

# FOR SALE: AKERSON LAND - NEAR 85TH & MINNESOTA

**Near SE Corner of 85th & Minnesota**  
(Address TBD)  
Sioux Falls, SD 57108



**AVAILABLE:** 3.38 - 21.97+/- SF  
(See attached site plan)

**PRICE:** Retail - \$16.50 PSF  
Office - \$9.00 PSF  
Commercial - \$12.00 PSF  
Multi - Family \$3.85 PSF

**ZONING:** Phase 1: C-4, O- Office



**For more information,  
please contact:**

**Mike Van Buskirk**

**p:** 605.361.8211

**c:** 605.366.0936

**e:** Mike@VBCLink.com

## PROPERTY INFORMATION

- 25 +/- Acres of superior development land located directly across the street from the future Wal-Mart. The southwest corner of 85th Street and Minnesota Avenue/SD Hwy 115 is the fastest growing area in southern Sioux Falls.
- Minnesota Avenue/SD Hwy 115 is a main thoroughfare between Harrisburg and Sioux Falls, SD.
- Signalized intersection at 85th Street and Minnesota Avenue.
- Adjacent to future SD Highway 100.
- This site has been annexed to the City of Sioux Falls, with Phase 1 C-4, and O-Office zoning and Phase 2 RA-1 zoning.
- Projected traffic counts on Minnesota Avenue are 28,200 vehicles per day. (2015 HDR Inc.)

