



RENNER RESIDENTIAL LAND

FOR SALE



*TBD,
Renner, SD 57055*



*15.76 Acres +/-
(686,506 SF +/-)*



Contact Broker

LOCATION

Located in the growing Renner corridor just north of Sioux Falls, SD. Positioned along the rapidly expanding Cliff Avenue (475th Ave) corridor, the property benefits from increasing traffic counts and planned infrastructure improvements, including the anticipated expansion of 475th Street from a 2-lane roadway into a future 4-lane arterial connecting east toward Baltic, South Dakota. The land offers excellent access to I-90, Foundation Park, the Sioux Falls Metro, and surrounding commercial corridors.

DESCRIPTION

- Land may be used as single family homes, with potential for multi-family/twinhome options
- Zoned: R1
- Access point from 475th Avenue (Cliff Avenue) and 258th Street
- Within the Sioux Falls School District #49-5
- Direct neighboring businesses include Renner Corner Locker, Safari Bar & Grill, Jensen Electric, Archer's Addition, & Midwest Livestock Systems
- Area continues to experience strong consumer activity and traffic drivers; Safari Bar & Grill draws 78k annual visits, with Renner Corner Meat Locker drawing 108k annual visits
- Renner is an unincorporated community within Mapleton Township, which *may* provide potential tax advantages and reduced municipal restrictions compared to properties located within Sioux Falls city limits
- The Renner area increasingly attractive for commercial users, contractors, flex developments, industrial users, and future mixed-use opportunities

