



# WHISPER CREEK

LAND FOR SALE



TBD,  
Sioux Falls, SD 57108



0.95 - 2.04 Acres +/-



\$8.00 - \$12.00 / SF

## LOCATION

Whisper Creek is a growing southeast development near the intersection of E. 69th Street and Sycamore Avenue. The site is surrounded by expanding multifamily, townhome, and single-family development, and is positioned less than 1 mile 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 1 Blk 2: C-2 zoning with 296' feet of frontage on S. Sycamore Ave
- Lot 1 Blk 3: LW zoning with 150' feet of frontage on E. 69th St
- All utilities to site
- 7,000 VPD along E. 69th St, and 8,600 VPD along S. Sycamore Ave
- Dense residential area with 4,040 housing units in a 1-mile radius
- Supportive area demographics with a population of 8,772 and median household income of \$92,510 within a 1-mile radius
- Area neighbors include Allen Homes, Wings Gymnastics Academy, Great-Life, The Human Bean, Flyboy Donuts, The Barrel House, and Blue Tide Car Wash, along with multiple elementary and middle schools

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## LOT 1 BLK 2 PHOTOS



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## LOT 1 BLK 3 PHOTOS



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# TRANSPORTATION UPGRADES

Concept only; subject to change



## Arrowhead & Veterans Parkway Intersection

### South Dakota's Largest Intersection

Featuring 10 lanes on one roadway, 9 lanes on the other. Plus, three pedestrian underpasses for enhanced walkability and safety

### \$39.2M Investment

Extensive improvements, including underground utilities, grading, retaining walls, concrete paving, street lighting, traffic signals, and a landscaped median

### Improved Accessibility

Designed to reduce congestion and improve traffic flow, directly benefiting business and residents. Completion expected by Spring 2027.



## Future Veterans Parkway Connection

### 8.5 Mile Expansion

Enhances connectivity between I-29 and I-90, streamlining travel to and from Dawley Farm Village. Construction began in 2023 and is expected to be complete in 2026.

### \$210M Investment

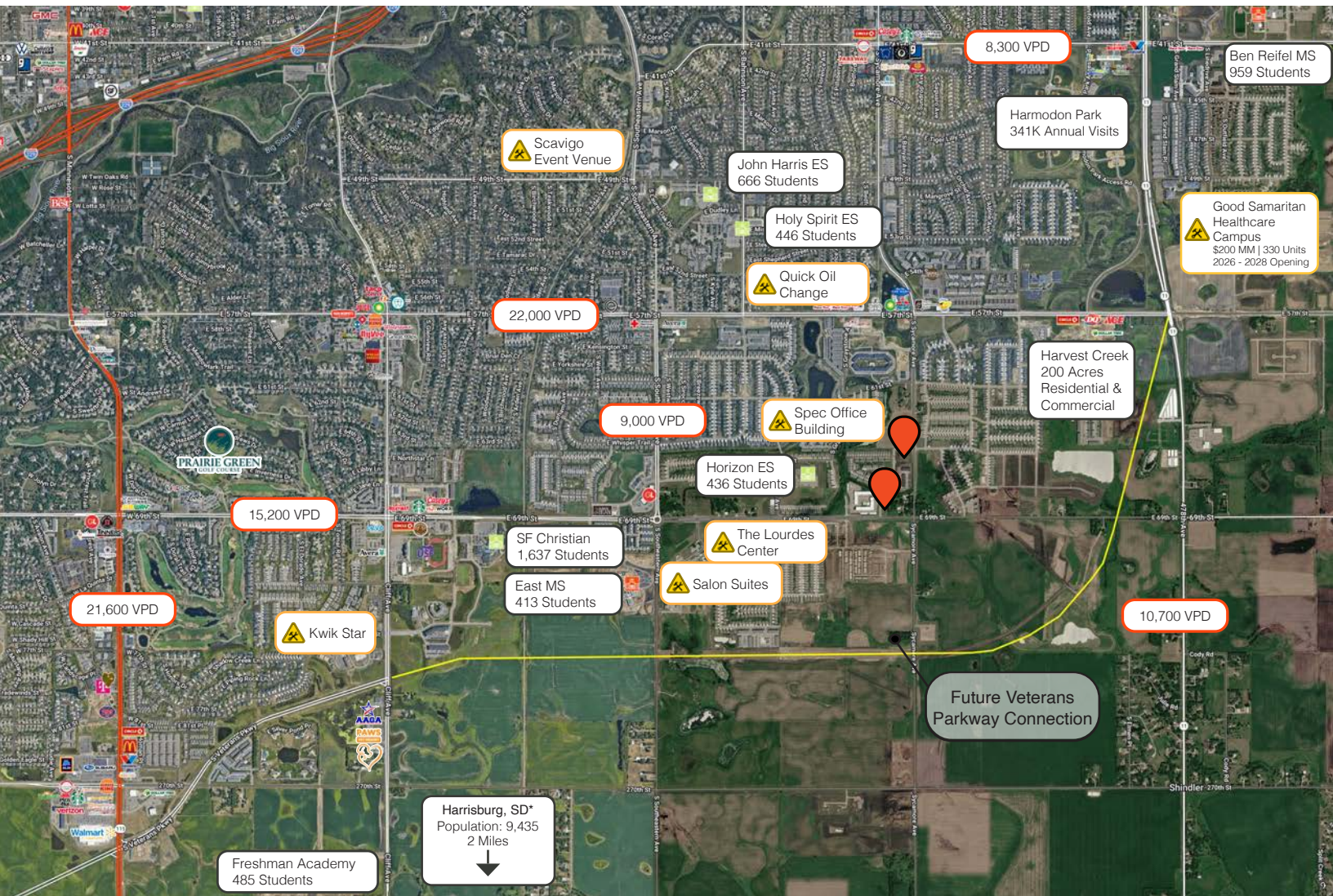
6 lane expansion (3 lanes each direction) designed to mirror I-229. Supports long-term transportation demands through 2050.

