

HARVEST CREEK LAND

57TH STREET & RATELIFF AVENUE

LLOYD

4900 S. Rateliff Avenue,
Sioux Falls, SD 57108

0.76 Acres +/-
(32,997 SF +/-)

$25.00 / SF

LOCATION

Capitalize on the momentum of one of Sioux Falls' premier growth corridors. The property is located along East 57th Street in southeast Sioux Falls, an established commercial corridor experiencing continued residential and retail development. The surrounding area features a mix of neighborhood-serving businesses, recreational amenities, and expanding residential communities that contribute to activity throughout the corridor. Convenient connectivity to Veterans Parkway and other major transportation routes provides access to surrounding neighborhoods and the greater Sioux Falls market.

DESCRIPTION

- Prime corner lot with outstanding visibility and exposure
- C-2 zoning allows for a variety of retail, service, restaurant, and commercial uses
- All utilities available to the site
- Development monument signage opportunity along East 57th Street
- Directly across from Harmodon Park, attracting approximately 376,000 visits annually
- Located within the 200-acre Harvest Creek development, a master-planned residential and commercial community
- Neighboring national retailers include Circle K, Dollar Tree, and Ace Hardware (coming soon)
- Adjacent multifamily developments include The Croft (130 units) and The Slate at Harvest Creek (118 units)
- Within ½ mile of Founder's Crossing, a Good Samaritan senior living community encompassing nearly 100 acres

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LAND COSTS

*These numbers are based on estimates and are not guaranteed.

Size (Acres)	Size (SF)	Asking Price	Total Asking Price
0.76 Acres	32,997 SF	$25.00 / SF	$824,925.00

PARCEL MAP



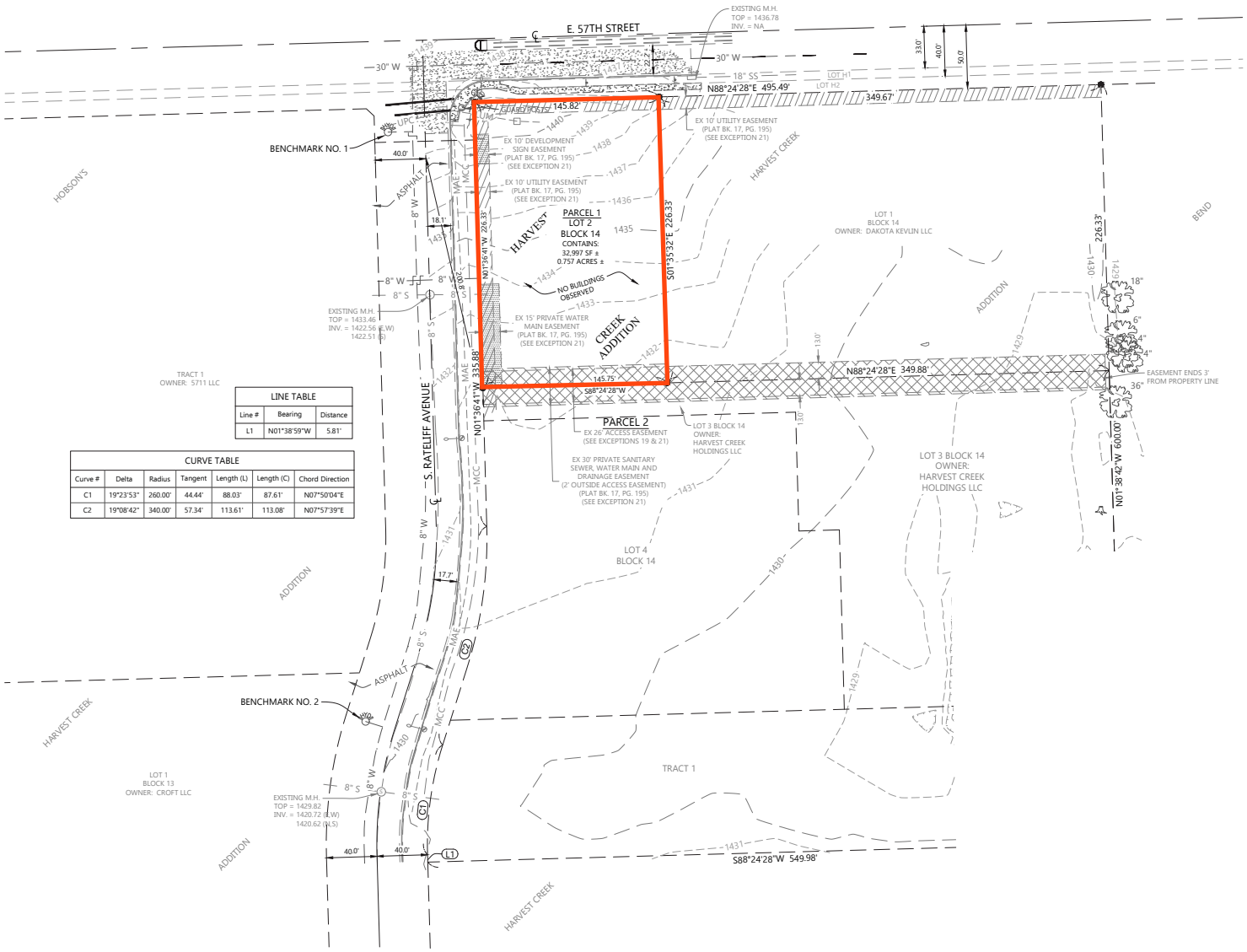
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LAND SURVEY