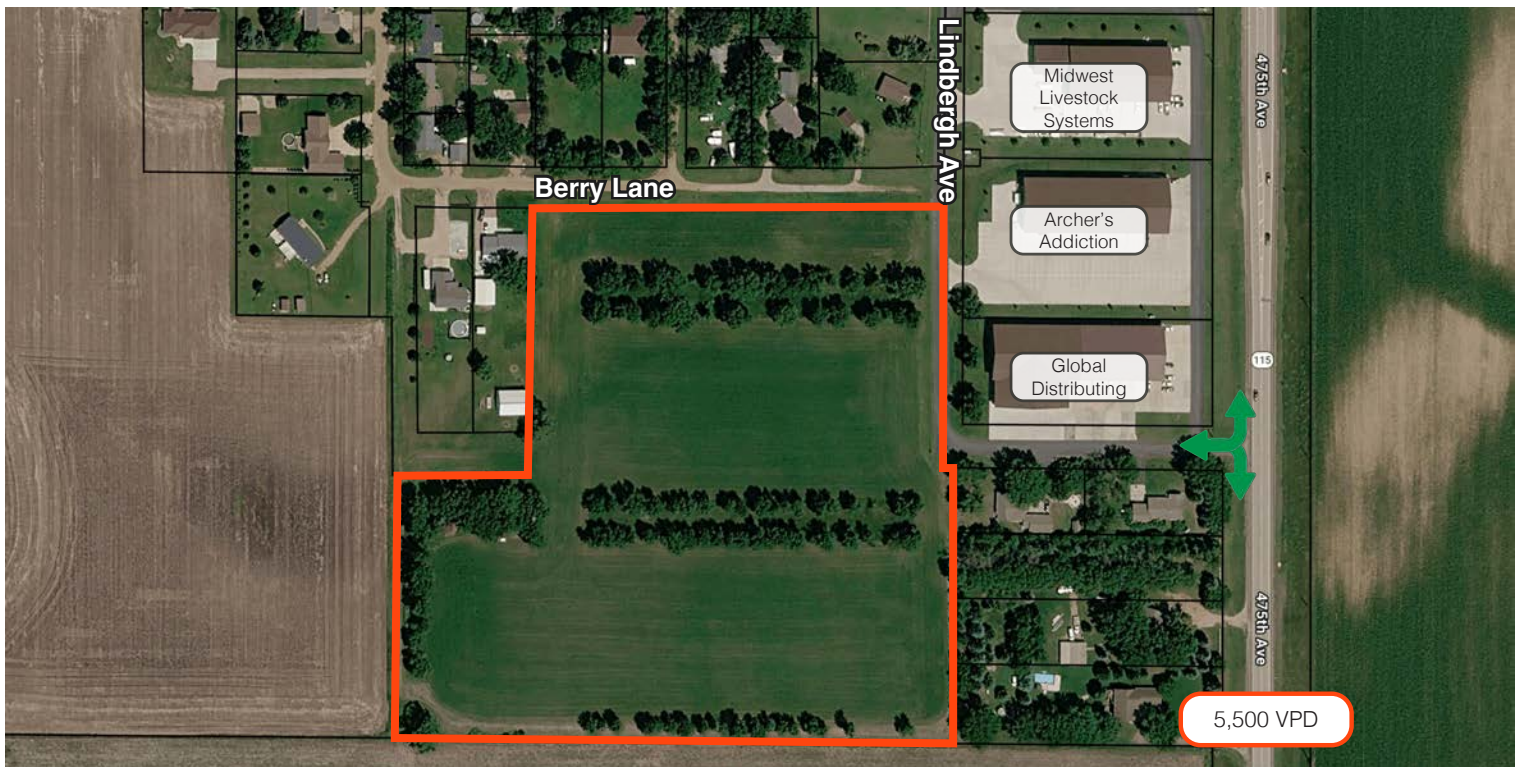
WAYNE HUBER

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UTILITY INFORMATION

Utility	Provider
Gas	Crooks Municipal Utilities
Electricity	Xcel Energy
Water	Minnehaha Community Water
Sewer	Renner Sanitary Boundary
Trash	Novak Sanitary or RBS Sanitary
Data	CenturyLink Communications

