

LLOYD
COMPANIES

34TH & CAREER LAND

LAND FOR SALE



34th & Career
Sioux Falls, SD 57107

FOR SALE

2.83 Acres

SIZE

Office Zoned Land: 2.83 Acres

PRICE

Office Zoned Land: \$5.50 / SF

LOCATION

Expansion continues in the northwest part of Sioux Falls! Excellent land opportunity is located at the corner of 34th & Career, offering great access and exposure to Interstate 29 and Benson Road.

DESCRIPTION

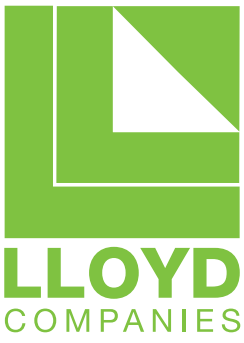
- Area neighbors include Premier Bankcard, Sanford Sports Complex, Fleet Farm, Midco, Esurance, SD Achieve, Subway, Great Life, and apartment development.
- Site is within two miles of Sioux Falls Regional Airport, one mile north of Southeast Technical Institute and SONIFI Solutions, and one mile south of the northside Walmart and Community College of Sioux Falls.
- 2500+ people are employed in the growing Thelin Business Center addition!
- Contact Broker for additional information

Find out more at lloydcompanies.com

RAQUEL BLOUNT, SIOR

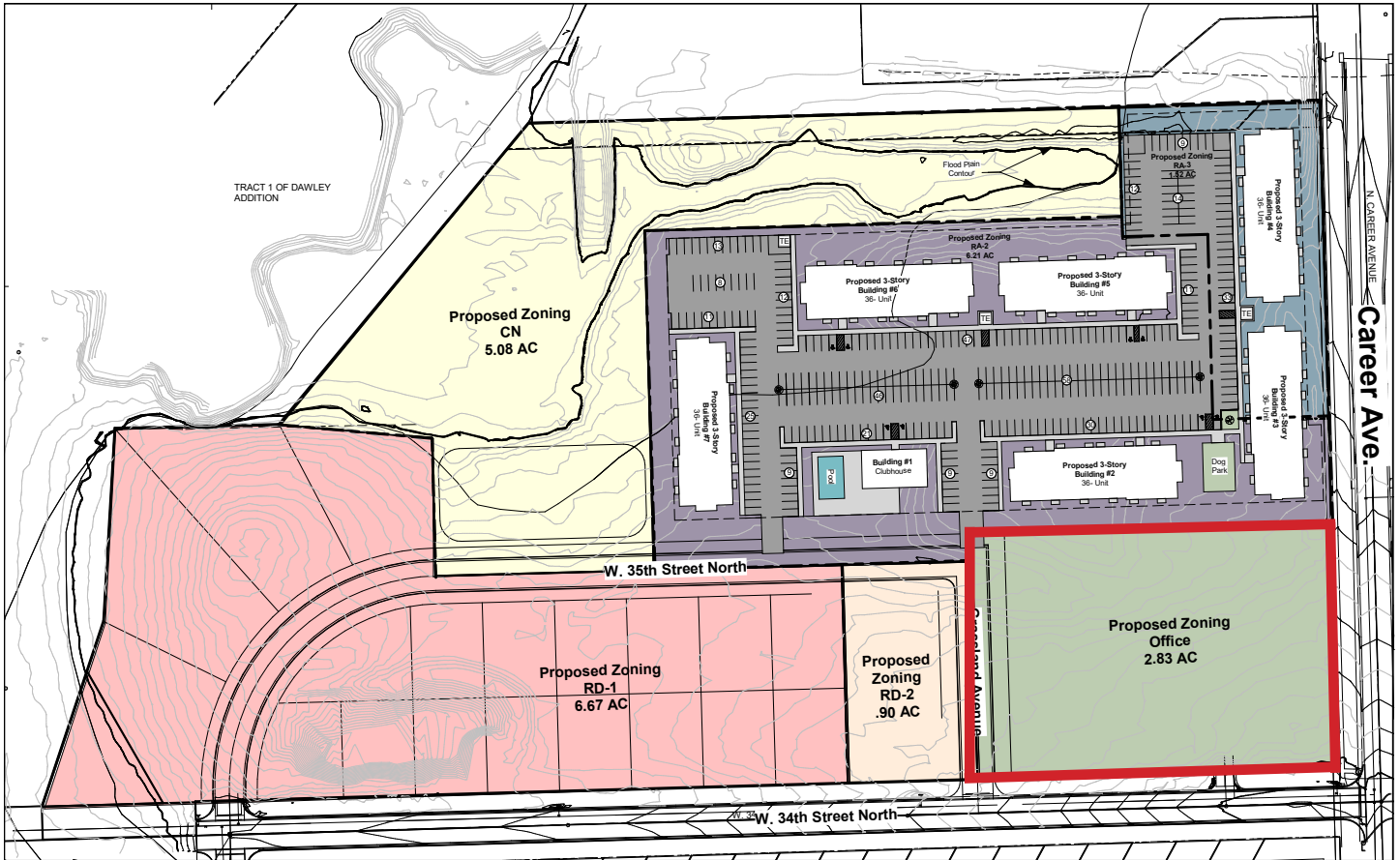
605 728-9092

raquel@lloydcompanies.com



34TH & CAREER LAND

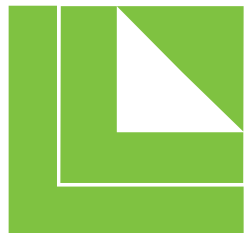
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SITE PLAN

Concept only;
Subject to change

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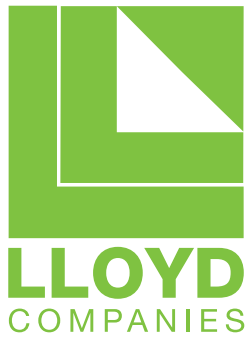


SITE AERIAL

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NORTHWEST SIOUX FALLS NEW DEVELOPMENT HIGHLIGHTS

