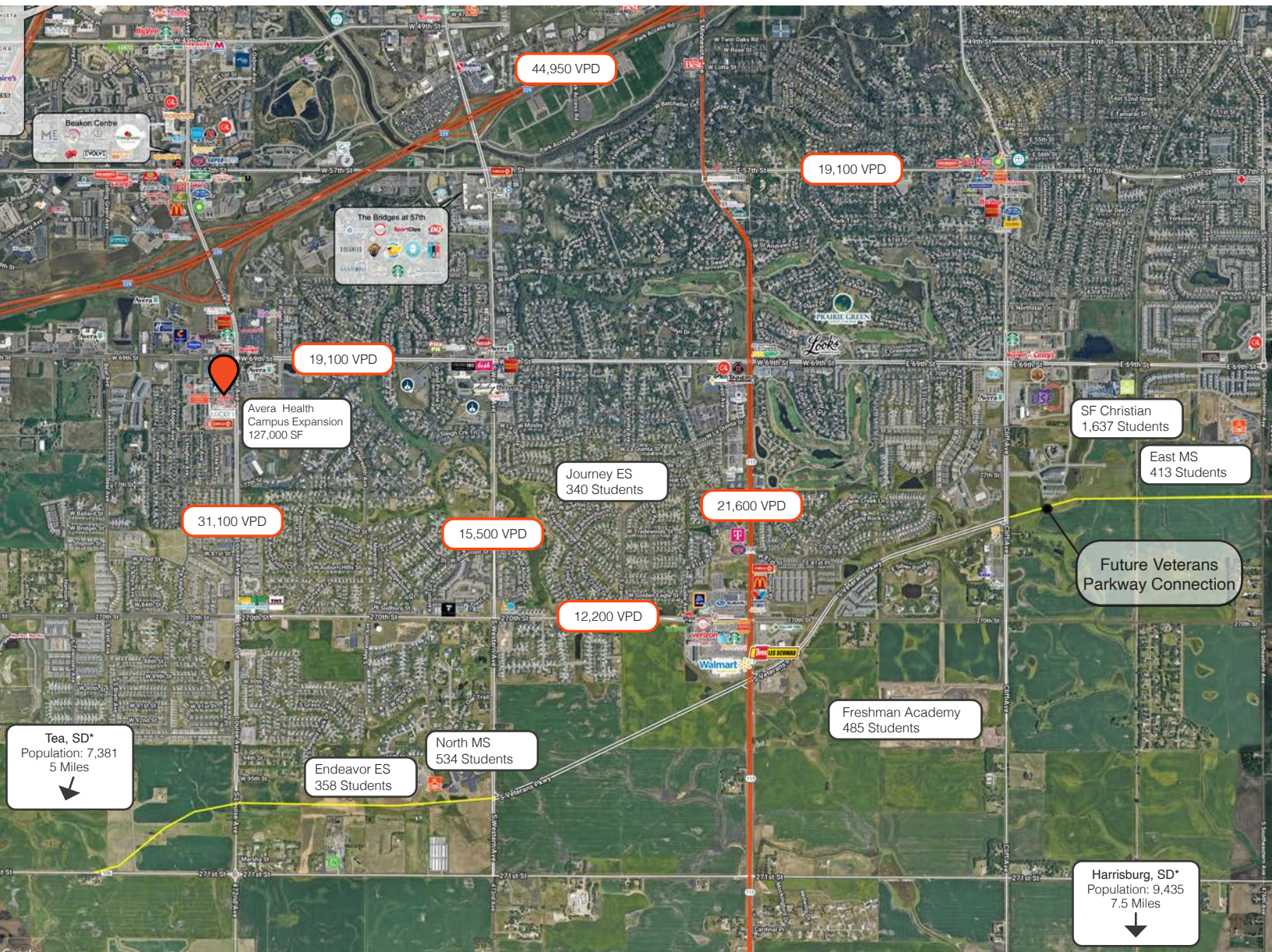
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## SITE MAP



