

MAPLE ROCK NORTH LAND FOR SALE

69th & Southeastern | Sioux Falls, SD



SUMMARY



Exceptional commercial and office land is available in the rapidly growing Maple Rock North corridor of Sioux Falls. Located at the highly visible southeast corner of 69th Street and Southeastern Avenue, this site offers outstanding frontage and convenient access to South Veterans Parkway(SD-100). Multiple parcel sizes are available, ranging from 0.39 acres to 3.64 acres, or the ability to combine lots, allowing flexibility for a wide range of commercial uses and an exceptional office zoned parcel. Build-to-suit opportunities are also available for qualified users seeking a customized solution in one of Sioux Falls' fastest growing areas. The surrounding area is supported by strong residential growth and favorable demographics. Within one mile, the population is projected to increase nearly 25% by 2030, with median household incomes already exceeding \$100,000 within both one and three miles. The area is home to more than 50,000 residents within three miles and benefits from a daytime population of over 36,000. Nearby amenities and community anchors such as GreatLIFE, Harrisburg East Middle School, Sioux Falls Christian, Horizon Elementary, and the USF Sports Complex drive consistent traffic and activity.

- **Address:**

6200 S Southeastern Ave., Sioux Falls, SD

- **County:**

Minnehaha

- **Pricing:**

\$15.00 - \$18.00 / SF — C-2 Parcels
\$265,000 — Office

- **Zoning:**

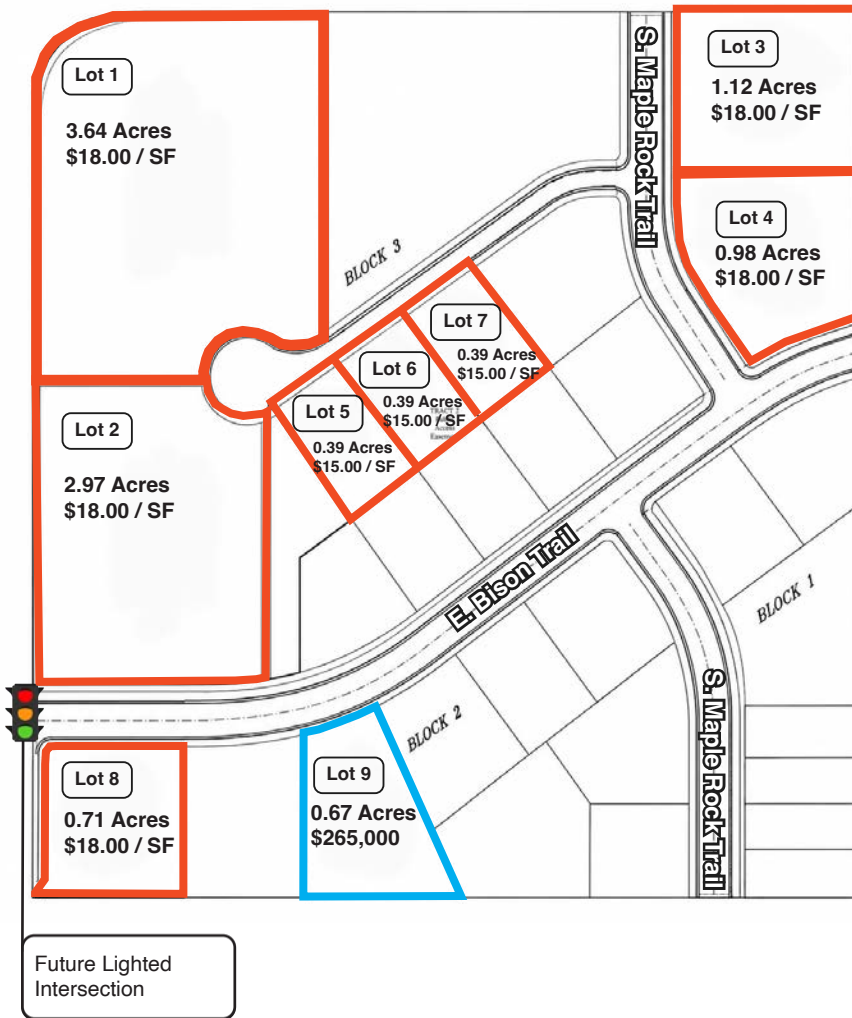
C-2 | Office

- **Details:**

- Parcels may be combined and/or adjusted to meet user requirements
- Daytime population of 36,220 within three miles
- More than 20,000 households within three miles
- Strong educational attainment, with 65%+ of residents holding an associate degree or higher
- Well-positioned for neighborhood retail, service, office, and medical uses
- Future lighted intersection at Southeastern Avenue & East Bison Trail, which is a premier convenience store lot



PARCEL MAP



Parcel	Zoning	Size (Acres)	Size (SF)	Asking Price	Total Asking Price
Lot 1	C-2	3.64 Acres +/-	158,558 SF +/-	\$18.00 / SF	\$2,854,044
Lot 2	C-2	2.97 Acres +/-	129,373 SF +/-	\$18.00 / SF	\$2,328,718
Lot 3	C-2	1.12 Acres +/-	48,787 SF +/-	\$18.00 / SF	\$878,170
Lot 4	C-2	0.98 Acres +/-	42,689 SF +/-	\$18.00 / SF	\$768,402
Lot 5	C-2	0.39 Acres +/-	17,000 SF +/-	\$15.00 / SF	\$255,000
Lot 6	C-2	0.39 Acres +/-	17,000 SF +/-	\$15.00 / SF	\$255,000
Lot 7	C-2	0.39 Acres +/-	17,000 SF +/-	\$15.00 / SF	\$255,000
Lot 8	C-2	0.71 Acres +/-	30,927.60 SF +/-	\$18.00 / SF	\$556,697
Lot 9	O	0.67 Acres +/-	28,991 SF +/-	-	\$265,000

Parcel boundaries are for visualization purposes only

PARCEL MAP



\$15.00 - 18.00 / SF

0.34 - 3.64 Acres +/-

Land may be subdivided. Contact Broker.