Jefferson High School: Opening fall 2021 and consists of a 300,00 square foot, 2-story building with state-of-the-art technology.

Sanford Sports Complex: Great Shots and Fleet Farm joined the established users at Sanford Sports Complex, including Fairfield Inn & Suites, Blue Rock Bar & Grill, Hockey Headquarters, Power & Grace Gymnastics, The Scheels Ice Plex, Huether Family Match Pointe, The Sanford Pentagon, and the Sanford Fieldhouse.

Lake Lorraine: A premier lifestyle center with several nationally recognized shopping opportunities, office structures, lakeside dining and activities, as well as Avera Family Health Center. Hyatt Place Hotel and Dave & Busters are under construction.

Roosevelt Marketplace: Commercial tenants include Gilbertos, Nail World, GreatLIFE, Year Round Brown, Stensland Family Farms Ice Cream WEST, Flyboy Donuts.

Westown Marketplace: Fareway and Dollar Tree have kicked off the development that is located across the street from Sanford Acute Care and Lewis Drug.

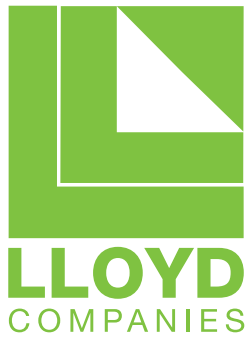
MIFive Strip Mall: Walmart outlet with a BP gas station and convenience store.

USD Community College for Sioux Falls: Recent transition from University Center – Sioux Falls; dedicated to innovation and workforce development.

Foundation Park: Located north of I-90 are Nordica Warehouse, Win Chill, and Dakota Carriers.

Empire Square: A 7-acre development in front of The Empire Mall will feature Chipotle Mexican Grill, Chick-Fil-A, Crumbl Cookie and more.



