



BENSON LAND

LAND FOR SALE OR BUILT-TO-SUIT



3901 W Benson Road,
Sioux Falls, SD 57107



1.18 Acres +/-
(51,555 SF +/-)



Sale: \$15.00 / SF
Lease: Contact Broker

LOCATION

This premier land is situated within an area that is quickly developing in the north-west corridor of Sioux Falls. Located minutes from two of the city's newest schools, several major employers, and an abundance of residential development sites (single & multi-family), this site presents an excellent opportunity to join the area's growth.

DESCRIPTION

- Direct access to I-29 and I-90, with close proximity to the Sioux Falls Regional Airport
- Neighboring tenants include Premier Bankcard, Subway, GreatLife, La Petite Academy, Casey's, Fleet Farm, LifeScape, and more
- Adjacent to Sanford Sports Complex, a 520-acre destination for sports, recreation, and community engagement that draws 2.7M visits a year
- NW Sioux Falls is home to Southeast Technical College, USD - Sioux Falls, USD Discovery Research Campus, and the Career & Technical Academy
- Area is booming with residential and commercial developments - see pages 5 & 6 for additional details

RAQUEL BLOUNT SIOR | 605.728.9092 | raquel@lloydcompanies.com

LAND COSTS

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

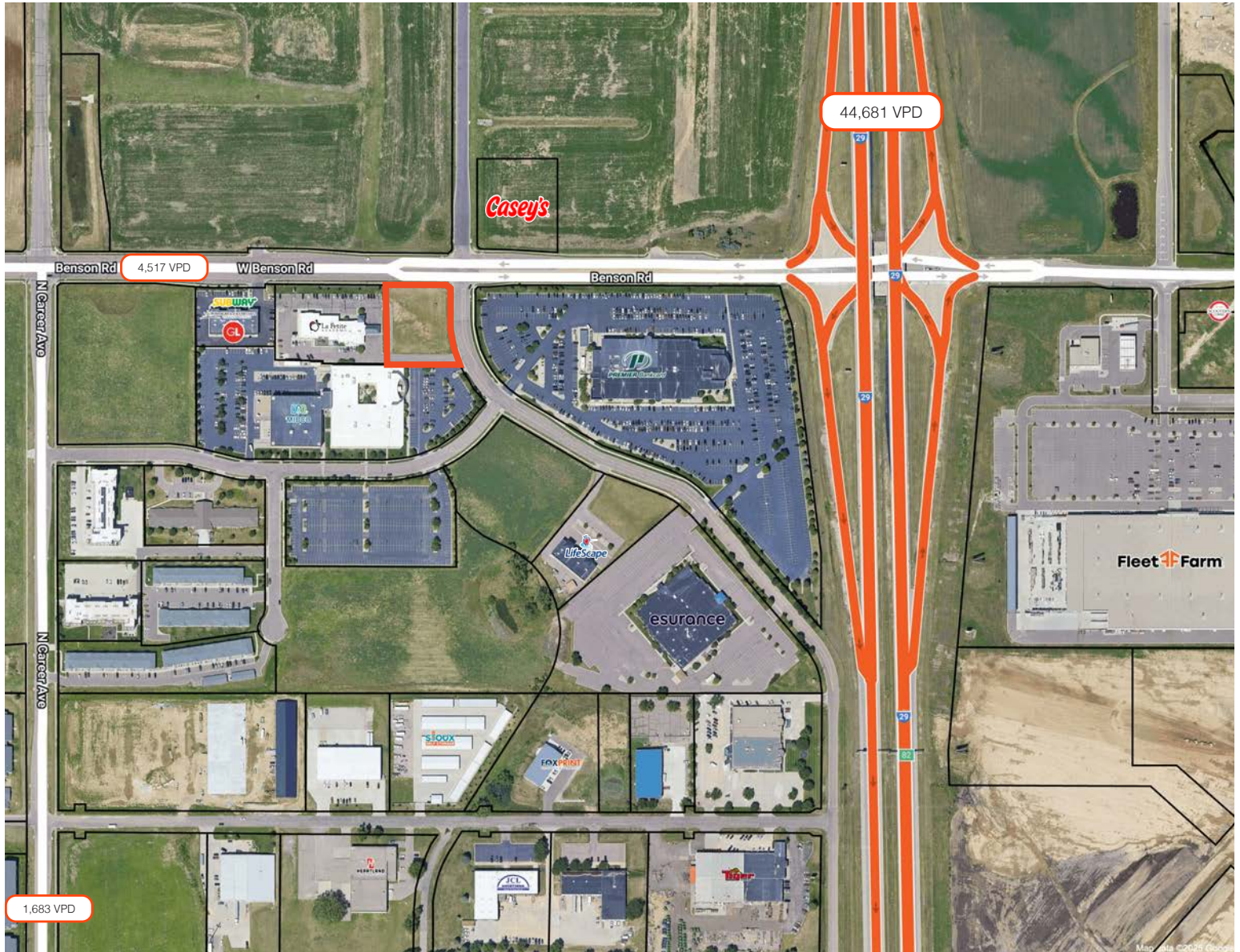
Size (Acres)	Size (SF)	Asking Price	Total Asking Price
1.18 Acres	51,555 SF	\$15.00 / SF	\$733,325.00

