

RENNER CORNER COMMERCIAL & RESIDENTIAL DEVELOPMENT LAND FOR SALE

HWY-115 (Cliff Avenue) & 258th Street,
Renner, SD 57055



SUMMARY



Renner Land presents a unique opportunity to secure development land within a growing rural corridor positioned between Sioux Falls and Dell Rapids. Located along 475th Avenue/Cliff Avenue and 258th Street, the site benefits from daily traffic, nearby rooftops, rural households, farm operations, and residents traveling through the area for work, school, recreation, and convenience needs. The Renner area offers a strong blend of rural character and metro accessibility, with convenient connections to I-90, Foundation Park, northern Sioux Falls, and surrounding communities. Nearby businesses help establish the area as an active local destination, while traffic along 475th Avenue currently reaches 5,500 VPD and is projected to approach 10,000 VPD long term. Strong area demographics, including a median household income of \$103,000 and median home value of \$425,000 within a 1-mile trade area, along with more than 80% owner-occupied housing, further support long-term residential and commercial demand.

- **Address:**
TBD, Renner, SD 57055
- **County:**
Minnehaha
- **Residential (R-1) Price / SF:**
Contact Broker
- **Residential (R-1) Size:**
15.76 Acres +/-
- **Commercial (C-1) Price / SF:**
\$6.75 - \$7.20 / SF
- **Commercial (C-1) Size:**
1.48 - 8.43 Acres +/-
- **Utilities:**
All utilities are stubbed to commercial parcels;
Contact Broker to discuss residential utility information
- Majority level topography, ready for development
- 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, and Monarch Steakhouse & Lounge
- Area continues to experience strong consumer activity and traffic drivers; Safari Bar & Grill draws 78K annual visits, with Renner Meat Locker drawing 108K annual visits
- ~1.0 mile north of Northern Links Golf Course and just ~3.0 miles northwest of Mapleton Country Club
- Renner is an unincorporated community within Mapleton Township, which *may* provide potential tax advantages and reduced municipal restrictions compared to properties located within city limits
- 475th Street to be expanded from a 2-lane roadway into a 4-lane arterial connecting north towards Baltic, SD
- Contact Broker for a list of commercial restrictions, covenants, and conditions

1. Renner Residential
Contact for Pricing
686,506 SF +/- | 15.75 Acres +/-
2. Renner Commercial
\$7.20 / SF
94,961 SF +/- | 2.18 Acres +/-
3. Renner Commercial
\$6.75 / SF
73,616 SF +/- | 1.69 Acres +/-
4. Renner Commercial
\$6.75 / SF
134,164 SF +/- | 3.08 Acres +/-
5. Renner Commercial
\$6.75 / SF
64,468 SF +/- | 1.48 Acres +/-



Year	475th Street Projected Traffic Counts
20 Year ADT	7,497 VPD
25 Year ADT	8,223 VPD
30 Year ADT	8,949 VPD
35 Year ADT	9,675 VPD