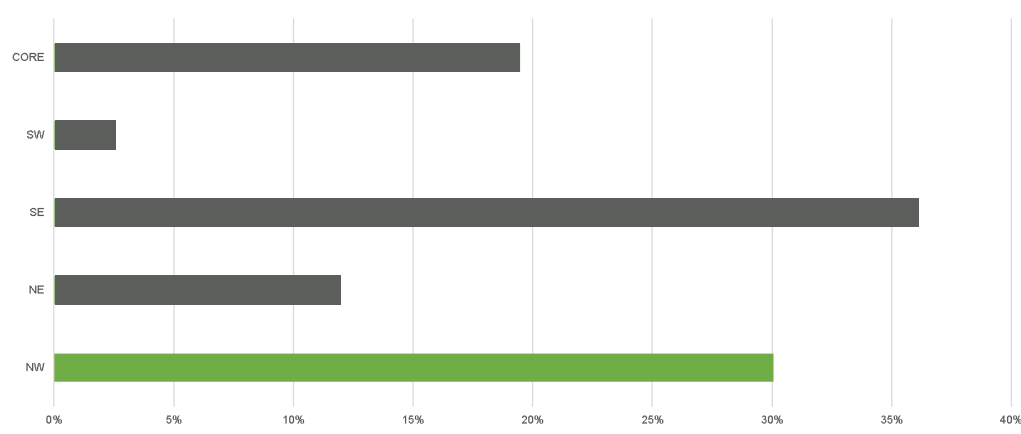


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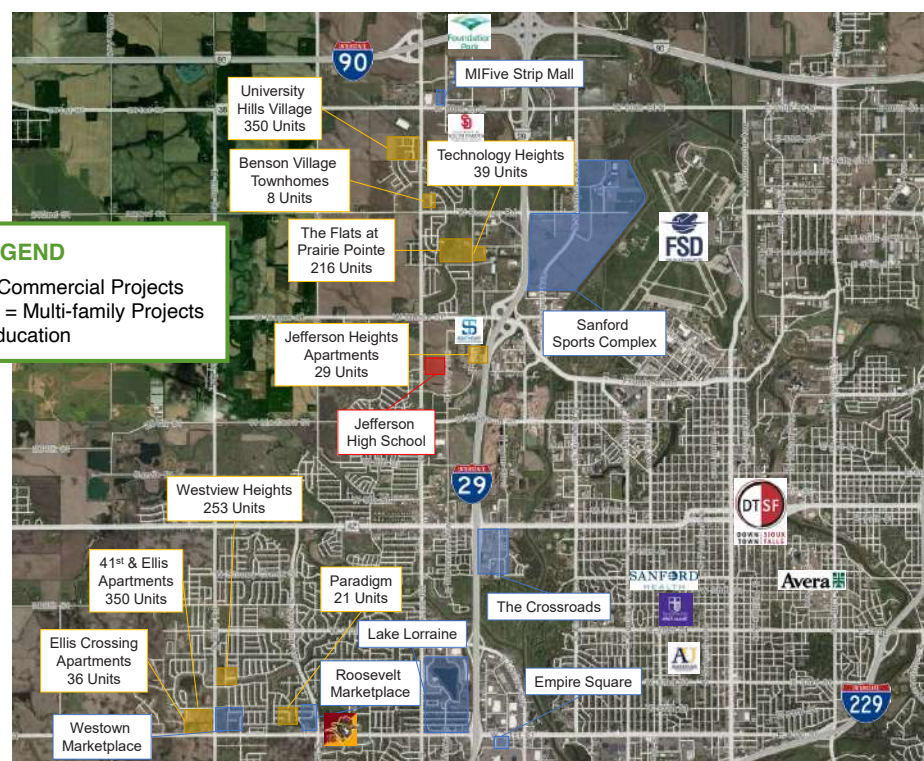
LAND FOR SALE

The west side of Sioux Falls comprises over 50,000 residents and growing! As of mid-2020, anticipated multifamily building permits were estimated at 210 units with 2021 anticipating over 375 units. Mid-2020 also saw single-family home transactions in Sioux Falls' northwest corridor equating to about 18% of all home transactions in Sioux Falls. The map below indicates 2019 and 2020 new construction projects.

