

MUSSO LAND

LAND FOR SALE



La Mesa Dr & 60th St N,
Sioux Falls, SD 57107



68.9 Acres +/-



\$40.00 / Acre

LOCATION

Positioned just south of I-90 and west of a thriving retail trade area anchored by Walmart Supercenter, Aldi, Starbucks, and BP, this site is perfectly located to capitalize on the explosive growth in industrial, residential, and commercial sectors.

DESCRIPTION

- Zoning: Ag and located just outside of city limits
- Located along a paved county highway
- Currently not serviced with city water/sewer
- Development land located near Foundation Park, a 900-acre industrial park, with anchor users: Amazon Fulfillment Center, CJ Food, WinChill, Nordica, FedEx, Muth Electric, and Dakota Carriers
- Area neighbors include: South Dakota Department of Transportation, ADP, Kinder Academy, Wal-Mart, USD Community College for Sioux Falls, Titan Machinery, Worthington Ag Parts and more
- Easy access to I-90 and I-29
- Supportive demographics with a daytime population of 7,602 within a 3-mile radius and median income of \$81,828 within a 3-mile radius

RAQUEL BLOUNT SIOR

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

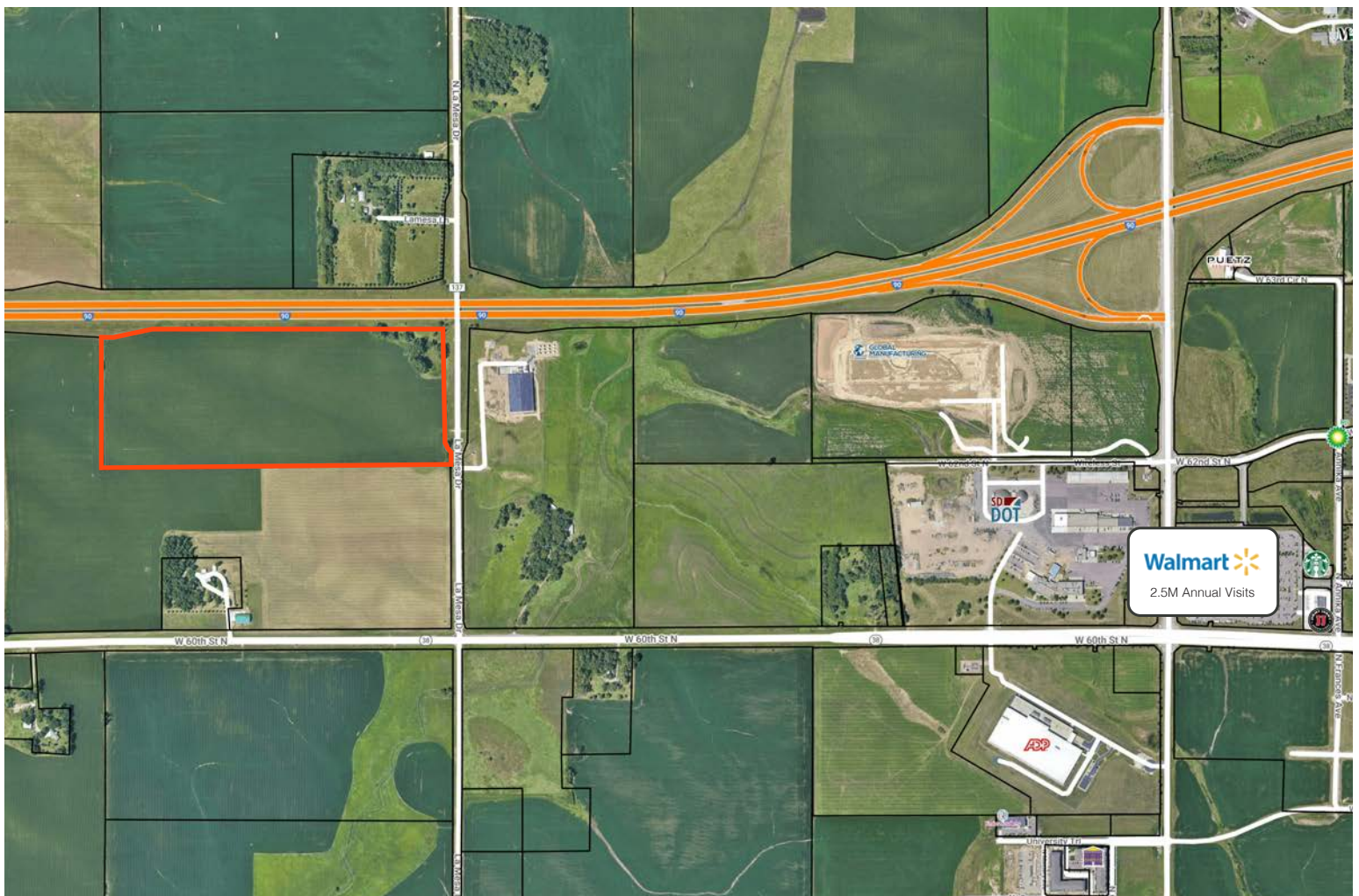
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LAND COSTS