Parcel boundaries are for visualization purposes only

LAND COSTS



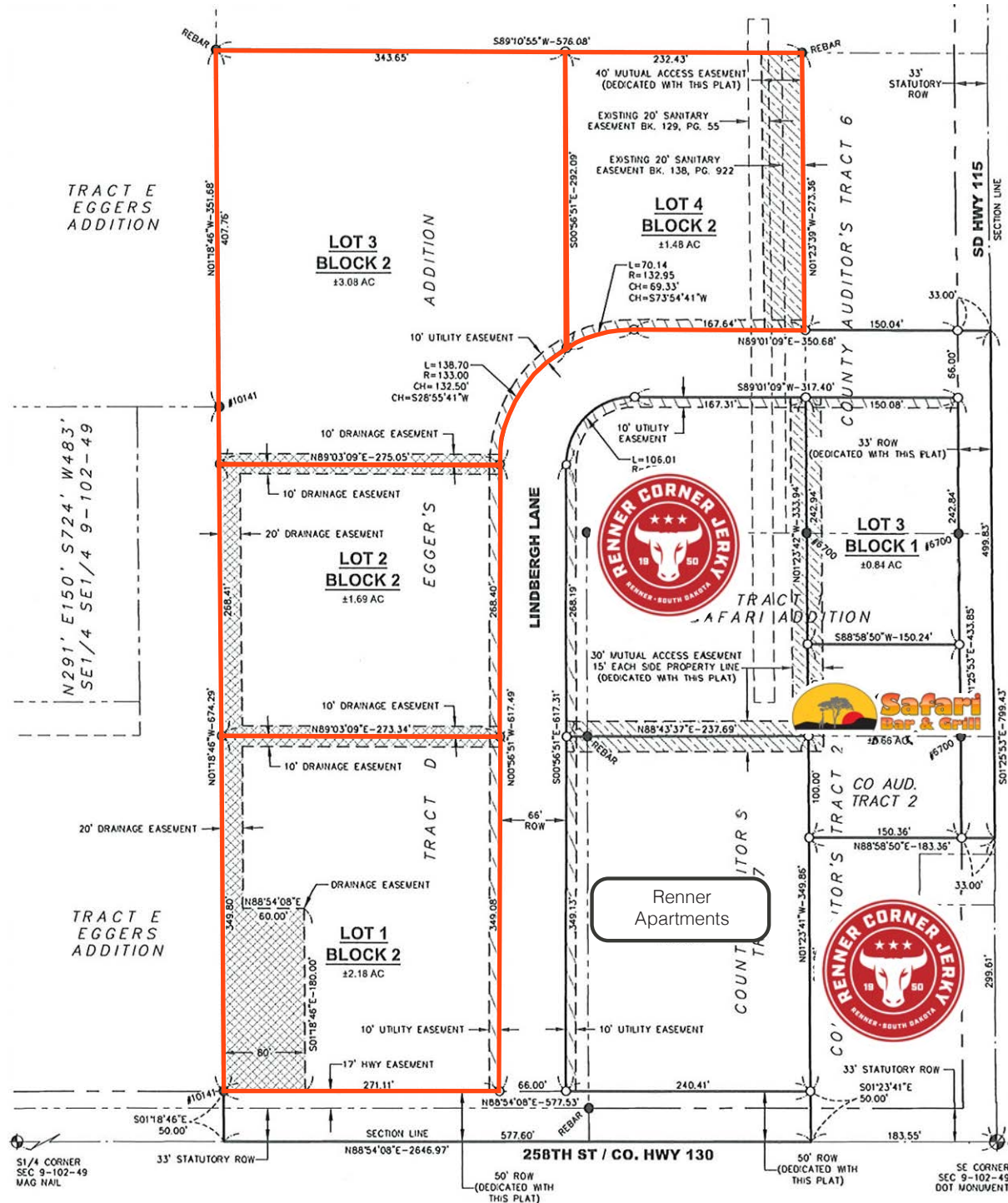
*These numbers are based on estimates and are not guaranteed.
Concept only; subject to change

Parcel ID	Zoning	Size (Acres)	Size (SF)	Asking Price	Total Asking Price	RE Taxes (2025 Payable in 2026)
014312	R-1	15.76 Acres +/-	686,506 SF +/-	Contact Broker	Contact Broker	\$2,806.86
097421	C-1	2.18 Acres +/-	94,961 SF +/-	\$7.20 / SF	\$683,719.20	\$838.06
097422	C-1	1.69 Acres +/-	73,616 SF +/-	\$6.75 / SF	\$496,908.00	\$819.50
097423	C-1	3.08 Acres +/-	134,164 SF +/-	\$6.75 / SF	\$905,607.00	\$875.18
097424	C-1	1.48 Acres +/-	64,468 SF +/-	\$6.75 / SF	\$435,159.00	\$800.94
097421 - 097424	C-1	8.43 Acres +/-	367,209 SF +/-	Contact Broker	Contact Broker	\$3,333.68



COMMERCIAL LAND PLAT

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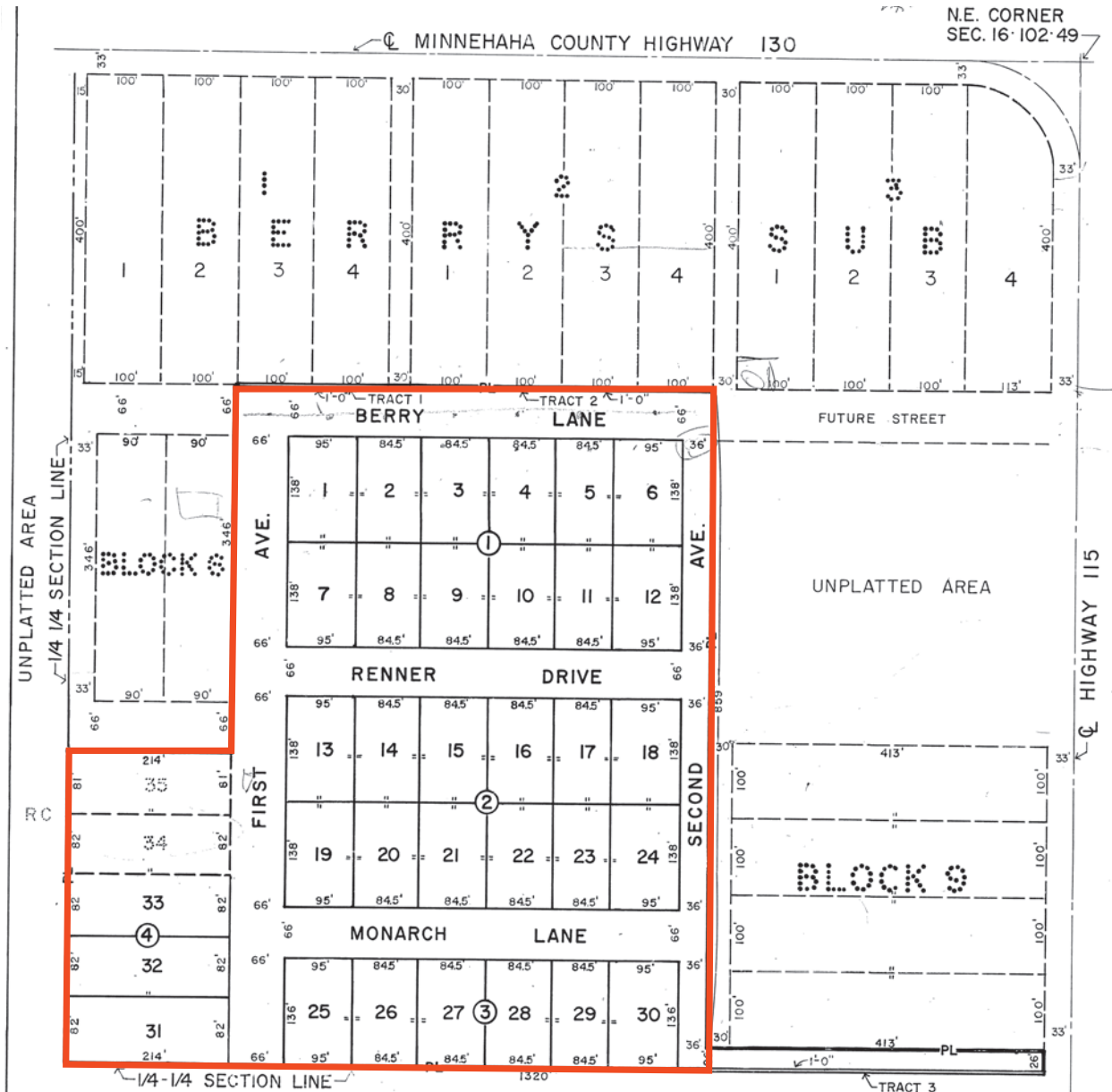