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PHOTOS

Parcel boundaries are for visualization purposes only







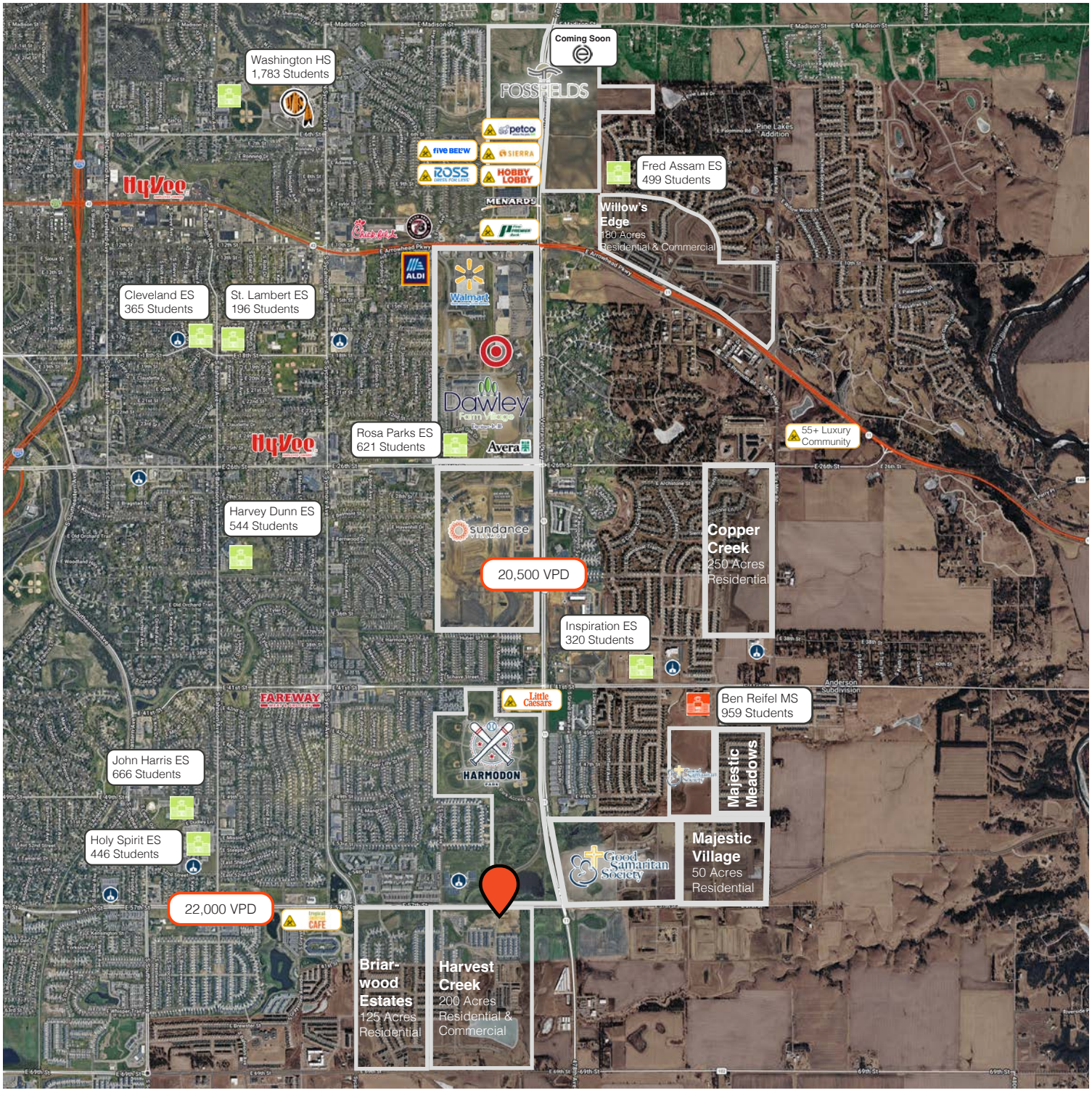
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AREA DEVELOPMENT