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

Size	Asking Rate	Total Asking Price
68.9 Acres +/-	\$40.00 / Acre	\$2,756,000.00

PARCEL MAP



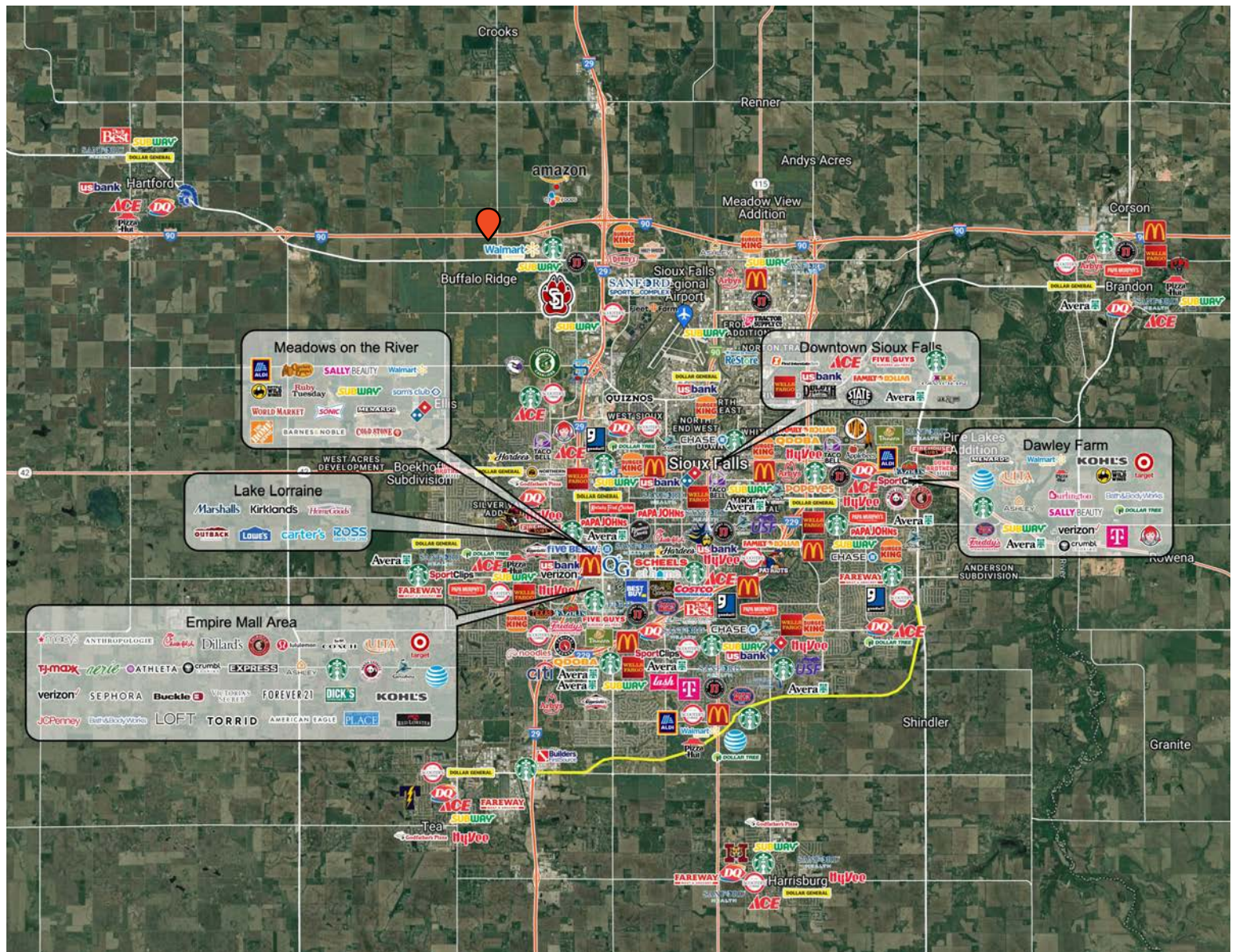
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AREA MAP