CONCEPT ONLY

RESIDENTIAL LAND PLAT



Concept only; subject to change



RESIDENTIAL LAND PHOTOS



WAYNE HUBER

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COMMERCIAL LAND PHOTOS



2025 AREA DEMOGRAPHICS

	1 mile	3 miles	5 miles	MSA
Total Population	521	3,075	7,896	314,596
Projected Population (2030)	550	3,235	8,264	341,444
Daytime Population	384	2,982	19,935	314,319
Median Age	39.1	39.4	42.1	36.9
Area Households	231	1,224	3,191	124,541
Median Household Income	\$103k	\$104k	\$70k	\$83.1k
Median Home Value	\$425k	\$414k	\$298k	\$328k
Educational Attainment (Associates Degree +)	39.9%	40.7%	33.3%	52.2%

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

ABOUT THE COMMUNITY



Renner and Renner Corner are part of a growing northern Sioux Falls metro corridor that blends rural character, strong regional access, and long-term development potential. Positioned along the Highway 115 corridor between Sioux Falls, Baltic, and Dell Rapids, the area serves residents, businesses, commuters, and agricultural operations that rely on convenient connections throughout Minnehaha County and the broader Sioux Falls region.

The surrounding market continues to benefit from steady population growth, major construction activity, and expanding employment centers across the Sioux Falls metro. Nearby Foundation Park, located at the intersection of I-29 and I-90, has become one of South Dakota's most significant industrial growth areas, attracting major employers and supporting continued infrastructure investment in the northwest portion of Sioux Falls. This momentum, combined with Dell Rapids' strong community base, growing business environment, and established quality of life, helps position Renner Corner as a natural connection point between metro-area expansion and smaller-community demand.

Renner's location also supports a variety of residential and commercial opportunities. The area draws from nearby rural households, growing neighborhoods, commuter traffic, and regional visitors traveling between Sioux Falls and northern Minnehaha County communities. Research further supports the corridor's visibility and repeat exposure, showing consistent movement through the area and activity tied to daily routines, work travel, recreation, and convenience needs.

With South Dakota's business-friendly tax climate, continued regional growth, and increasing attention on northern Sioux Falls infrastructure and development patterns, Renner Corner offers businesses, developers, and future residents the opportunity to establish a presence in a corridor positioned for long-term growth.

REGIONAL ECONOMIC DRIVERS

Foundation Park: Amazon Fulfillment Center, Amazon Last-Mile Distribution Center, CJ Schwan's, FedEx Ground & Freight, Owens & Minor/Avera, Muth Electric, Lineage Logistics, U.S. AutoForce, Scherer and Dakota Carriers.

Renner Business Base: Renner Corner Meats (70+ years old, locally owned), Midwest Livestock Systems, Safari Bar & Grill, Jensen Electric, Renner Equipment, Monarch Steakhouse

Northern Minnehaha County: Dell Rapids' 85-acre Fiegen Development Park, Crooks' 36-acres light industrial park, rural households and ongoing agricultural operations

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RENNER, SD 57055



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