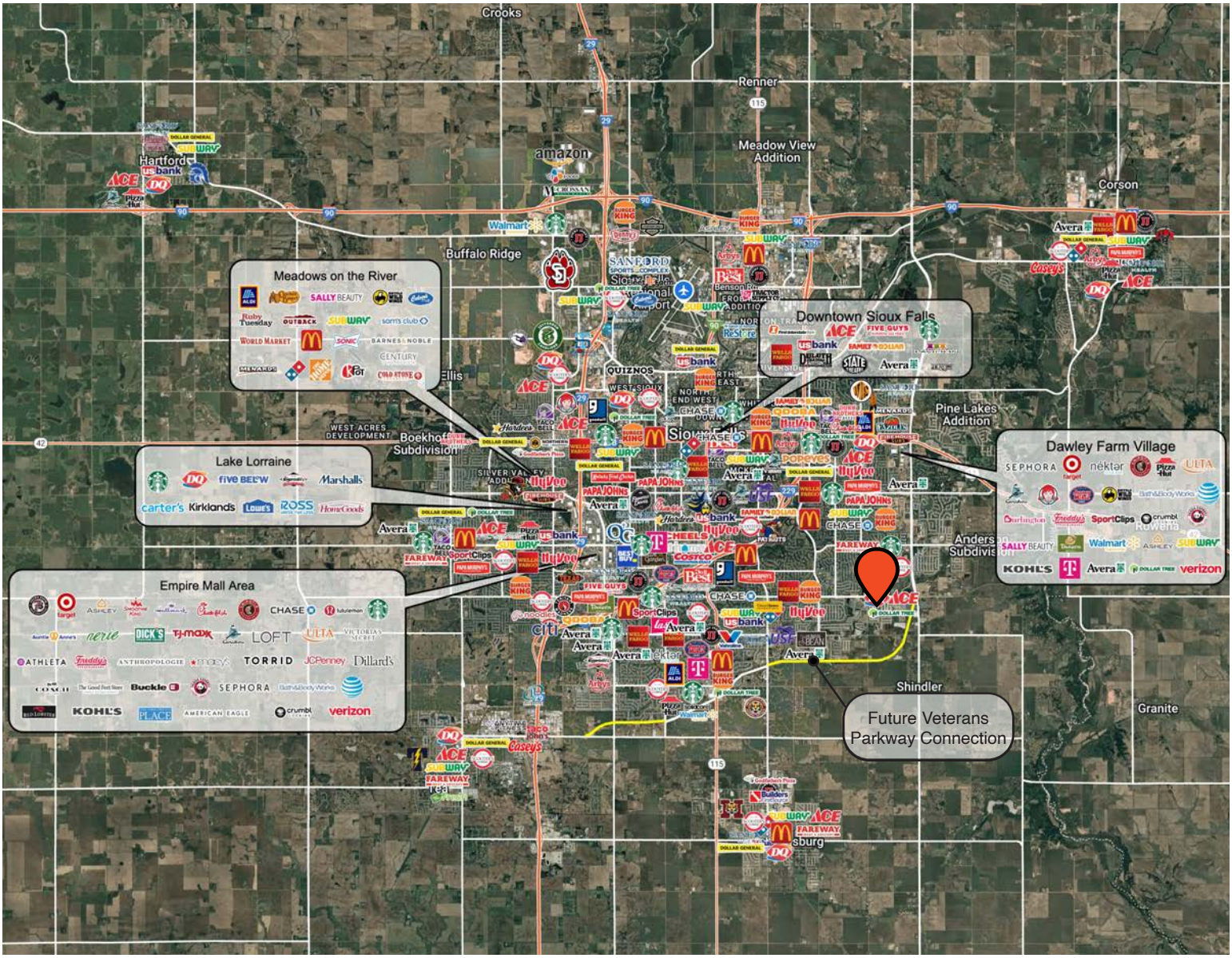
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CITY MAP