OVERALL SIOUX FALLS PROJECTED MULTIFAMILY DISTRIBUTION



MAP LEGEND
 BLUE = Commercial Projects
 YELLOW = Multi-family Projects
 RED = Education





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SIoux FALLS MSA DEMOGRAPHICS

Sioux Falls is one of the fastest-growing areas in the nation with a population growth rate nearly four times the national average. As the largest retail center between Denver and the Twin Cities, Sioux Falls offers the consumer a vast selection of goods with thousands of retail stores scattered throughout the metro area. Employing approximately 12.4 percent of the metro labor force, the retail sector has a primary market area of 650,000+ consumers and draws shoppers from a four state area.

Source: City of Sioux Falls Planning Department
<http://www.siouxfallsdevelopment.com/demographics.cfm>

*Prior to December 31, 1992, the Sioux Falls Metropolitan Statistical Area consisted of Minnehaha County. On December 31, 1992, the Federal Office of Management and Budget revised the MSA designation to include Lincoln County. The 2005-2012 MSA figures include the counties of McCook & Turner.

- Major Employers:
- Sanford Health - 9,542
 - Avera Health - 8,298
 - Smithfield Foods - 3,600
 - Sioux Falls School District - 3,400
 - HyVee Food Stores - 3,116
 - Wells Fargo - 2,262
 - Citi - 1,800
 - Good Samaritan Society - 1,500
 - Walmart/Sam's Club - 1,460

POPULATION		
YEAR	SIoux FALLS	MSA*
2010	153,888	228,261
2014	165,800	240,202
2018	183,200	266,700

PROJECTED POPULATION		
YEAR	SIoux FALLS	MSA
2020	185,100	285,387
2025	201,800	325,391
2030	217,000	370,693
2035	233,200	422,608

AGE DISTRIBUTION	
AGE (YEARS)	SIoux FALLS
0-19	28.1%
20-64	59.2%
65+	12.6%

SIoux FALLS HIGHLIGHTS

- Forbes has also identified Sioux Falls as the nation's top small city for business and careers.
- Forbes named Sioux Falls #20 in Job Growth, #30 in Cost of Doing Business, #41 in Education and #1 in their 2015 top 10 list of Up and Coming Cities for Recent College Grads.
- Sioux Falls MSA has the 8th strongest local economy in the US, according to POLICOM Corporation's annual economic strength rankings in 2015.
- WalletHub ranked Sioux Falls #1 in 2014 for "Wallet Wellness" which gages the connection between physical, financial and emotional health, #4 as best city for families in 2016, #4 as best city in America to find a job in 2015, and #9 for best-run city in America in 2015.
- League of American Bicyclists recognized Sioux Falls with a bronze-level as a bicycle-friendly community.
- MoneyRates.com classified Sioux Falls as #7 for Best Cities for Young Entrepreneurs, in the top 10 nationally for Young Adult Affluence and #2 for Cities with Favorable Business Tax Climates.
- In 2016, MSN Money listed Sioux Falls #10 in this list of the 25 Most Livable Cities in the U.S.
- Sioux Falls ranked #8 in 2015 for well-being, according to the Gallup-Healthways 2015 Well-Being Index.
- Sioux Falls was mentioned as one of 25 happiest, healthiest cities in America by Prevention Magazine, winning the all-around healthiest category due to its highest levels of self-reported health. Easy commutes, low crime and unemployment, and good access to health insurance were also highly recognized. Healthline also recognized Sioux Falls among their top 10 list of Healthiest Small Towns in the U.S. in 2016.
- Livability.com recognized Sioux Falls in the top ten for "Best Place to Live in 2015", mentioning its big-city mixture of culture, business and industry.
- Sioux Falls came in at #6 in WalletHub's 2018 Best-Run Cities in America ranking. The list assessed 150 of the most populated cities nationwide by comparing the services residents receive against the city's total budget. A "quality of services" score was calculated according to 35 metrics related to the categories of financial stability; education; health; safety; economy; and infrastructure and pollution.
- SmartAsset ranked Sioux Falls as the #1 US city for young professionals in 2017 and 2018. The ranking took into account the city's median gross rent, five-year change in median earnings, entertainment and arts establishments, job diversity, unemployment rate, labor-force participation rate, and the number of people age 25 to 34 in the city.

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