FIFTY-SEVENTH STREET PROPERTY
LAND FOR SALE
Sioux Falls, SD



LLOYD

DEVELOPMENT SUMMARY

Fifty-Seventh Street Property is a **master-planned commercial development** located near the I-229 and Louise Avenue interchange in southwest Sioux Falls, South Dakota. The development offers a variety of commercial land opportunities, including select parcels with prominent interstate frontage and visibility along I-229.

The development is located within an established commercial corridor surrounded by a strong mix of national retailers, restaurants, hospitality, and service businesses, including McDonald's, QDOBA, Caseys, barre3, Panera Bread, First National Bank, Hilton Garden Inn, and Staybridge Suites.

Available parcels range from 0.87 to 6.89 acres, with opportunities to subdivide larger sites based on development needs. The property features C-3 Commercial zoning, available utilities, and shovel-ready land, providing options for businesses seeking to build in southwest Sioux Falls.

Address	59th St. & S. Nevada Ave., Sioux Falls, SD
County	Lincoln
Pricing	$10.00 - $14.00 / SF
Total Available Size	15.52 Acres +/-
Parcel Size	0.87 - 6.89 Acres +/- **contact broker for subdivision options**
Zoning	C-3 Commercial
Timing	Shovel-ready
Utilities	All utilities available

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LOT 5 BLK 3
Commercial
$10.00 / SF
0.91 Acres +/-