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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

SANFORD HEALTH
10,929

Avera
8,200

Sioux Falls School District
3,627

Smithfield
3,239

HyVee EMPLOYEE OWNED
2,390

amazon
1,600

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MARKET PROFILE

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	619	25,188	75,837
2020 Total Population	3,803	38,080	96,345
2020 Group Quarters	0	262	1,636
2026 Total Population	5,550	46,430	109,174
2026 Group Quarters	0	263	1,630
2031 Total Population	6,251	51,950	119,981
2024-2029 Annual Rate	2.41%	2.27%	1.91%
2026 Total Daytime Population	3,182	30,012	96,831
Workers	769	9,681	49,199
Residents	2,413	20,331	47,632
Household Summary			
2010 Households	233	9,512	29,385
2010 Average Household Size	2.66	2.64	2.51
2020 Total Households	1,549	15,101	38,166
2020 Average Household Size	2.46	2.50	2.48
2026 Households	2,322	18,635	43,912
2026 Average Household Size	2.39	2.48	2.45
2031 Households	2,636	21,126	48,747
2031 Average Household Size	2.37	2.45	2.43
2024-2029 Annual Rate	2.57%	2.54%	2.11%
2010 Families	181	7,146	19,333
2010 Average Family Size	3.01	3.05	3.07
2026 Families	1,429	12,301	27,198
2026 Average Family Size	3.08	3.04	3.10
2031 Families	1,629	13,820	29,994
2031 Average Family Size	3.05	3.01	3.09
2024-2029 Annual Rate	2.65%	2.36%	1.98%
2026 Housing Units	2,673	20,637	48,035
Owner Occupied Housing Units	41.0%	56.2%	55.5%
Renter Occupied Housing Units	45.8%	34.1%	36.0%
Vacant Housing Units	13.1%	9.7%	8.6%
2026 Population 25+ by Educational Attainment			
Total	3,622	30,973	72,458
Less than 9th Grade	0.1%	0.9%	1.8%
9th - 12th Grade, No Diploma	1.5%	1.6%	2.8%
High School Graduate	10.8%	15.8%	18.5%
GED/Alternative Credential	1.1%	2.2%	2.7%
Some College, No Degree	15.2%	14.2%	14.4%
Associate Degree	11.7%	12.0%	12.5%
Bachelor's Degree	39.7%	35.5%	31.3%
Graduate/Professional Degree	19.9%	17.9%	16.2%
Median Household Income			
2026	$90,059	$103,204	$91,446
2031	$107,719	$118,831	$106,930
Median Age			
2010	40.8	38.4	36.0
2020	30.3	36.8	36.2
2026	33.4	37.1	36.9
2031	35.1	38.0	37.8
2026 Population by Sex			
Males	2,691	22,684	54,293
Females	2,859	23,746	54,881
2031 Population by Sex			
Males	3,037	25,341	59,470
Females	3,215	26,609	60,511

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