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## AREA MAP



\*distance from subject site

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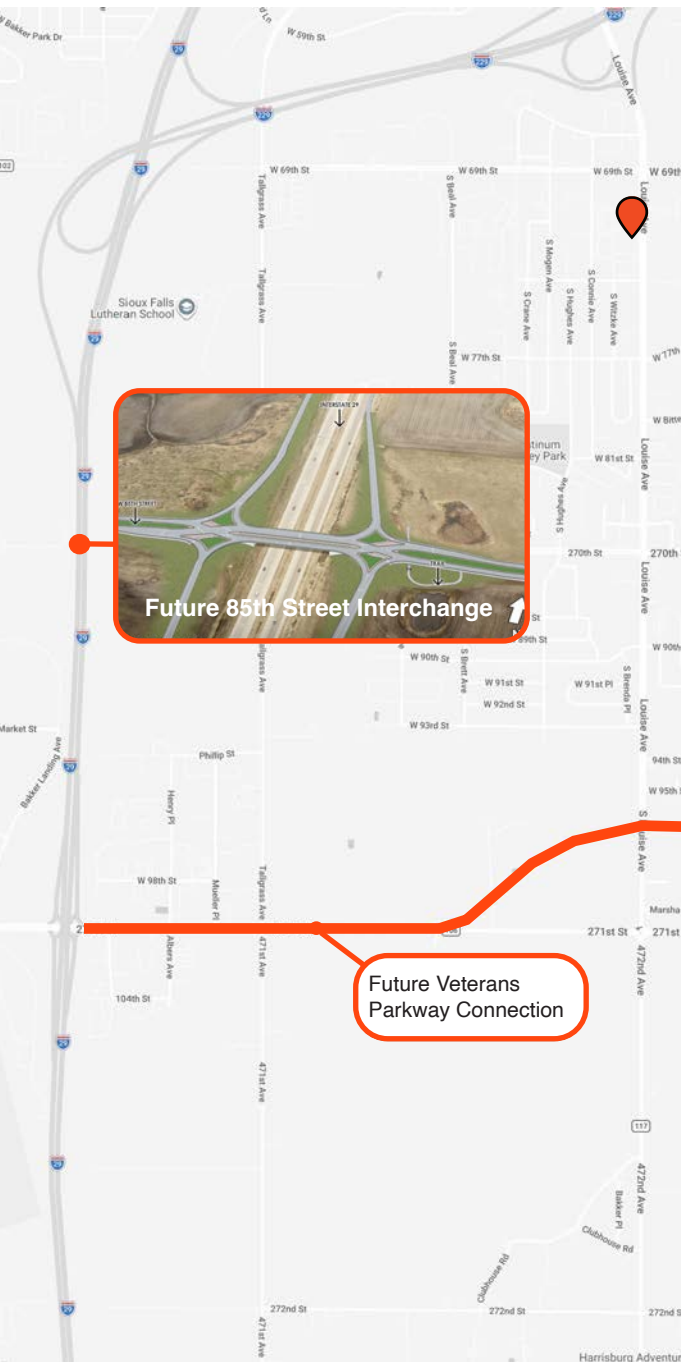
# TRANSPORTATION UPGRADES

## Future 85th Street Interchange

- **Federal Approval & Timeline:** A diverging diamond interchange at 85th Street & I-29 has received federal approval. A ground-breaking 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.