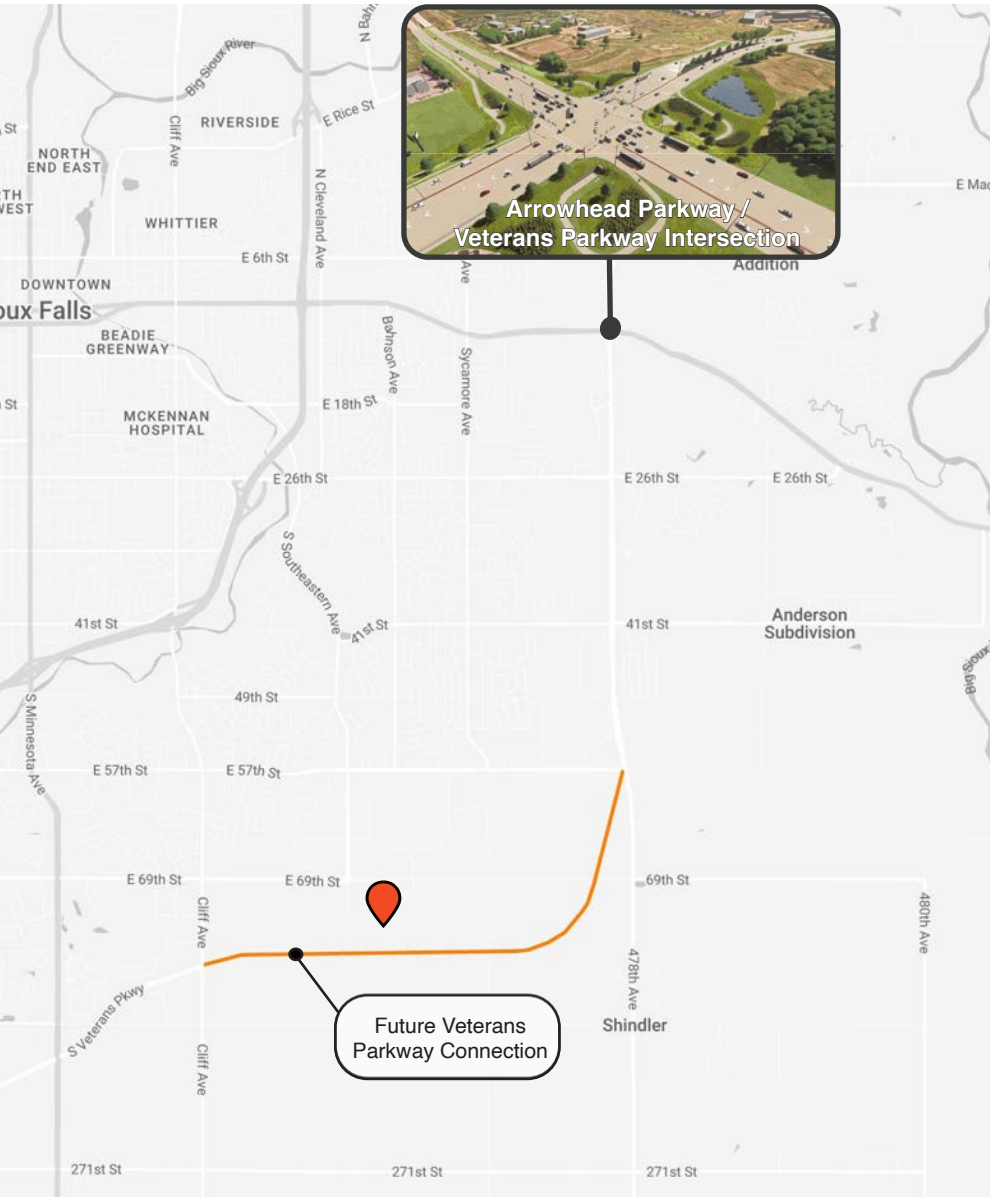
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AREA MAP



TRANSPORTATION UPGRADES



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.

2025 AREA DEMOGRAPHICS

	1 mile	3 miles	5 miles	MSA
Total Population	7,800	50,526	142,376	314,596
Projected Population (2030)	9,748	57,166	157,386	341,444
Daytime Population	4,447	36,220	152,653	314,319
Median Age	35.1	38.5	36.4	36.9
Area Households	3,425	20,317	57,806	124,541
Median Household Income	\$103.4k	\$102.8k	\$77.4k	\$83.1k
Educational Attainment (Associates Degree +)	65.6%	65.4%	51.4%	26.3%

DEMOGRAPHICS



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.

POPULATION PROJECTION		
Year	Sioux Falls	MSA
2026	224,676*	314,596
2030	235,786	341,319

*Source: The City of Sioux Falls

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

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