PARCEL



RAQUEL BLOUNT, SIOR 605.728.9092 | raquel@lloydcompanies.com

SITE MAP



RAQUEL BLOUNT, SIOR 605.728.9092 | raquel@lloydcompanies.com

AREA MAP



RAQUEL BLOUNT, SIOR 605.728.9092 | raquel@lloydcompanies.com

AREA DEVELOPMENT

Concept only; subject to change



RAQUEL BLOUNT, SIOR 605.728.9092 | raquel@lloydcompanies.com

SIoux FALLS DEMOGRAPHICS

POPULATION PROJECTION

Year	Sioux Falls	MSA
2024	219,588*	311,500
2029	230,570	336,494

*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



#2 Best Tax Climate in the U.S.
(Tax Foundation 2024)



Best City for Young Professionals
(SmartAsset 2023)

1.4%

Minnehaha Unemployment Rate
(September 2024)



#3 Hottest Job Market
(ZipRecruiter 2023)

2.2M

of Visitors to Sioux Falls in 2023



Third City in Economic Strength
(Policom 2023)



No Corporate Income Tax



Top Eight Happiest Cities in America
(WalletHub 2023)

TOP EMPLOYERS



10,750



8,298



3,688



3,600



2,939



2,505

SUMMARY PROFILE

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	2,292	14,988	74,718
2020 Total Population	4,190	18,499	82,176
2020 Group Quarters	3	1,910	3,794
2024 Total Population	4,801	20,471	87,339
2024 Group Quarters	3	1,912	3,795
2029 Total Population	6,433	23,547	93,575
2023-2028 Annual Rate	6.03%	2.84%	1.39%
2024 Total Daytime Population	5,678	29,555	125,893
Workers	3,917	21,293	89,258
Residents	1,761	8,262	36,635
Household Summary			
2010 Households	814	5,632	29,937
2010 Average Household Size	2.81	2.32	2.32
2020 Total Households	1,680	7,238	33,846
2020 Average Household Size	2.49	2.29	2.32
2024 Households	1,949	8,152	36,230
2024 Average Household Size	2.46	2.28	2.31
2029 Households	2,630	9,544	39,098
2029 Average Household Size	2.44	2.27	2.30
2023-2028 Annual Rate	6.18%	3.20%	1.54%
2010 Families	545	3,145	16,813
2010 Average Family Size	3.27	2.97	3.00
2024 Families	1,015	4,094	19,162
2024 Average Family Size	3.45	3.24	3.13
2029 Families	1,356	4,762	20,401
2029 Average Family Size	3.44	3.23	3.13
2023-2028 Annual Rate	5.96%	3.07%	1.26%
2024 Housing Units	2,274	9,278	39,348
Owner Occupied Housing Units	36.2%	43.1%	50.4%
Renter Occupied Housing Units	49.5%	44.7%	41.7%
Vacant Housing Units	14.3%	12.1%	7.9%
Median Household Income			
2024	\$76,807	\$61,186	\$65,595
2029	\$90,062	\$69,538	\$75,111
Median Age			
2010	26.5	31.1	33.0
2020	28.5	33.7	35.4
2024	29.7	33.9	35.8
2029	32.3	35.3	37.0
2024 Population by Sex			
Males	2,479	11,280	45,386
Females	2,322	9,191	41,953
2029 Population by Sex			
Males	3,254	12,700	48,096
Females	3,179	10,847	45,479
Data for all businesses in area			
Total Businesses:	119	1,028	5,176
Total Employees:	3,539	20,433	80,557

RAQUEL BLOUNT, SIOR 605.728.9092 | raquel@lloydcompanies.com

Lloyd Companies Commercial Real Estate | 150 E. 4th Place Suite 600, Sioux Falls, SD 57104 | 605.323.2820

Property details contained herein are intended for general informational purposes only. Lloyd Real Estate, LLC has not independently verified the provided information and makes no representation or warranty of any kind regarding its accuracy or completeness. Traffic, visit, and sale data within this document, sourced from a third-party provider, is based on tracking data from mobile/cellular devices. Use this information at your own discretion, and always consult with qualified professionals or experts in the relevant field for specific guidance. All interested parties are advised to take appropriate measures to verify all information set forth herein. Nothing contained herein shall be deemed to constitute legal, financial, or professional advice.