

FOR SALE



NEWMAN LAND

DEVELOPMENT LAND

Bender
COMMERCIAL



MARION ROAD & 259TH STREET
SIOUX FALLS, SD



42.44 ACRES
SUBDIVIDABLE



\$3.50/SF

- Development land located in northwest Sioux Falls.
- Can be subdivided.
- Adjacent to Foundation Park.
- Currently zoned for agriculture with potential for future rezoning and annexation.
- Easy access to I-90 and I-29.
- Contact broker for additional information.

ALEX SOUNDY

alex@benderco.com

605-681-8351

ISAAC JORGENSEN

isaac@benderco.com

605-799-5058



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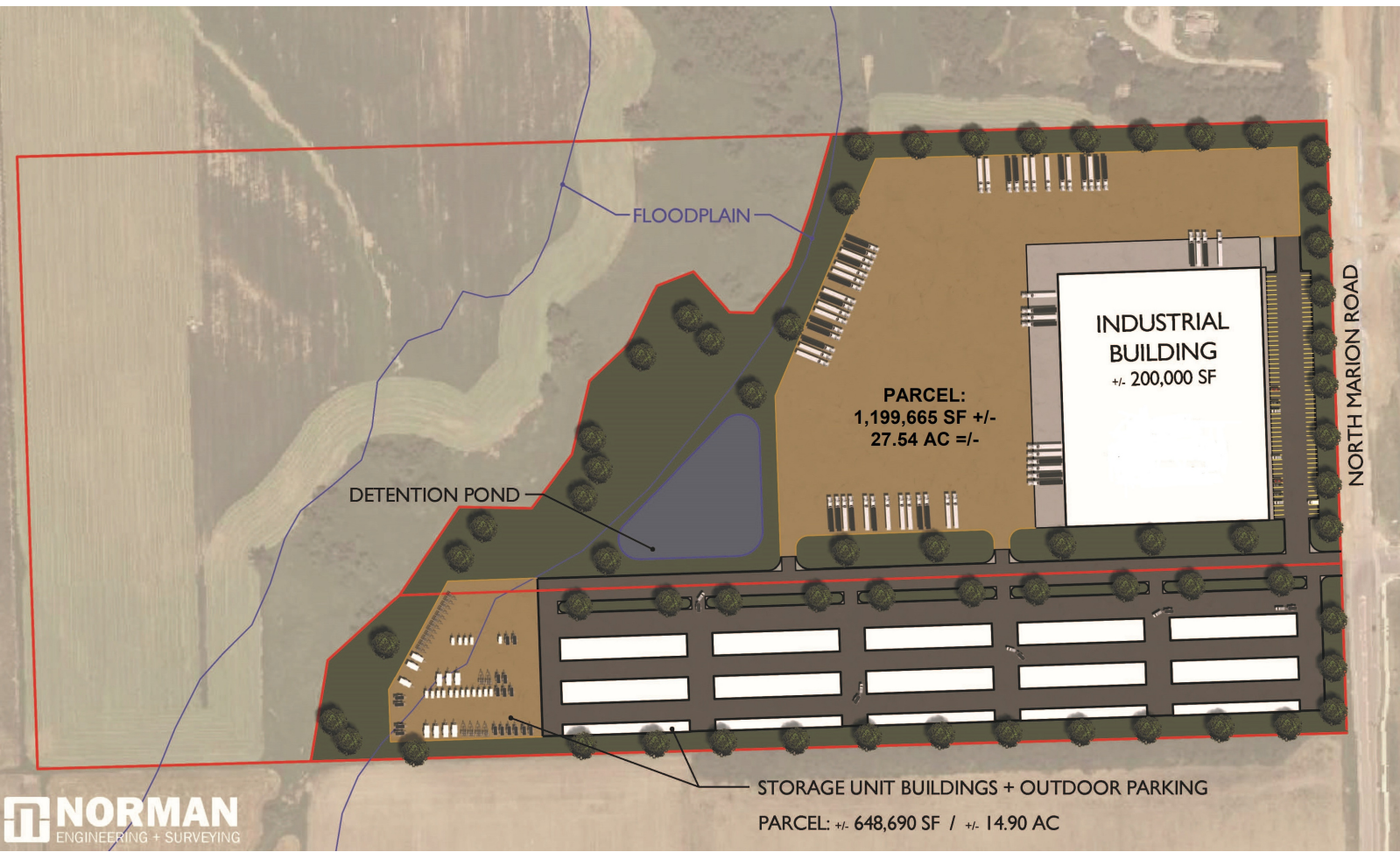
NEWMAN LAND