REAL ESTATE DEVELOPMENT | BROKERAGE | INVESTMENT  
MANAGEMENT | COMMERCIAL CONSTRUCTION | ENGINEERING | ARCHITECTURE

2571 S Westlake Dr, Ste 100, Sioux Falls, SD 57106 | o: 605.361.8211 | f: 605.361.8052 | w: VBCLink.com

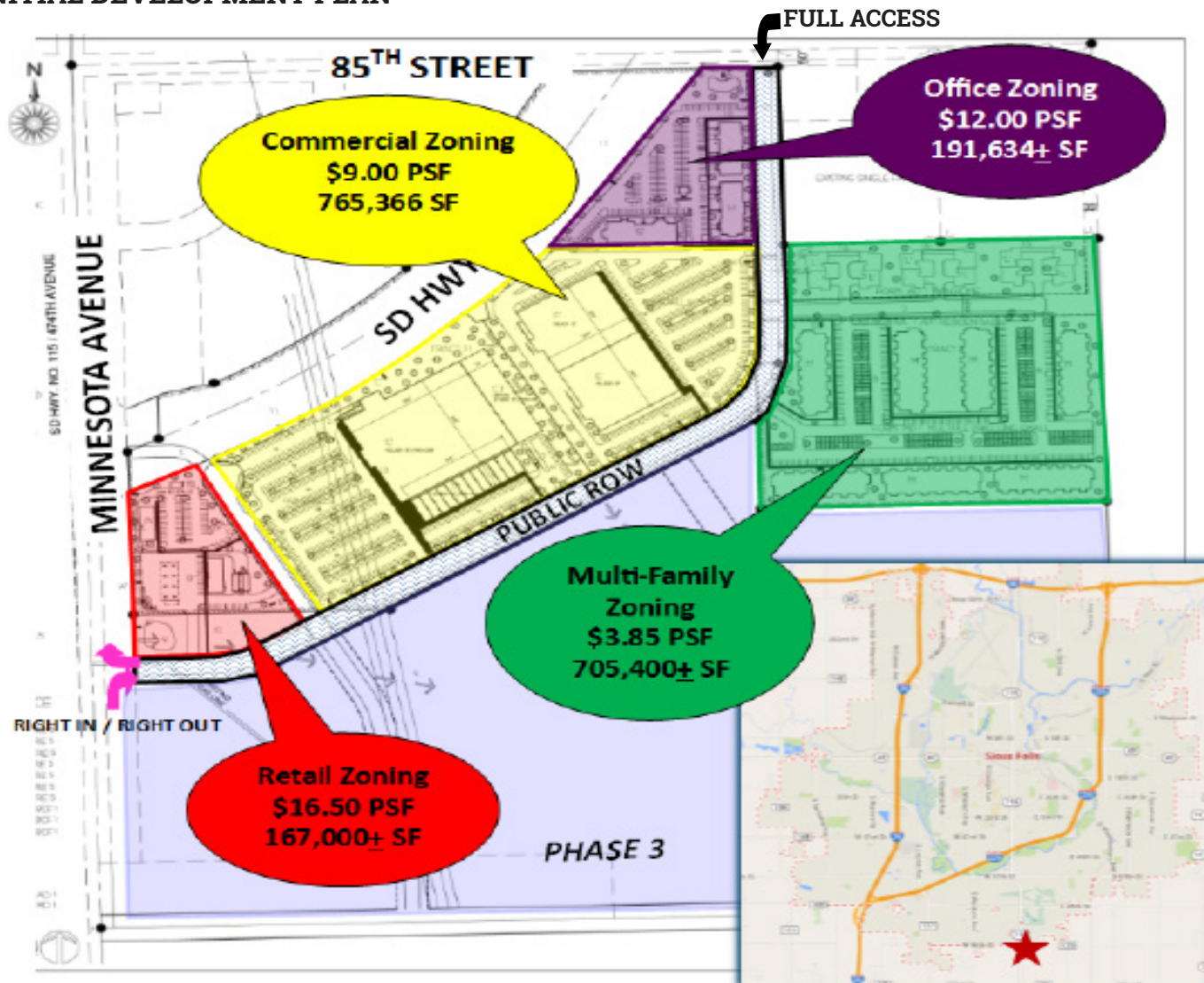
**VanBuskirk**  
COMPANIES

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## INITIAL DEVELOPMENT PLAN



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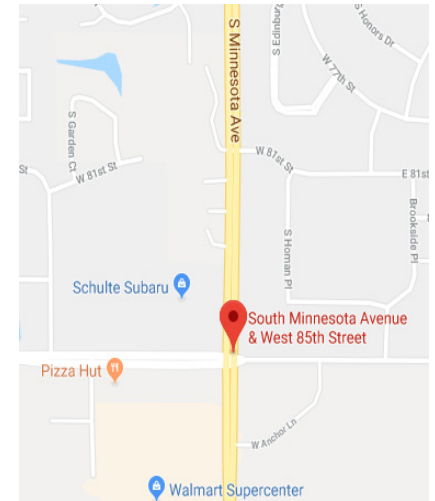
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2013 POPULATION 25+ BY EDUCATIONAL ATTAINMENT			
	5-Mile	10-Mile	20-Mile
Total	69,932	119,160	135,735
Less than 9th Grade	2.4%	3.1%	3.0%
9th - 12th Grade, No Diploma	3.6%	5.1%	5.0%
High School Graduate	23.9%	26.8%	27.8%
Some College, No Degree	22.0%	21.7%	21.7%
Associate Degree	10.0%	10.3%	10.6%
Bachelor's Degree	25.0%	22.7%	22.1%
Graduate/Professional Degree	13.1%	10.3%	9.8%

DEMOGRAPHIC STATS	5 Mile	10 Mile	15 Mile
2018 Population	116,729	200,912	228,970
2013 Population	106,909	184,012	209,725
Projected Growth	1.77%	1.77%	1.77%
Bachelor' Degree +	38.1%	33.0%	31.9%
# of Households	41,560	68,746	
Incomes \$75,000 +	31.5%	35.0%	35.6%
Average Household Income	\$74,345	\$72,367	\$71,551
Average Home Value	\$211,635	\$216,574	\$214,025
Owner Occupied Units	59.7%	61.0%	62.6%

## Market Highlights

Sioux Falls is truly in the "Heart of America", and is conveniently located at the junction of Interstates 29 and 90. A regional center of urban and rural interaction, Sioux Falls' population has expanded by nearly 30,000 residents during the last decade and is projected to increase to over 250,000 by the year 2035. Sioux Falls is the major epicenter of corporate and retail business in a 250 mile radius, drawing visitors throughout the region.

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## ACCOLADES

- Time Magazine lists Sioux Falls one of the Midwest's fastest-growing regions, with numerous tech startups and thousands of jobs at CitiBank, Wells Fargo, and Sanford Health. Businesses and young residents (median age: 35) are drawn by the 3.2% unemployment rate and the absence of corporate and personal income taxes.
- Sioux Falls announced top of list in Forbe's "Best Small Cities for Business and Careers" for 10th time in 11 years.
- Minor sports leagues of Sioux Falls boost the city to #10 in top Minor League Markets study.
- 2012 State of Well Being reports Sioux Falls in the top five small communities.
- Sioux Falls ranks among the best performing cities in the US.
- Sioux Falls made the list of the top 100 best places to live in America, according to RelocateAmerica.
- Sioux Falls has the 10th strongest local economy in the US, according to POLICOM Corporation's annual economic strength rankings, and one of only two metro areas in the Midwest to make the top 50 according to a US Census Bureau report.
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- Sioux Falls is the fastest growing city in South Dakota according to Businessweek.com.
- CNN Money Magazine thinks Sioux Falls is one of America's Best Places to live.
- Sioux Falls is one of the best cities for families according to Parenting Magazine.
- Sioux Falls' residents are affluent and educated. Within a 5-mile radius, 38.1% of residents hold a Bachelor's degree or higher, and 55.6% have a household income over \$75,000 per year.

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