



STADIUM PLAZA LAND

LAND FOR SALE



1650 E. 69th Street,
Sioux Falls, SD 57108



0.78 - 1.97 Acres +/-



\$16.00 / SF

LOCATION

Stadium Plaza is a new development located at the corner of East 69th Street and Cliff Avenue. Positioned in Southern Sioux Falls, an area known for its upscale atmosphere, above average incomes, and vibrant growth. This site is positioned less than 2-miles north of the future Veterans Parkway, which will mirror I-229, acting as a main transportation path in Sioux Falls.

DESCRIPTION

- Lots may be purchased together or separately
- Lot 4: proposed QSR with 20 parking spaces
- Lot 5: proposed retail/restaurant/daycare with 97 parking spaces
- All utilities to site
- Mutual access easement
- Full access point off 69th Street
- Development tenants include Casey's, HotWorx, Queen Nails, Atomic Wings, VanLaecken Orthodontics, The Back Nine, B&G Milkyway, Mary's Mountain Cookies, and Juice Stop
- Development includes 258 apartment units north of the strip malls
- Dense residential area with 4,557 housing units in a 1-mile radius
- Direct neighbors include Levo Credit Union, Circle K, Roundhouse Brew Pub, Avera Medical Group, the University of Sioux Falls Sports Complex, Sioux Falls Christian School, and more

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RAQUEL BLOUNT SIOR | 605.728.9092 | raquel@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 | Information deemed reliable, but not guaranteed.

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LAND COSTS

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

| Lot | Zoning | Proposed Use | Size (Acres) | Size (SF) | Asking Price | Total Asking Price |
|-----|--------|-------------------|--------------|---------------|--------------|--------------------|
| 4 | C-2 | Commercial/Office | 0.78 Acres | 33,977 SF +/- | \$16.00 / SF | \$543,632 |
| 5 | C-2 | Commercial/Office | 1.19 Acres | 51,836 SF +/- | \$16.00 / SF | \$829,376 |
| 4-5 | C-2 | Commercial/Office | 1.97 Acres | 85,813 SF +/- | \$16.00 / SF | \$1,373,008 |