### Improved Safety & Accessibility

Provides safer crossings, pedestrian access, and a bike-friendly design, supporting eastside growth with users in mind.

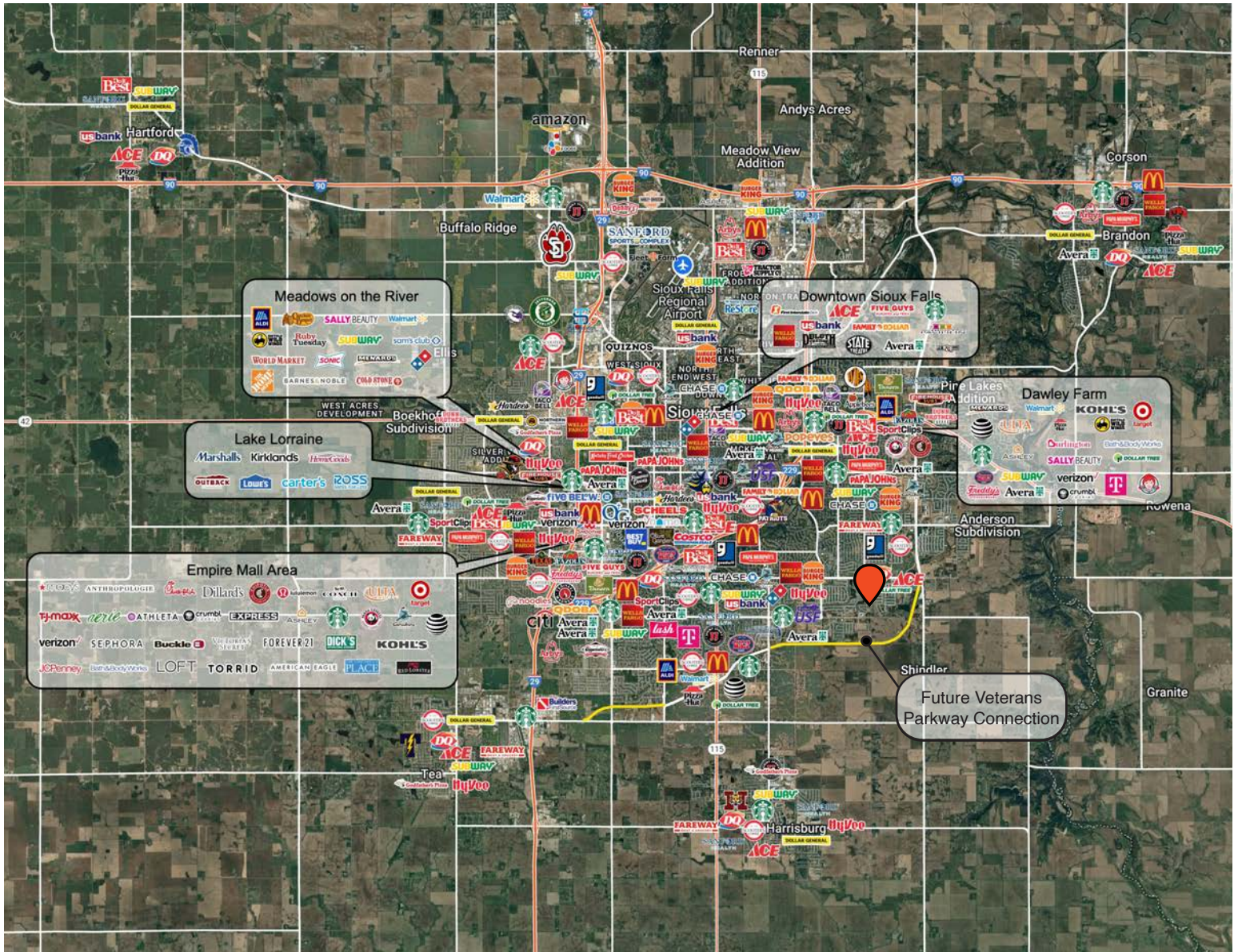
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# AREA MAP