LOT 7 BLK 3
Commercial
$10.00 / SF
0.87 Acres +/-

LOT 5 BLK 5
Commercial
$10 - $14 / SF
3.27 Acres +/- | Subdivisible

LOT 2 BLK 4
Commercial
$10 - $12 / SF
3.58 Acres +/- | Subdivisible

LOT 7 BLK 5
Commercial
$11 - $14 / SF
6.89 Acres +/- | Subdivisible



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CONCEPT
SUBDIVISON PLAN

Concept only; subject to change

LOT 5 BLK 3 | Commercial | $10.00 / SF | 0.91 Acres +/-

LOT 7 BLK 3 | Commercial | $10.00 / SF | 0.87 Acres +/-

LOT 5A BLK 5 | Commercial | $14.00 / SF | 1.61 Acres +/-

LOT 5B BLK 5 | Commercial | $14.00 / SF | 1.65 Acres +/-

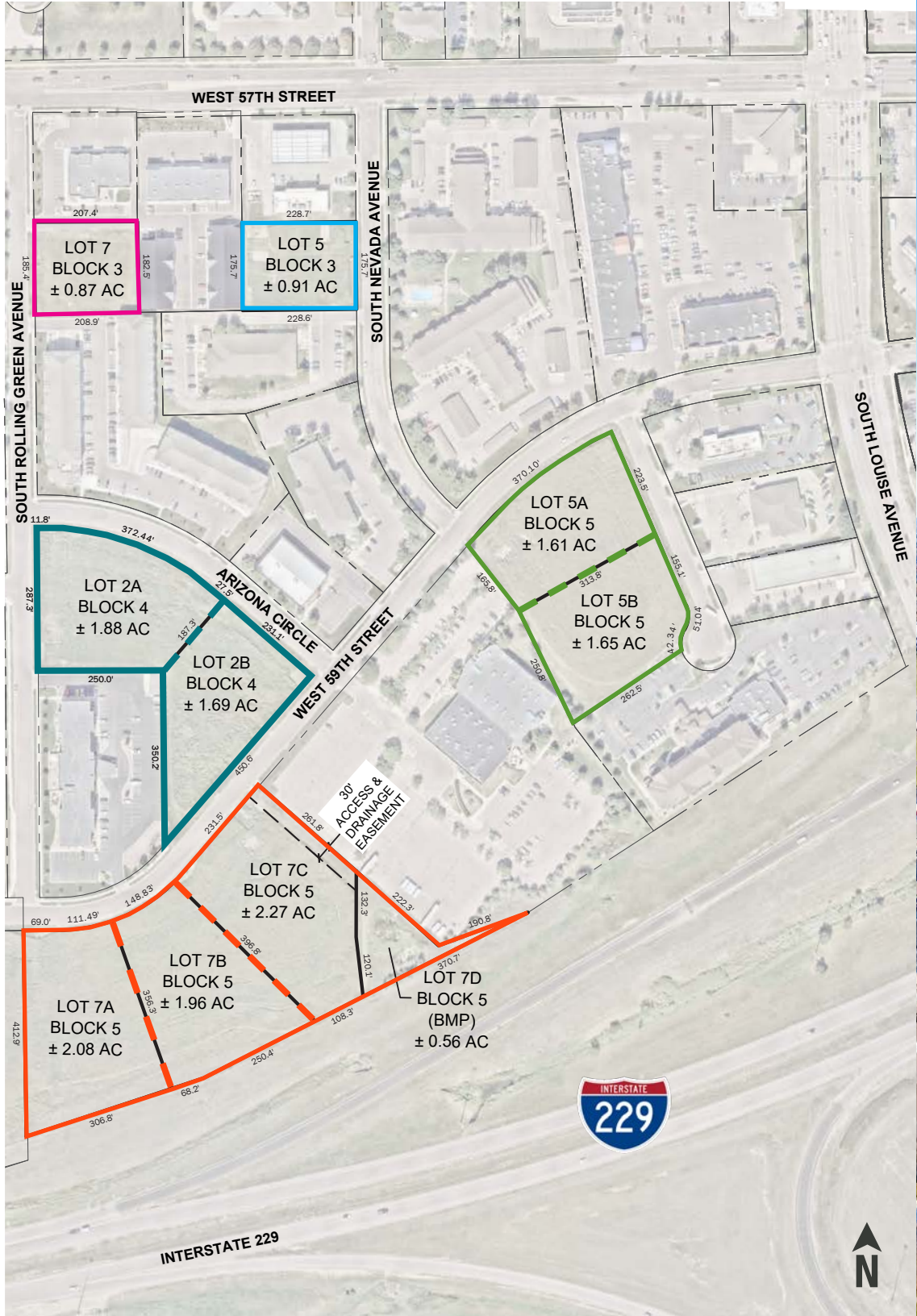
LOT 2A BLK 4 | Commercial | $12.00 / SF | 1.88 Acres +/-

