

## MIXED-USE DEVELOPMENT IN NORTHWEST SIOUX FALLS

**Bender**  
COMMERCIAL

**5505 North Annika Avenue, Sioux Falls**

**Size:**  
9.7 acres

**Price:**  
Contact broker



## PROPERTY HIGHLIGHTS

### Property Size

9.7 acres

### Price

Contact Broker for details

### Current Zoning

I-1 Light Industrial

### Additional Comments

- Mixed-use development along I-90 near Marion Road in Northwest Sioux Falls.
- Build-to-Suit opportunities - contact broker for details.
- Easy access to I-90 & I-29.
- All utilities stubbed to site.
- Property can be subdivided.
- Neighboring businesses include Puetz Design + Build, Worthington Ag Parts, Titan Machinery, Glanbia Nutritionals, Dakota Digital, Walmart, Starbucks, Jimmy John's, Tinnors North and Aldi.
- On-site ponds can be moved based upon use.



# SITE DIMENSIONS



MARION RD

**ZONING ANALYSIS**

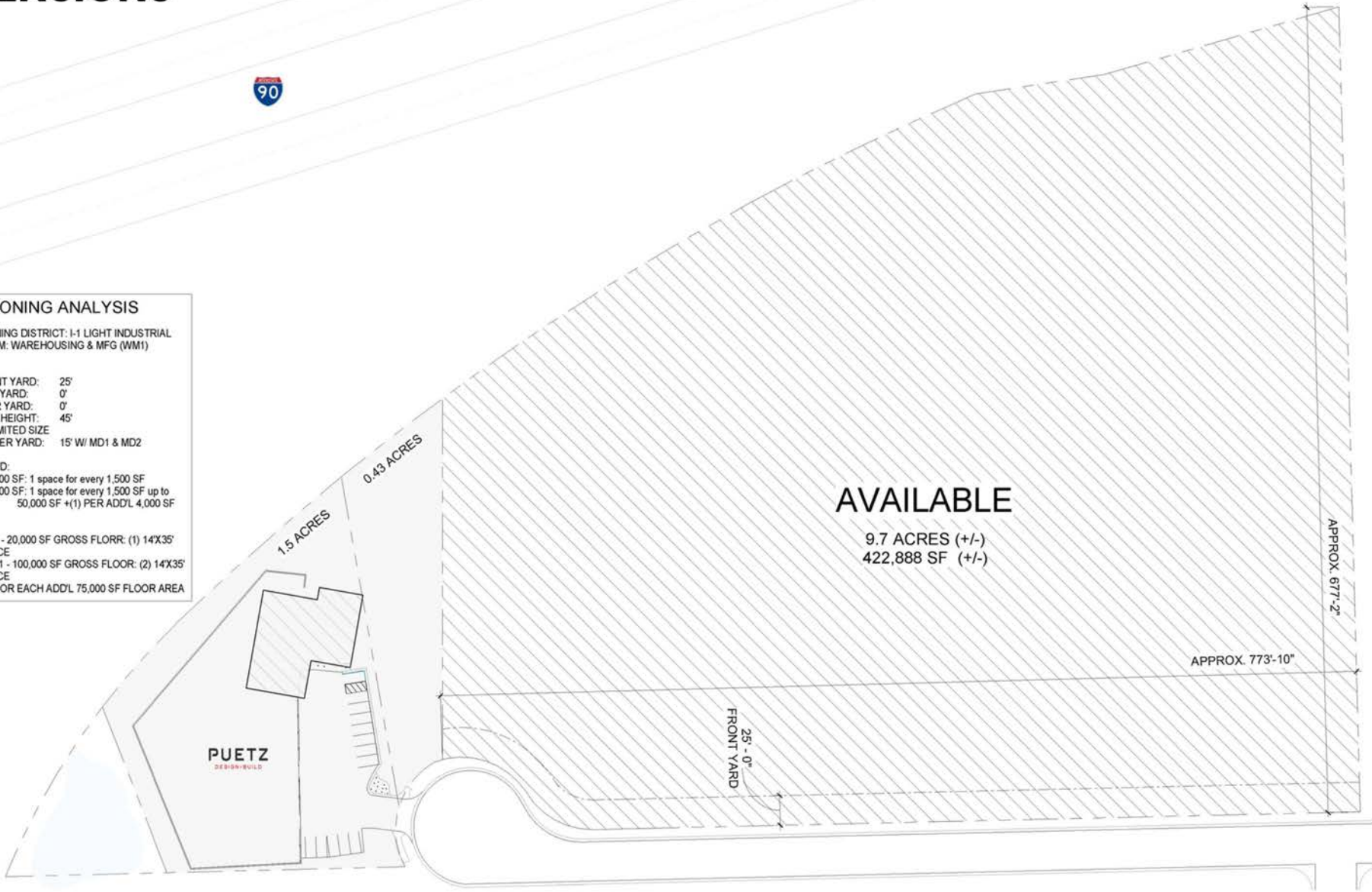
CURRENT ZONING DISTRICT: I-1 LIGHT INDUSTRIAL  
 PRIMARY FORM: WAREHOUSING & MFG (WM1)