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# CITY MAP



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## SIoux FALLS DEMOGRAPHICS

POPULATION PROJECTION		
Year	Sioux Falls	MSA
2025	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.

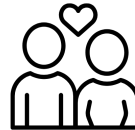
### FAST FACTS



#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
<b>Population Summary</b>			
2010 Total Population	1,588	29,643	91,964
2020 Total Population	6,473	44,163	115,451
2020 Group Quarters	21	241	1,996
2025 Total Population	8,772	51,264	129,245
2025 Group Quarters	20	242	2,000
2030 Total Population	10,439	57,830	142,625
2024-2029 Annual Rate	3.54%	2.44%	1.99%
2025 Total Daytime Population	4,853	34,078	134,776
Workers	705	10,762	76,191
Residents	4,148	23,316	58,585
<b>Household Summary</b>			
2010 Households	562	11,486	36,179
2010 Average Household Size	2.82	2.58	2.46
2020 Total Households	2,747	17,813	46,189
2020 Average Household Size	2.35	2.47	2.46
2025 Households	3,696	20,651	51,721
2025 Average Household Size	2.37	2.47	2.46
2030 Households	4,388	23,380	57,132
2030 Average Household Size	2.37	2.46	2.46
2024-2029 Annual Rate	3.49%	2.51%	2.01%
2010 Families	460	8,397	23,027
2010 Average Family Size	3.15	3.02	3.05
2025 Families	2,210	13,292	31,259
2025 Average Family Size	3.00	3.07	3.15
2030 Families	2,604	14,856	34,290
2030 Average Family Size	3.01	3.08	3.16
2024-2029 Annual Rate	3.34%	2.25%	1.87%
2025 Housing Units	4,040	22,437	56,083
Owner Occupied Housing Units	40.3%	59.3%	56.1%
Renter Occupied Housing Units	51.2%	32.7%	36.1%
Vacant Housing Units	8.5%	8.0%	7.8%
<b>2025 Population 25+ by Educational Attainment</b>			
Total	5,732	34,584	85,665
Less than 9th Grade	0.4%	1.3%	2.2%
9th - 12th Grade, No Diploma	1.9%	1.4%	2.3%
High School Graduate	17.7%	16.1%	18.5%
GED/Alternative Credential	0.9%	2.2%	3.0%
Some College, No Degree	17.7%	16.9%	17.2%
Associate Degree	7.6%	9.8%	10.9%
Bachelor's Degree	36.6%	35.2%	30.4%
Graduate/Professional Degree	17.2%	17.1%	15.5%
<b>Median Household Income</b>			
2025	\$92,510	\$95,648	\$84,172
2030	\$103,932	\$111,542	\$100,307
<b>Median Age</b>			
2010	40.3	39.2	35.2
2020	32.1	37.5	36.0
2025	33.1	37.7	36.8
2030	34.0	38.3	37.6
<b>2025 Population by Sex</b>			
Males	4,207	24,856	64,161
Females	4,565	26,408	65,084
<b>2030 Population by Sex</b>			
Males	5,021	28,013	70,550
Females	5,418	29,817	72,075
<b>Data for all businesses in area</b>			
Total Businesses:	89	929	5,486
Total Employees:	667	9,084	72,969