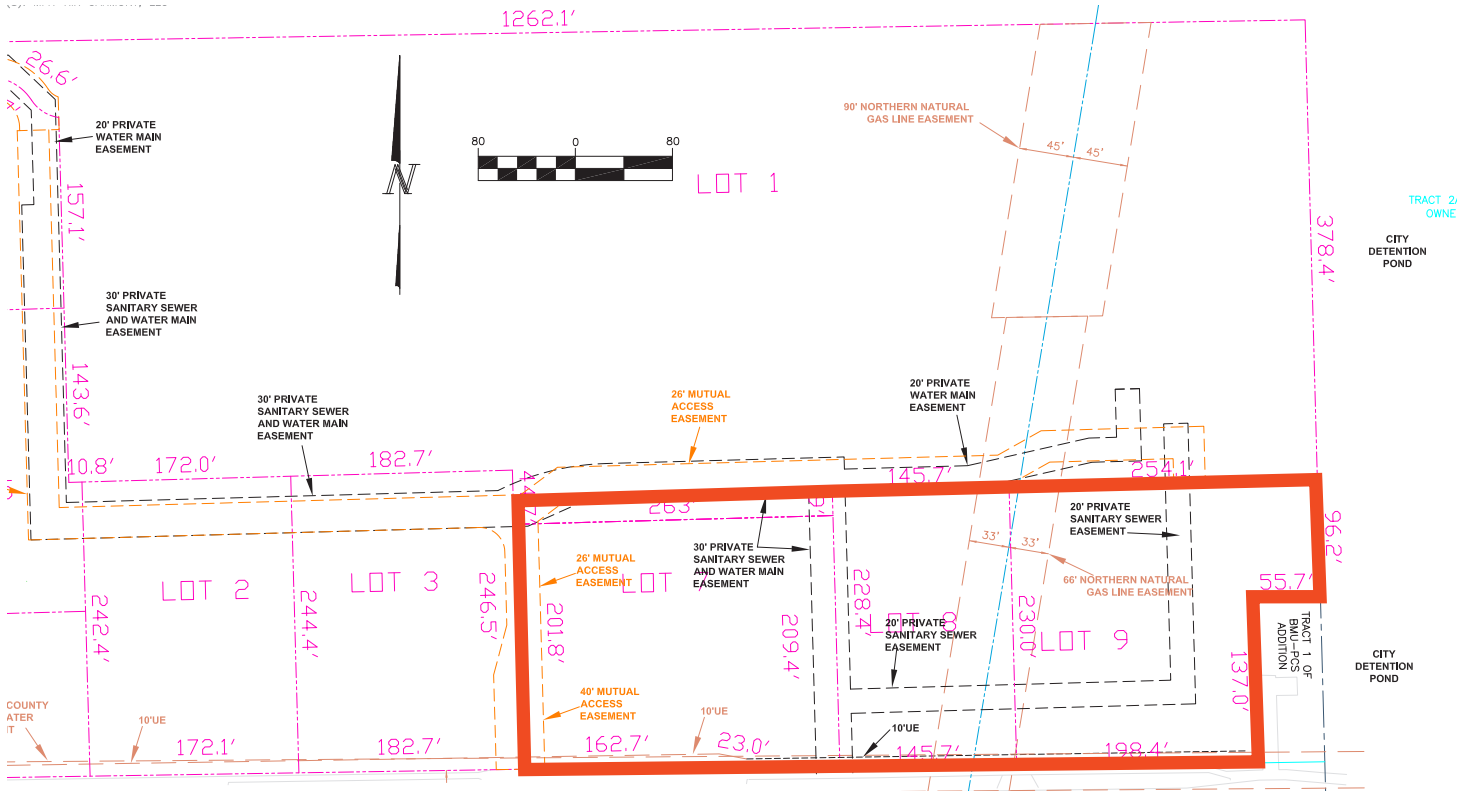
PARCEL MAP



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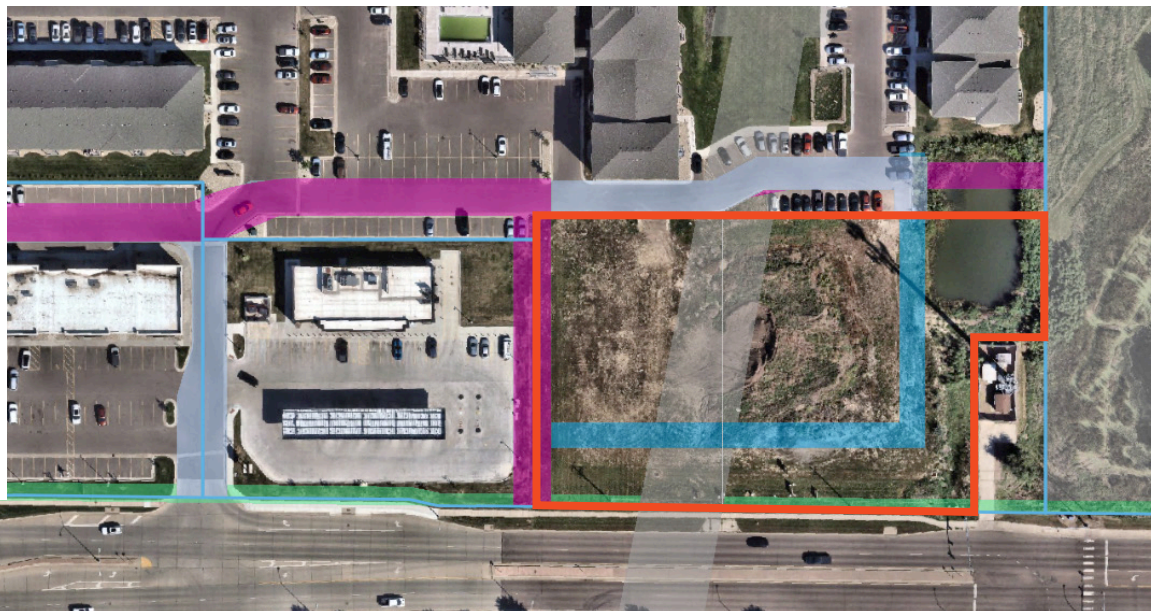
EASEMENTS