LOT 2B BLK 4 | Commercial | $12.00 / SF | 1.69 Acres +/-

LOT 7A BLK 5 | Commercial | $14.00 / SF | 2.08 Acres +/-

LOT 7B BLK 5 | Commercial | $14.00 / SF | 1.96 Acres +/-

LOT 7C BLK 5 | Commercial | $14.00 / SF | 2.27 Acres +/-



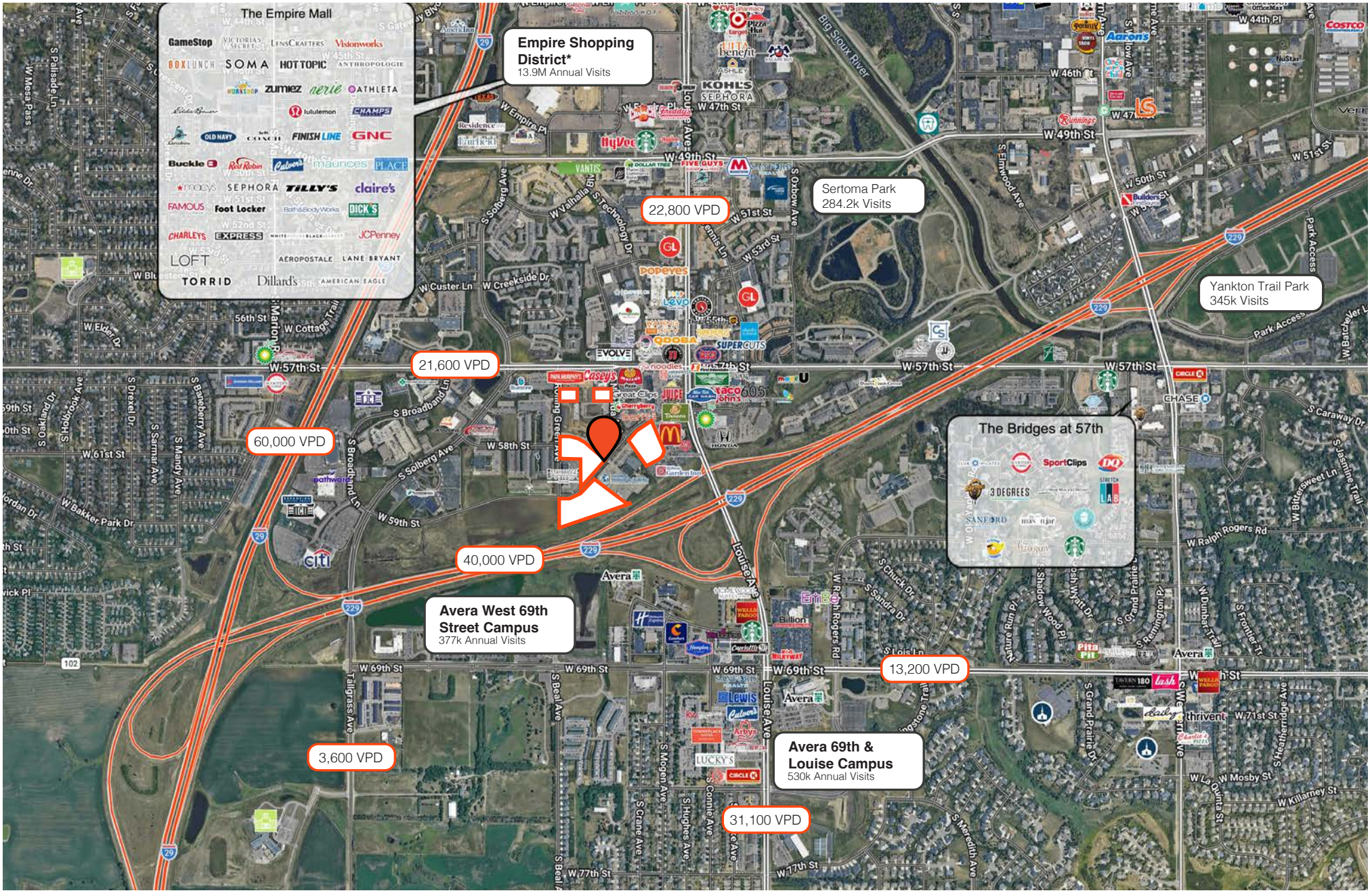

LOT 5 BLK 5
3.27 Acres
$10 - 14 / SF
LOT 7 BLK 5
6.89 Acres
$11 - 14 / SF
LOT 2 BLK 4
3.58 Acres
$10 - 12 / SF
LOT 5 BLK 3
0.91 Acres
$10 / SF
LOT 7 BLK 3
0.87 Acres
$10 / SF
229
229
S Nevada Ave
S Rolling Green Ave
W. 57th St
21,600 VPD
N











*Empire Shopping District includes The Empire Mall, Empire Place, & Empire East

2026 AREA DEMOGRAPHICS

	1 mile	3 miles	5 miles	MSA
Total Population	**8,121**	**76,035**	**164,711**	**314,596**
Projected Population (2031)	**8,953**	**82,921**	**180,267**	**341,444**
Daytime Population	**18,342**	**89,123**	**181,141**	**314,319**
Median Age	**36.1**	**36.6**	**36.7**	**36.9**
Area Households	**4,325**	**32,006**	**69,385**	**124,541**
Median Household Income	**$60k**	**$84k**	**$82k**	**$83k**
Median Home Value	**$313k**	**$321k**	**$316k**	**$328k**

Source: Esri forecasts for 2026 and 2031. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

THE COMMUNITY | SIOUX FALLS, SD

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
2031	235,786	341,444

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)

1.7%

Sioux Falls MSA Unemployment Rate

(September 2026)



No Corporate Income Tax



#7 Best Run Cities in America

(WalletHub 2025)

TOP EMPLOYERS

SANFORD HEALTH
10,929

Avera
8,200

SIOUX FALLS SCHOOL DISTRICT
3,627

Smithfield
3,239

HyVee EMPLOYEE OWNED
2,390

amazon
1,600

Source: Sioux Falls Development Foundation

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LAND FOR SALE

Sioux Falls, SD

LLOYD





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