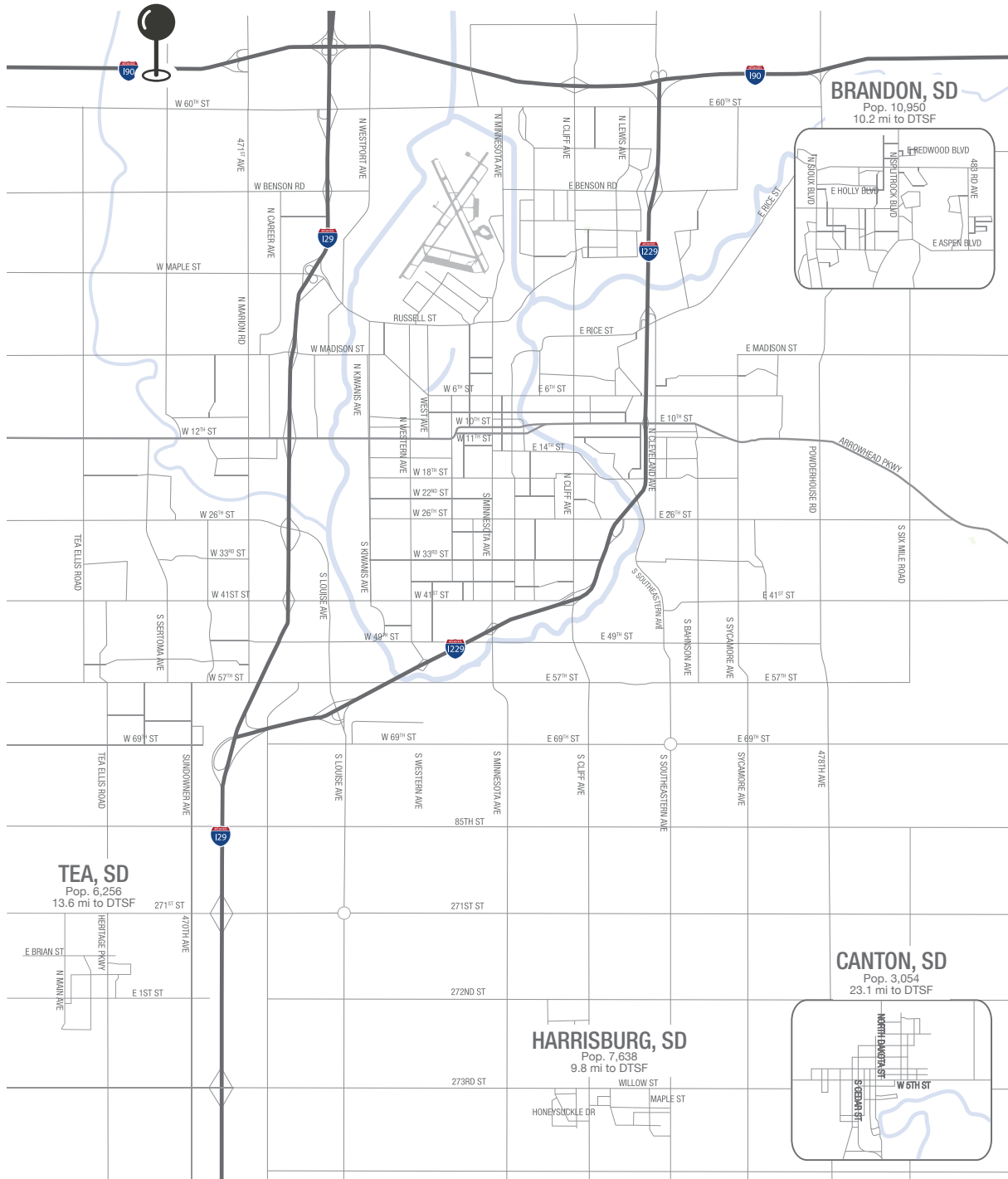
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CITY MAP