DEVELOPMENT LAND



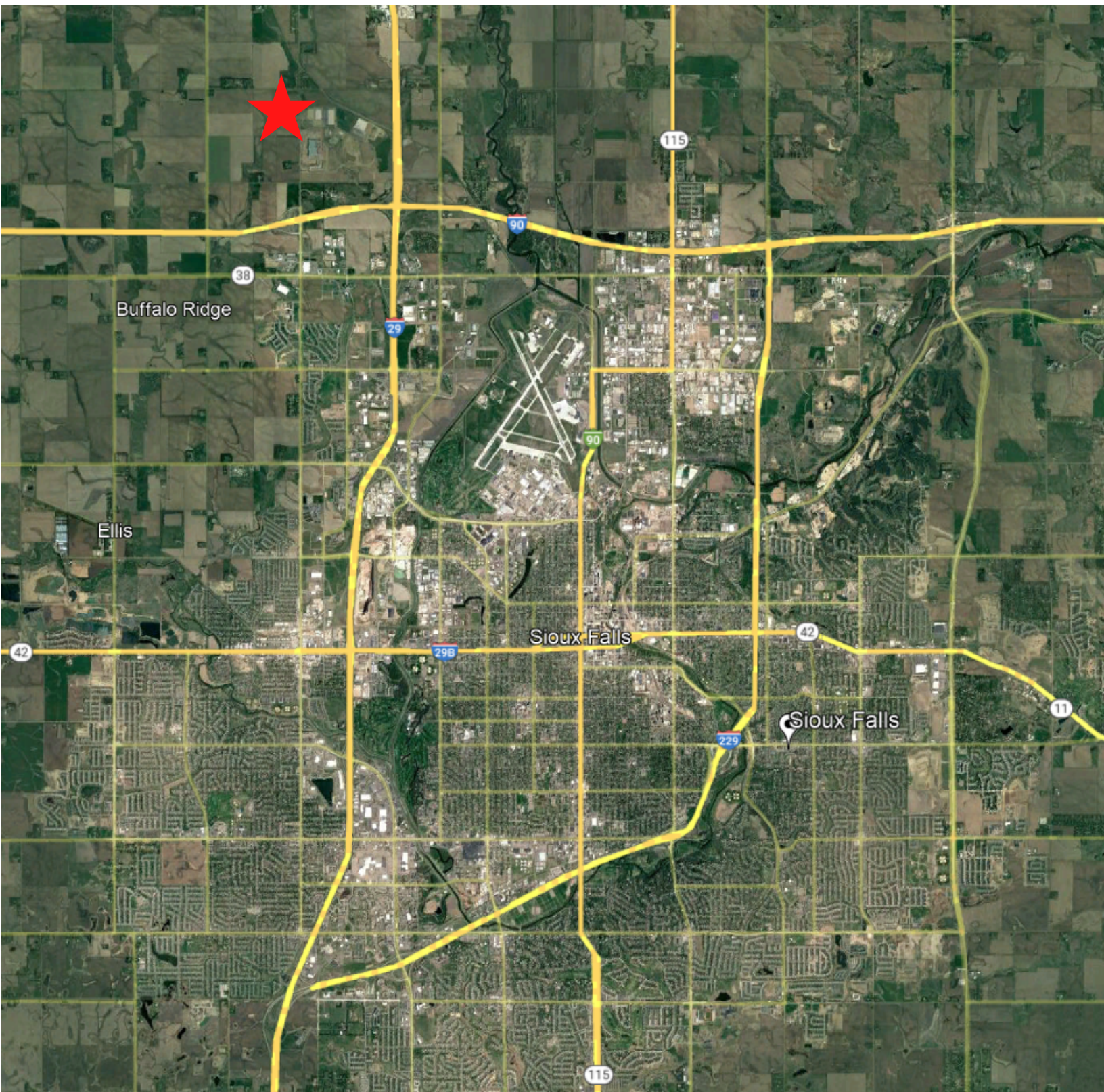
CONCEPT PLAN



NEWMAN LAND



DEVELOPMENT LAND



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DEMOGRAPHIC SUMMARY

Sioux Falls City, SD 6

Geography: Place

KEY FACTS

202,191

Population



82,492

Households

36.4

Median Age

\$57,338

Median Disposable Income

EDUCATION

6%

No High School Diploma



24%

High School Graduate



31%

Some College



38%

Bachelor's/Grad/Prof Degree

INCOME



\$66,990

Median Household Income



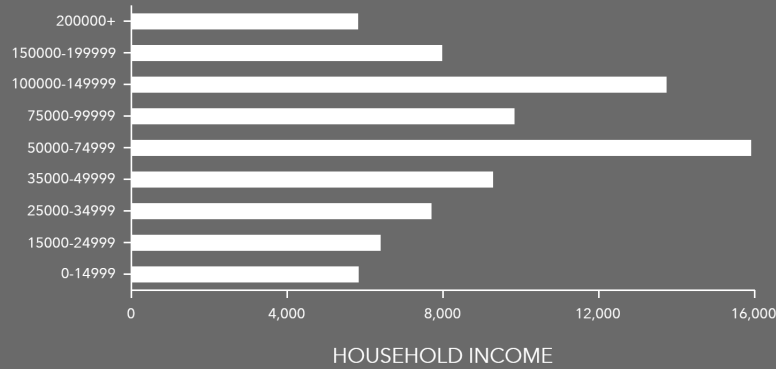
\$39,196

Per Capita Income



\$124,948

Median Net Worth



EMPLOYMENT



White Collar

68%



Blue Collar

21%



Services

14%

2.7%

Unemployment Rate

Source: Esri. The vintage of the data is 2022, 2027.