

**FOR SALE**



**Bender**  
COMMERCIAL

## **BOYCE PARK**

PRIME LAND OPPORTUNITY  
SIOUX FALLS, SD

**1-11 ACRES** | **Price:** Contact Broker

Bender Commercial Real Estate Services | 305 West 57th Street | Sioux Falls, SD 57108 | 605-336-7600 | benderco.com  
© 2026 Bender Companies. Information herein deemed reliable, but not guaranteed.

# BOYCE PARK

**LOCATION** Strategically located adjacent to Jefferson High School & Southeast Technical College in Sioux Falls, SD

**LAND SIZE** 1-11 Acres

**AVAILABLE ZONING** C-2 Commercial  
C-3 Commercial  
Office  
Live/Work

- Custom lot configurations available
- Utilities stubbed to the property line.
- Strong demographics with a student population of **4,700 students** nearby.
- Quick access to I-29 at Maple Street interchange.
- Combined daily traffic of **16,600 VPD** on Maple Street & Marion Road.
- Ideal for retail, office, daycare, multi-family, restaurant, or service uses.



# BOYCE PARK



**S** **SOUTHEAST**  
Technical College  
2,815 STUDENTS

**Career & Technical  
Education Academy**  
1,200 STUDENTS

**JEFFERSON  
CAVALIERS**  
1,888 STUDENTS



**Casey's**

**FAREWAY**  
MEAT & GROCERY

**Avera**



**TERRY AVENUE**

**MARION ROAD | 8,600 VPD**

**MAPLE STREET | 8,000 VPD**



# BOYCE PARK



MAPLE STREET

SOLD



MARION ROAD

TERRY AVENUE

CAREER AVENUE

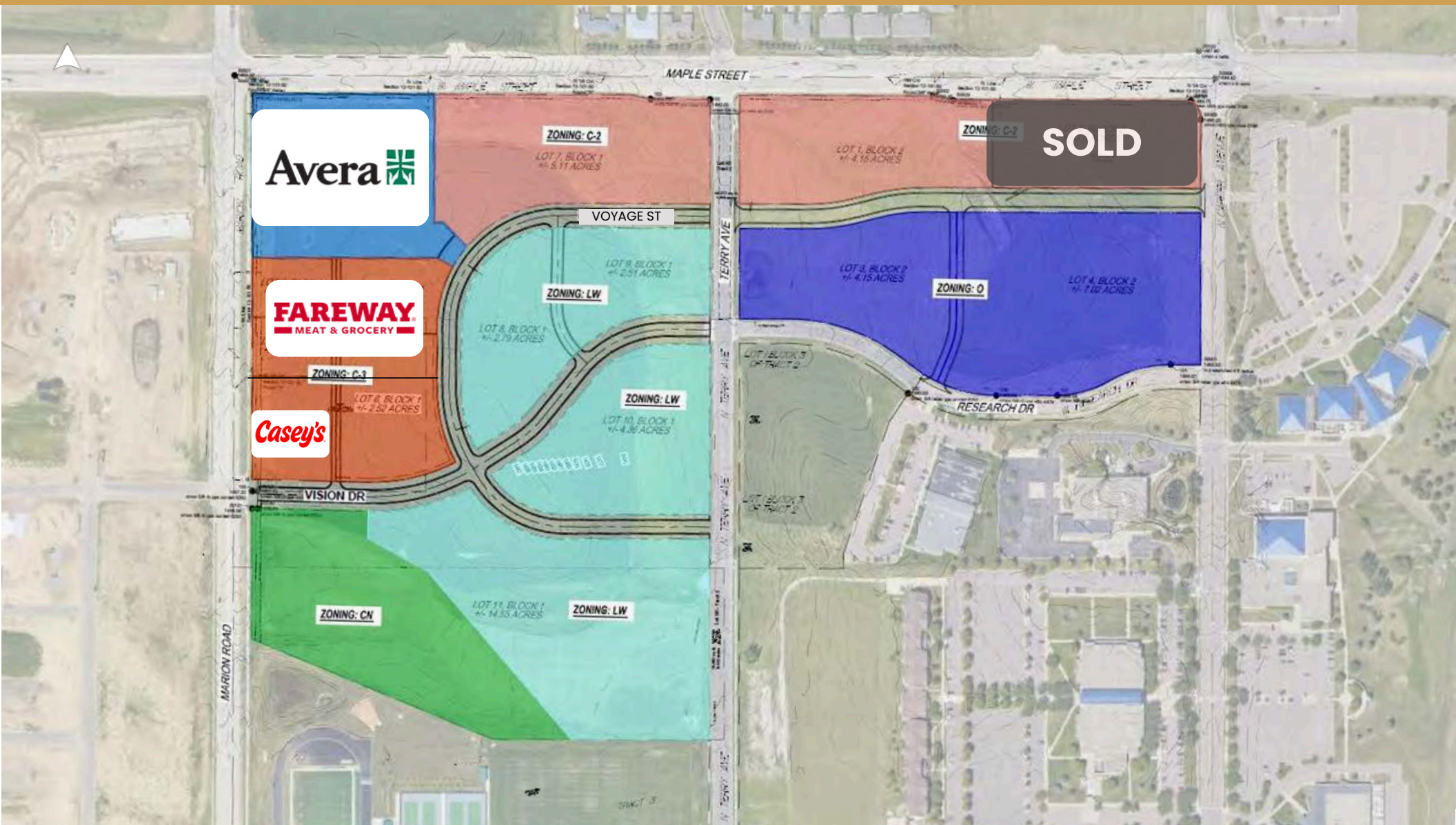
# BOYCE PARK

**CONCEPT PLAN**  
(Subject to Change)

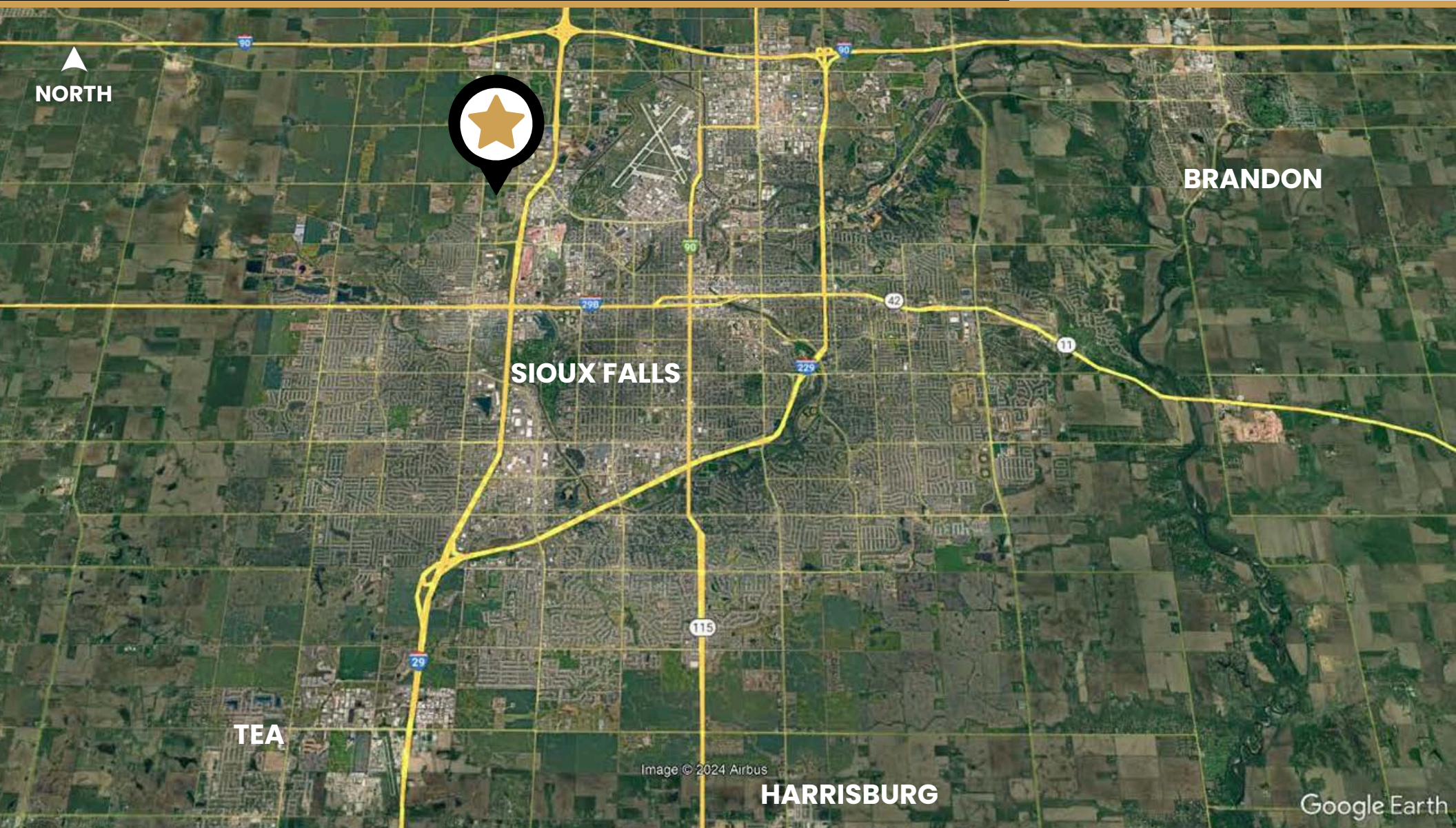


# BOYCE PARK

# ZONING MAP



# BOYCE PARK



NORTH



BRANDON

SIOUX FALLS

TEA

Image © 2024 Airbus

HARRISBURG

Google Earth

# BOYCE PARK

FOR MORE INFORMATION, CONTACT:



**BRADYN NEISES, SIOR**  
bradyn@benderco.com  
605-579-0189



**MICHAEL BENDER, CCIM, SIOR**  
michael@benderco.com  
605-782-1662



**TRUSTED ADVISORS SINCE 1997**

305 WEST 57TH STREET | SIOUX FALLS, SD | 605-336-7600 | BENDERCO.COM

© 2026 Bender Companies. Information herein deemed reliable, but not guaranteed.