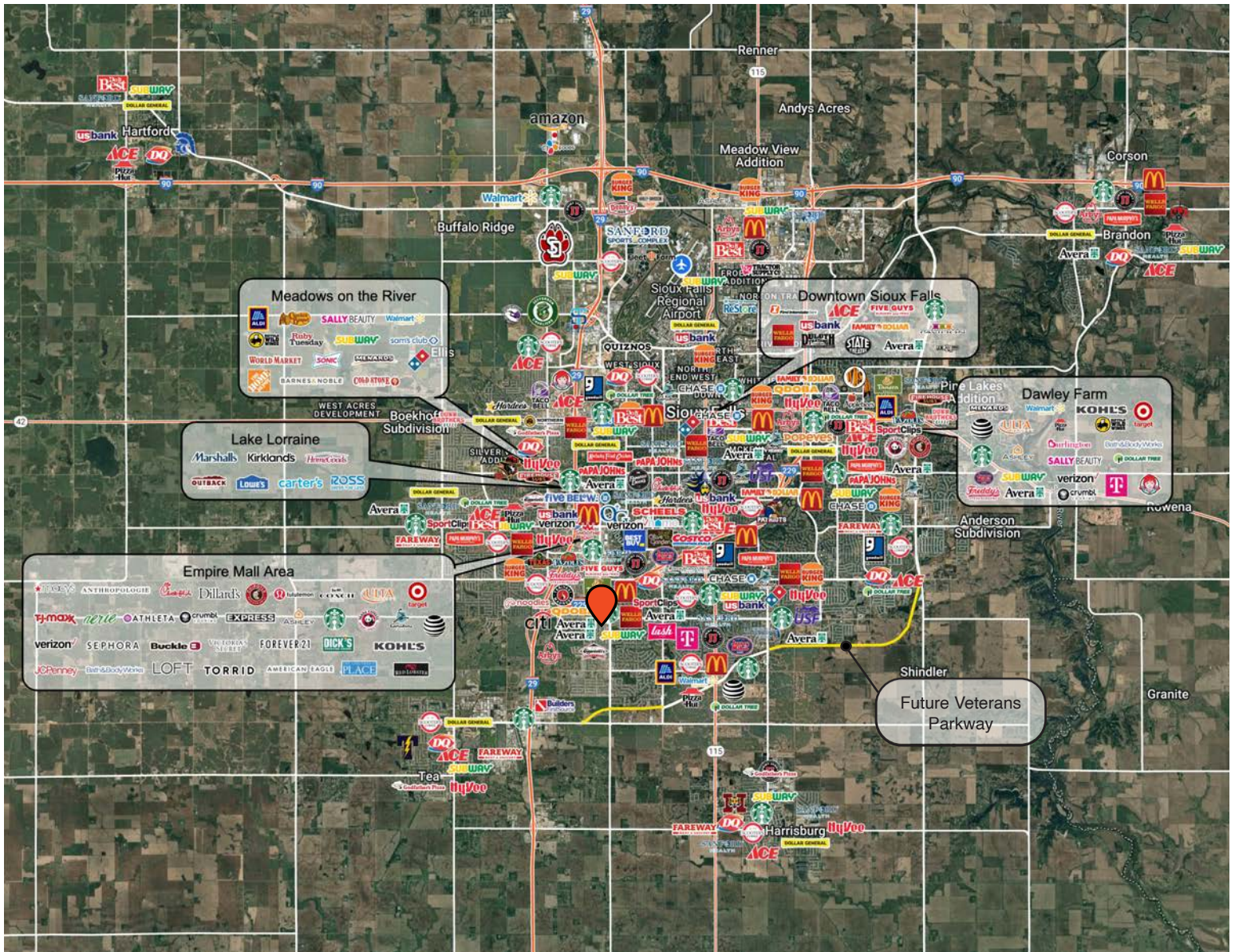
## Future Veterans Parkway Connection

- **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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## CITY MAP



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# SIoux FALLS DEMOGRAPHICS

POPULATION PROJECTION		
Year	Sioux Falls	MSA
2025	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.

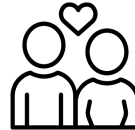
## FAST FACTS



#1 City for Small Businesses  
*(B2B Review 2025)*



#2 Best Tax Climate in the U.S.  
*(Tax Foundation 2024)*



#6 Best City for Young Couples  
*(StorageCafe 2026)*



Top 25 Safest Cities in America  
*(WalletHub 2025)*



#1 Corporate Site Selection Per Capita (Tier 2 Metros)  
*(Site Selection 2025)*

**2.3%**

Sioux Falls MSA Unemployment Rate  
*(December 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

## SUMMARY PROFILE

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2010 Total Population	5,962	49,338	120,503
2020 Total Population	9,273	60,298	147,028
2020 Group Quarters	68	1,054	2,747
2025 Total Population	10,592	65,768	161,912
2025 Group Quarters	68	1,063	2,730
2030 Total Population	11,995	72,533	176,861
2024-2029 Annual Rate	2.52%	1.98%	1.78%
2025 Total Daytime Population	14,010	77,332	177,360
Workers	8,960	46,876	106,118
Residents	5,050	30,456	71,242
<b>Household Summary</b>			
2010 Households	2,795	20,293	49,204
2010 Average Household Size	2.13	2.33	2.37
2020 Total Households	4,206	25,179	60,559
2020 Average Household Size	2.19	2.35	2.38
2025 Households	4,554	27,263	66,728
2025 Average Household Size	2.31	2.37	2.39
2030 Households	5,111	29,944	72,909
2030 Average Household Size	2.33	2.39	2.39
2024-2029 Annual Rate	2.33%	1.89%	1.79%
2010 Families	1,464	12,295	29,685
2010 Average Family Size	2.84	2.93	3.00
2025 Families	2,340	15,847	38,811
2025 Average Family Size	3.25	3.08	3.11
2030 Families	2,611	17,313	42,075
2030 Average Family Size	3.30	3.10	3.12
2024-2029 Annual Rate	2.22%	1.79%	1.63%
2025 Housing Units	4,913	28,905	71,178
Owner Occupied Housing Units	39.4%	54.8%	55.0%
Renter Occupied Housing Units	53.2%	39.5%	38.7%
Vacant Housing Units	7.3%	5.7%	6.3%
<b>2025 Population 25+ by Educational Attainment</b>			
Total	7,284	44,433	107,991
Less than 9th Grade	0.5%	1.2%	1.5%
9th - 12th Grade, No Diploma	2.2%	2.2%	2.8%
High School Graduate	19.0%	18.4%	17.8%
GED/Alternative Credential	0.9%	2.5%	3.0%
Some College, No Degree	18.4%	19.1%	18.2%
Associate Degree	9.7%	12.2%	13.2%
Bachelor's Degree	31.7%	29.1%	29.0%
Graduate/Professional Degree	17.6%	15.3%	14.5%
<b>Median Household Income</b>			
2025	\$85,126	\$82,030	\$80,237
2030	\$99,718	\$95,769	\$93,343
<b>Median Age</b>			
2010	33.0	33.7	33.6
2020	34.8	36.5	35.6
2025	35.6	37.3	36.5
2030	37.5	38.5	37.6
<b>2025 Population by Sex</b>			
Males	5,110	32,233	80,154
Females	5,482	33,535	81,758
<b>2030 Population by Sex</b>			
Males	5,766	35,406	87,109
Females	6,228	37,126	89,753
<b>Data for all businesses in area</b>			
Total Businesses:	621	3,586	7,522
Total Employees:	8,316	44,416	99,782