Concept only; subject to change



Easements

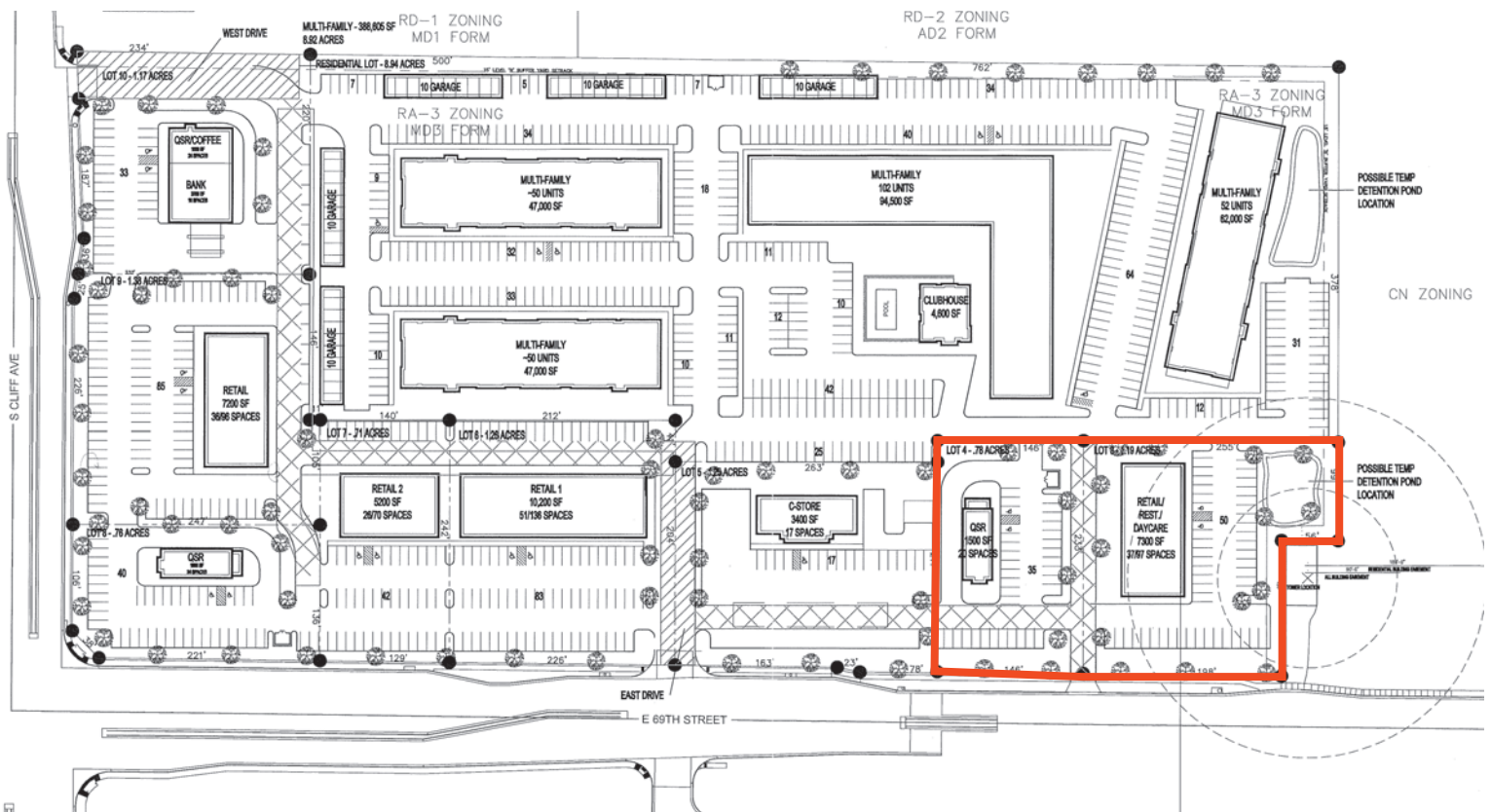
- General Utility
- Drainage
- Sanitary Sewer
- Sidewalk and Utility
- Storm Sewer
- Access
- Water Distribution
- Mutual Access
- Electric
- Roadway
- Other