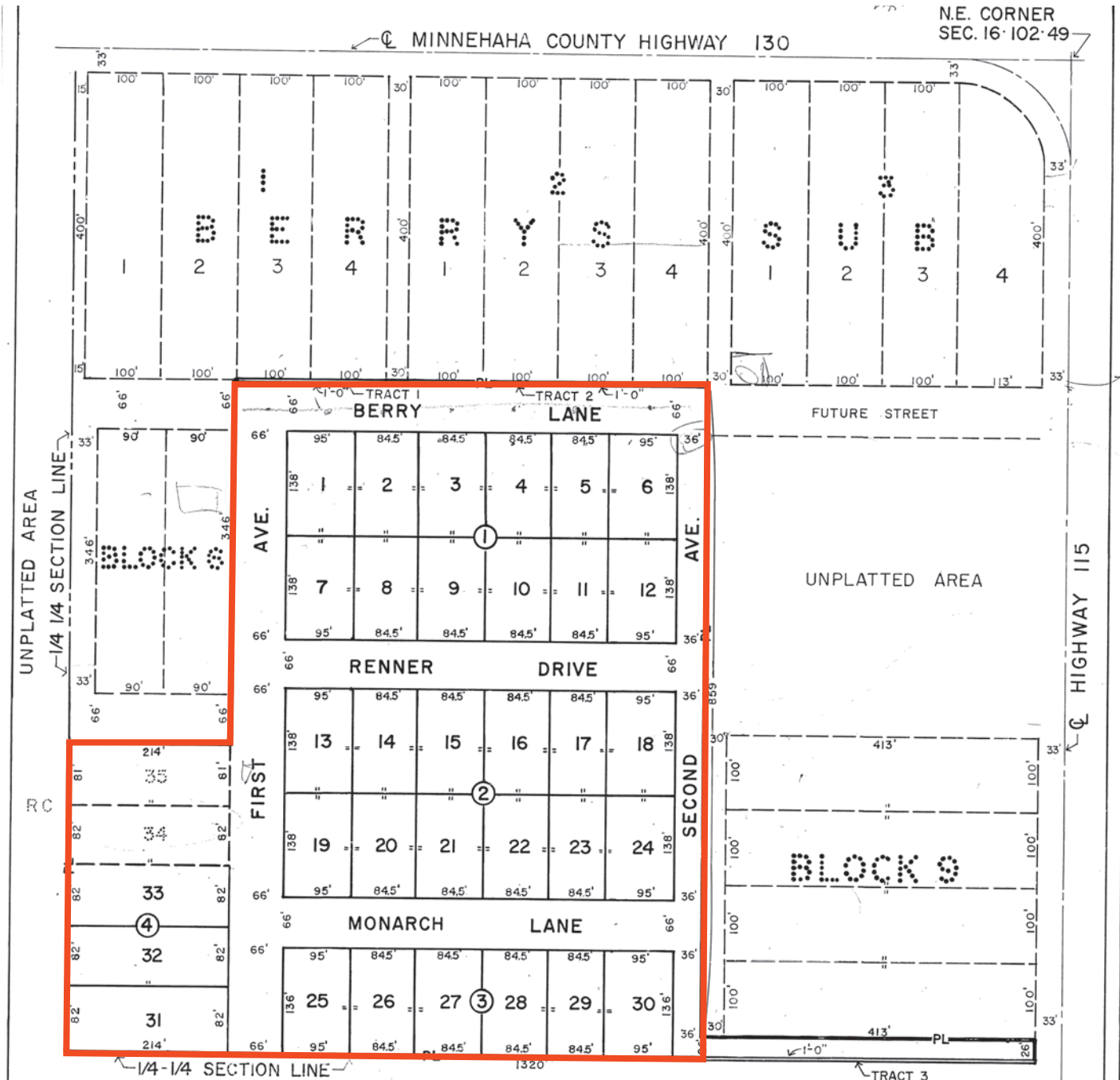
PARCEL



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CONCEPT ONLY LAND PLAT

Concept only; subject to change



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SITE MAP



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PHOTOS



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AREA MAP



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SUMMARY PROFILE

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	434	2,649	6,484
2020 Total Population	463	2,860	7,414
2020 Group Quarters	0	0	40
2025 Total Population	521	3,075	7,847
2025 Group Quarters	0	0	39
2030 Total Population	550	3,235	8,214
2024-2029 Annual Rate	1.09%	1.02%	0.92%
2025 Total Daytime Population	384	2,982	19,908
Workers	179	1,744	16,667
Residents	205	1,238	3,241
Household Summary			
2010 Households	197	1,042	2,368
2010 Average Household Size	2.20	2.54	2.66
2020 Total Households	210	1,127	2,956
2020 Average Household Size	2.20	2.54	2.49
2025 Households	231	1,224	3,174
2025 Average Household Size	2.26	2.51	2.46
2030 Households	246	1,298	3,349
2030 Average Household Size	2.24	2.49	2.44
2024-2029 Annual Rate	1.27%	1.18%	1.08%
2010 Families	148	788	1,732
2010 Average Family Size	2.50	2.87	3.03
2025 Families	167	890	2,206
2025 Average Family Size	2.63	2.94	2.95
2030 Families	176	938	2,320
2030 Average Family Size	2.63	2.92	2.93
2024-2029 Annual Rate	1.06%	1.06%	1.01%
2025 Housing Units	241	1,276	3,287
Owner Occupied Housing Units	80.9%	81.3%	72.7%
Renter Occupied Housing Units	14.9%	14.7%	23.9%
Vacant Housing Units	4.1%	4.1%	3.4%
2025 Population 25+ by Educational Attainment			
Total	361	2,116	5,511
Less than 9th Grade	0.8%	0.8%	0.9%
9th - 12th Grade, No Diploma	1.7%	1.8%	6.2%
High School Graduate	21.9%	22.7%	27.1%
GED/Alternative Credential	2.5%	2.8%	8.3%
Some College, No Degree	33.2%	31.2%	24.2%
Associate Degree	10.0%	11.2%	10.3%
Bachelor's Degree	22.7%	22.2%	17.2%
Graduate/Professional Degree	7.2%	7.3%	5.7%
Median Household Income			
2025	\$103,001	\$103,932	\$70,000
2030	\$124,053	\$124,815	\$79,224
Median Age			
2010	39.2	38.9	36.3
2020	40.0	40.0	42.2
2025	39.1	39.4	42.1
2030	39.6	39.8	42.3
2025 Population by Sex			
Males	278	1,631	4,124
Females	243	1,444	3,723
2030 Population by Sex			
Males	294	1,712	4,275
Females	257	1,523	3,938
Data for all businesses in area			
Total Businesses:	18	135	924
Total Employees:	165	1,653	17,149