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MSA MAP



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SIoux FALLS DEMOGRAPHICS

POPULATION PROJECTION

Year	Sioux Falls	MSA
2024	213,891	311,500
2029	230,570	336,494

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

MARKET PROFILE

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	12	3,204	18,362
2020 Total Population	17	5,374	23,894
2020 Group Quarters	0	38	383
2024 Total Population	14	6,306	26,501
2024 Group Quarters	0	37	383
2029 Total Population	16	8,377	29,944
2023-2028 Annual Rate	2.71%	5.84%	2.47%
2024 Total Daytime Population	99	7,602	35,167
Workers	93	5,266	23,939
Residents	6	2,336	11,228
Household Summary			
2010 Households	5	1,142	7,256
2010 Average Household Size	2.40	2.78	2.48
2020 Total Households	6	2,136	9,437
2020 Average Household Size	2.83	2.50	2.49
2024 Households	5	2,533	10,538
2024 Average Household Size	2.80	2.47	2.48
2029 Households	6	3,424	12,058
2029 Average Household Size	2.67	2.44	2.45
2023-2028 Annual Rate	3.71%	6.21%	2.73%
2010 Families	4	798	4,534
2010 Average Family Size	2.50	3.18	3.04
2024 Families	4	1,397	6,136
2024 Average Family Size	3.00	3.37	3.27
2029 Families	4	1,852	6,892
2029 Average Family Size	3.25	3.35	3.26
2023-2028 Annual Rate	0.00%	5.80%	2.35%
2024 Housing Units	6	3,075	11,661
Owner Occupied Housing Units	66.7%	40.1%	54.3%
Renter Occupied Housing Units	16.7%	42.2%	36.0%
Vacant Housing Units	16.7%	17.6%	9.6%
Median Household Income			
2024	\$131,644	\$81,828	\$72,149
2029	\$131,644	\$96,432	\$85,584
Median Age			
2010	30.0	27.6	31.2
2020	37.5	29.5	33.8
2024	37.5	30.4	34.1
2029	40.0	32.9	35.4
2024 Population by Sex			
Males	8	3,263	13,662
Females	6	3,043	12,839
2029 Population by Sex			
Males	8	4,249	15,251
Females	7	4,129	14,693
Data for all businesses in area			
	1 mile	3 miles	5 miles
Total Businesses:	2	212	1,337
Total Employees:	29	4,830	22,689

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