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SITE PLAN

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STADIUM PLAZA LAND

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PHOTOS

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STADIUM PLAZA LAND

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SITE MAP



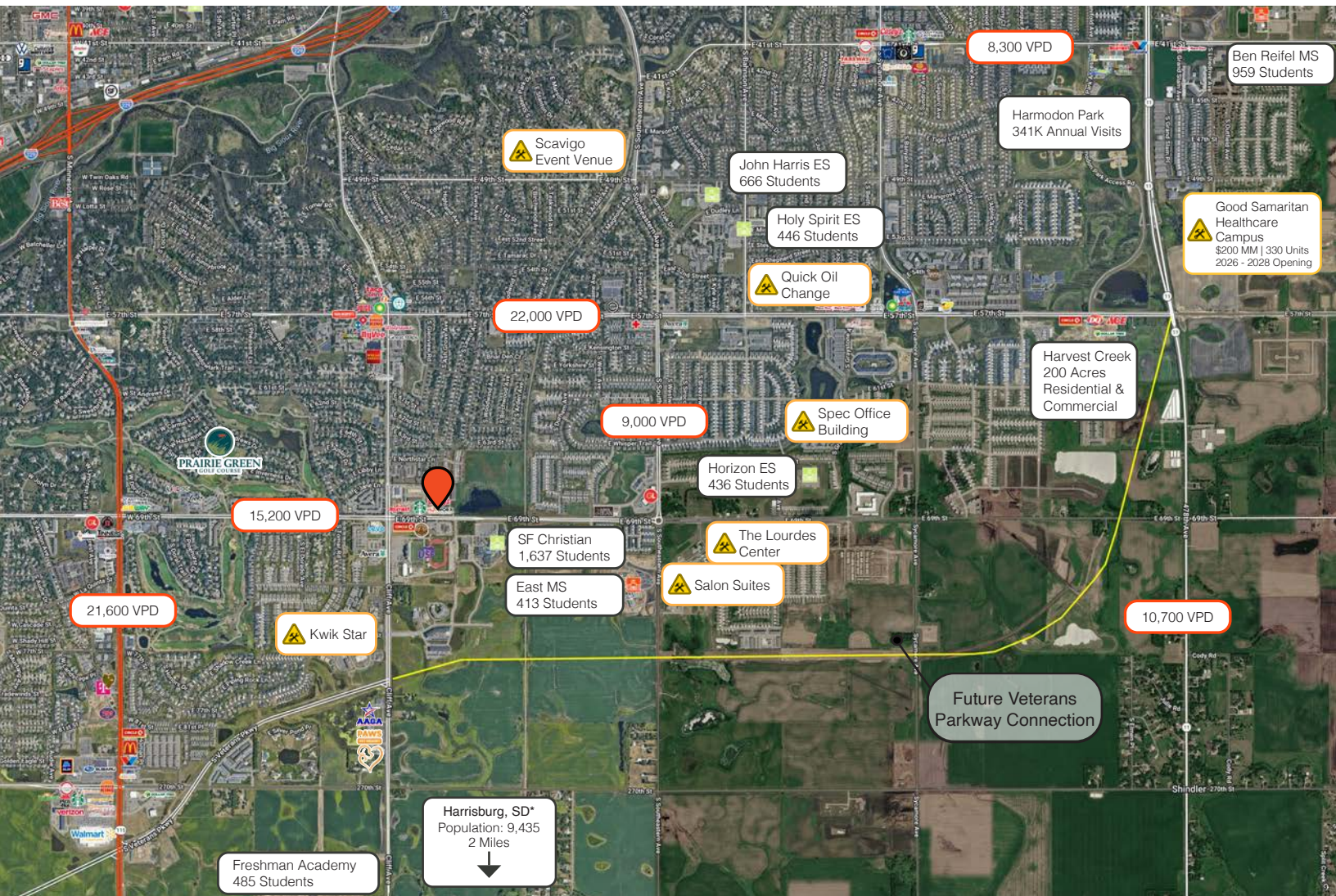
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STADIUM PLAZA LAND

