

41ST & ELLIS

LAND FOR SALE



41st & Ellis
Sioux Falls, SD 57106



1.00 - 4.01 Acres +/-



\$16 / SF for Lancaster/Ellis Corner
\$14 / SF for Interior Site

LOCATION

Located just North of the 41st Street and Ellis Road cross streets. One of the fastest growing areas in Sioux Falls. Retail expansion includes Fareway Meat & Grocery, Dollar Tree, and hundreds of proposed and under construction apartment units.

DESCRIPTION

- Ellis Road frontage, the main corridor going north and south on the west side of town
- Land can be subdivided
- One of the fastest growing residential areas of Sioux Falls
- Contact Broker for additional information
- Area neighbors include several rooftops, Sanford Clinic, St. Katharine Drexel Elementary, Discovery Elementary, Memorial Middle School, Tea Area Frontier Elementary, Family Wellness, Lewis, Casey's General Store, Shenanigans, Westridge Plaza with Tradesmen International, 9Round, Edward Jones, Guardian Building Product, Dollar Tree and Fareway

RAQUEL BLOUNT SIOR

605.728.9092 | raquel@lloydcompanies.com

101 S. Reid Street Ste. 201, Sioux Falls, SD 57103 | 605.323.2820

Find out more at LloydCompanies.com | Information deemed reliable, but not guaranteed.

SITE PLAN

Concept only; subject to change



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AERIAL VIEW

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AREA MAP

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MARKET PROFILE

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	5,120	39,373	78,919
2020 Total Population	9,191	48,408	96,502
2020 Group Quarters	0	486	1,801
2022 Total Population	9,340	50,371	100,737
2022 Group Quarters	0	486	1,801
2027 Total Population	9,808	52,967	106,791
2022-2027 Annual Rate	0.98%	1.01%	1.17%
2022 Total Daytime Population	5,053	39,524	106,191
Workers	1,072	17,301	60,075
Residents	3,981	22,223	46,116
Household Summary			
2010 Households	1,814	15,747	32,082
2010 Average Household Size	2.82	2.48	2.38
2020 Total Households	3,455	19,180	39,245
2020 Average Household Size	2.66	2.50	2.41
2022 Households	3,515	19,961	40,977
2022 Average Household Size	2.66	2.50	2.41
2027 Households	3,688	21,070	43,533
2027 Average Household Size	2.66	2.49	2.41
2022-2027 Annual Rate	0.97%	1.09%	1.22%
2010 Families	1,319	10,062	19,133
2010 Average Family Size	3.29	3.03	2.99
2022 Families	2,408	12,239	23,717
2022 Average Family Size	3.18	3.13	3.11
2027 Families	2,504	12,824	25,128
2027 Average Family Size	3.20	3.13	3.10
2022-2027 Annual Rate	0.78%	0.94%	1.16%
Housing Unit Summary			
2000 Housing Units	332	10,728	24,689
Owner Occupied Housing Units	85.5%	66.3%	59.4%
Renter Occupied Housing Units	7.8%	31.3%	37.1%
Vacant Housing Units	6.6%	2.4%	3.4%
2010 Housing Units	1,919	16,691	34,540
Owner Occupied Housing Units	82.8%	63.6%	57.7%
Renter Occupied Housing Units	11.6%	30.7%	35.1%
Vacant Housing Units	5.5%	5.7%	7.1%
2020 Housing Units	3,632	19,982	41,426
Vacant Housing Units	4.9%	4.0%	5.3%
2022 Housing Units	3,711	20,854	43,311
Owner Occupied Housing Units	75.3%	64.3%	58.7%
Renter Occupied Housing Units	19.4%	31.4%	35.9%
Vacant Housing Units	5.3%	4.3%	5.4%
2027 Housing Units	3,951	22,267	46,504
Owner Occupied Housing Units	73.3%	64.2%	59.3%
Renter Occupied Housing Units	20.0%	30.4%	34.3%
Vacant Housing Units	6.7%	5.4%	6.4%
Median Household Income			
2022	\$101,311	\$74,715	\$66,981
2027	\$111,039	\$87,812	\$80,386
Median Home Value			
2022	\$290,636	\$231,056	\$232,493
2027	\$299,425	\$236,805	\$240,423
Per Capita Income			
2022	\$47,579	\$38,749	\$37,766
2027	\$55,152	\$45,241	\$44,213
Median Age			
2010	30.3	32.1	31.9
2022	32.5	34.4	34.6
2027	31.9	34.7	34.8

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