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AREA MAP



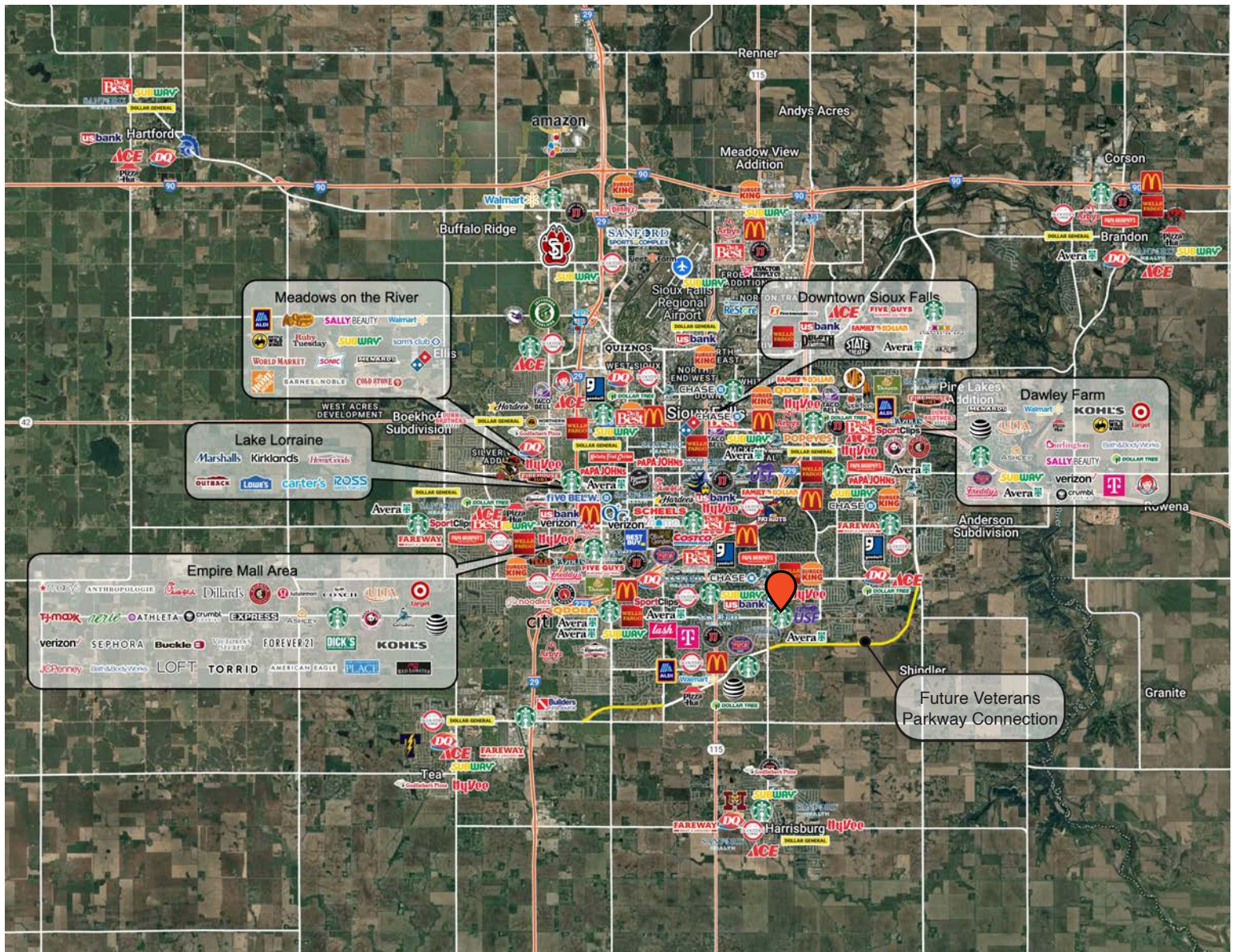
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STADIUM PLAZA LAND

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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.

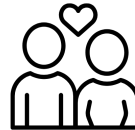
FAST FACTS



#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

MARKET PROFILE

| | 1 mile | 3 miles | 5 miles |
|--|-----------|-----------|----------|
| Population Summary | | | |
| 2010 Total Population | 6,167 | 40,530 | 119,472 |
| 2020 Total Population | 8,975 | 53,544 | 146,211 |
| 2020 Group Quarters | 26 | 664 | 2,975 |
| 2025 Total Population | 10,478 | 59,183 | 162,685 |
| 2025 Group Quarters | 26 | 665 | 2,975 |
| 2030 Total Population | 12,588 | 65,989 | 178,888 |
| 2024-2029 Annual Rate | 3.74% | 2.20% | 1.92% |
| 2025 Total Daytime Population | 7,543 | 53,853 | 177,289 |
| Workers | 2,520 | 26,505 | 103,568 |
| Residents | 5,023 | 27,348 | 73,721 |
| Household Summary | | | |
| 2010 Households | 2,495 | 15,712 | 48,990 |
| 2010 Average Household Size | 2.47 | 2.52 | 2.36 |
| 2020 Total Households | 3,899 | 21,552 | 60,828 |
| 2020 Average Household Size | 2.30 | 2.45 | 2.35 |
| 2025 Households | 4,533 | 23,917 | 67,515 |
| 2025 Average Household Size | 2.31 | 2.45 | 2.37 |
| 2030 Households | 5,440 | 26,684 | 74,247 |
| 2030 Average Household Size | 2.31 | 2.45 | 2.37 |
| 2024-2029 Annual Rate | 3.72% | 2.21% | 1.92% |
| 2010 Families | 1,784 | 10,873 | 29,220 |
| 2010 Average Family Size | 2.92 | 3.03 | 3.00 |
| 2025 Families | 2,819 | 15,144 | 38,315 |
| 2025 Average Family Size | 2.91 | 3.07 | 3.12 |
| 2030 Families | 3,332 | 16,727 | 41,865 |
| 2030 Average Family Size | 2.93 | 3.09 | 3.13 |
| 2024-2029 Annual Rate | 3.40% | 2.01% | 1.79% |
| 2025 Housing Units | 4,740 | 25,160 | 73,176 |
| Owner Occupied Housing Units | 68.6% | 62.8% | 51.4% |
| Renter Occupied Housing Units | 27.0% | 32.2% | 40.9% |
| Vacant Housing Units | 4.4% | 4.9% | 7.7% |
| 2025 Population 25+ by Educational Attainment | | | |
| Total | 7,518 | 40,045 | 108,842 |
| Less than 9th Grade | 1.0% | 0.8% | 2.2% |
| 9th - 12th Grade, No Diploma | 1.3% | 1.6% | 2.7% |
| High School Graduate | 14.6% | 14.6% | 19.5% |
| GED/Alternative Credential | 2.7% | 2.1% | 3.3% |
| Some College, No Degree | 12.1% | 16.7% | 18.6% |
| Associate Degree | 9.7% | 9.6% | 11.1% |
| Bachelor's Degree | 35.9% | 34.6% | 28.4% |
| Graduate/Professional Degree | 22.7% | 19.9% | 14.1% |
| Median Household Income | | | |
| 2025 | \$102,016 | \$99,455 | \$76,611 |
| 2030 | \$121,476 | \$114,684 | \$88,288 |
| Median Age | | | |
| 2010 | 38.6 | 38.2 | 34.3 |
| 2020 | 42.7 | 38.4 | 35.6 |
| 2025 | 42.2 | 38.8 | 36.5 |
| 2030 | 42.7 | 39.4 | 37.6 |
| 2025 Population by Sex | | | |
| Males | 4,988 | 28,708 | 80,723 |
| Females | 5,490 | 30,475 | 81,962 |
| 2030 Population by Sex | | | |
| Males | 6,017 | 31,939 | 88,389 |
| Females | 6,570 | 34,050 | 90,499 |
| Data for all businesses in area | | | |
| Total Businesses: | 277 | 2,324 | 7,289 |
| Total Employees: | 2,230 | 25,172 | 101,610 |