**WM1**

FRONT YARD: 25'  
 SIDE YARD: 0'  
 REAR YARD: 0'  
 MAX. HEIGHT: 45'  
 UNLIMITED SIZE  
 BUFFER YARD: 15' W/ MD1 & MD2

**PARKING REQ'D:**  
 <50,000 SF: 1 space for every 1,500 SF  
 >50,000 SF: 1 space for every 1,500 SF up to 50,000 SF (+1) PER ADD'L 4,000 SF

**WM FORMS:**  
 5,000 - 20,000 SF GROSS FLORR: (1) 14'X35'  
 LOADING SPACE  
 20,001 - 100,000 SF GROSS FLOOR: (2) 14'X35'  
 LOADING SPACE  
 (+1) FOR EACH ADD'L 75,000 SF FLOOR AREA



# CONCEPT PLAN - OPTION 1 - MULTI-FAMILY

MARION RD



**PARKING REQUIREMENTS:**

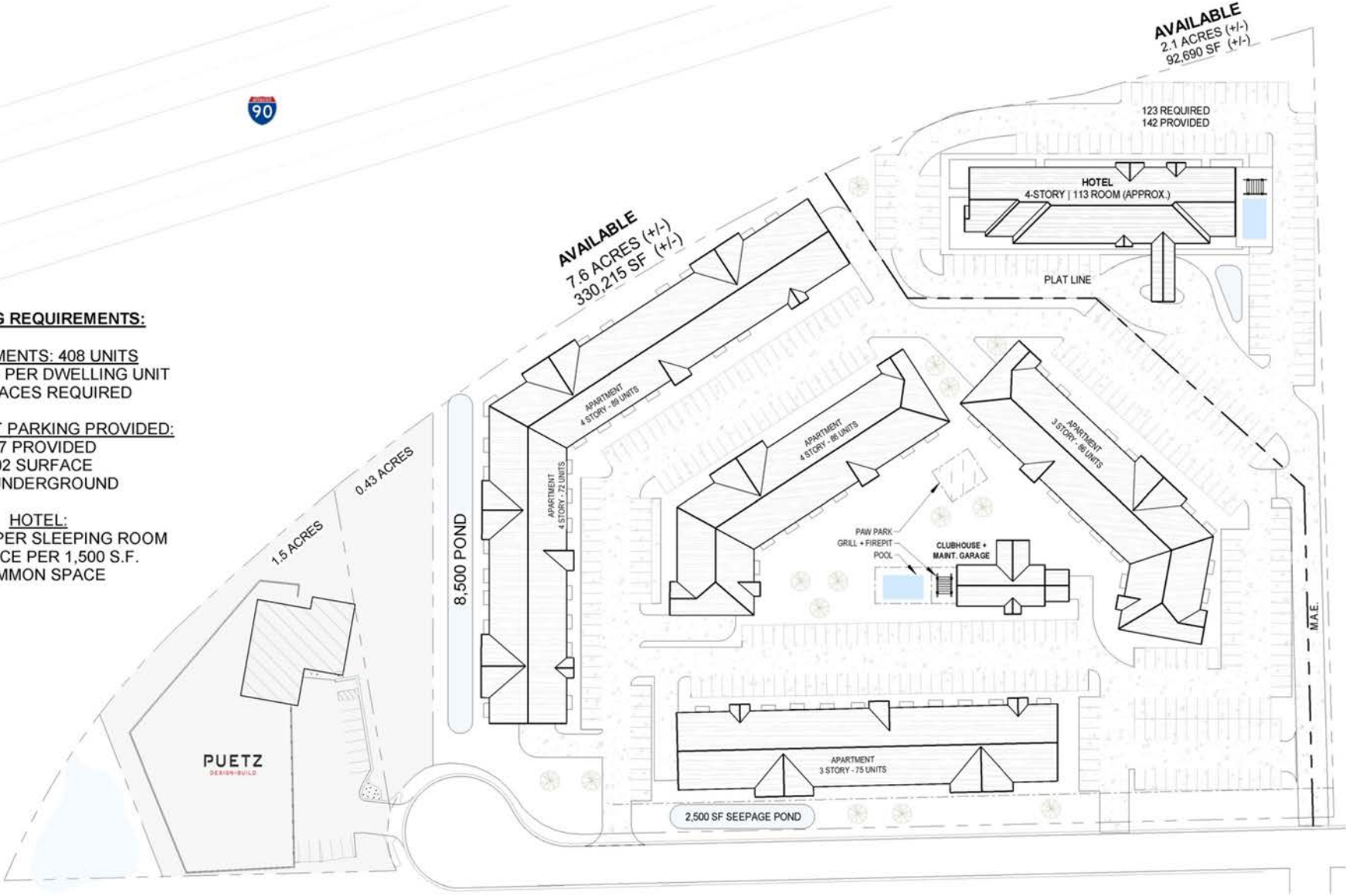
**APARTMENTS: 408 UNITS**  
 1.5 SPACES PER DWELLING UNIT  
 612 SPACES REQUIRED

**APARTMENT PARKING PROVIDED:**

617 PROVIDED  
 302 SURFACE  
 315 UNDERGROUND

**HOTEL:**

1 SPACES PER SLEEPING ROOM  
 & 1 SPACE PER 1,500 S.F.  
 COMMON SPACE

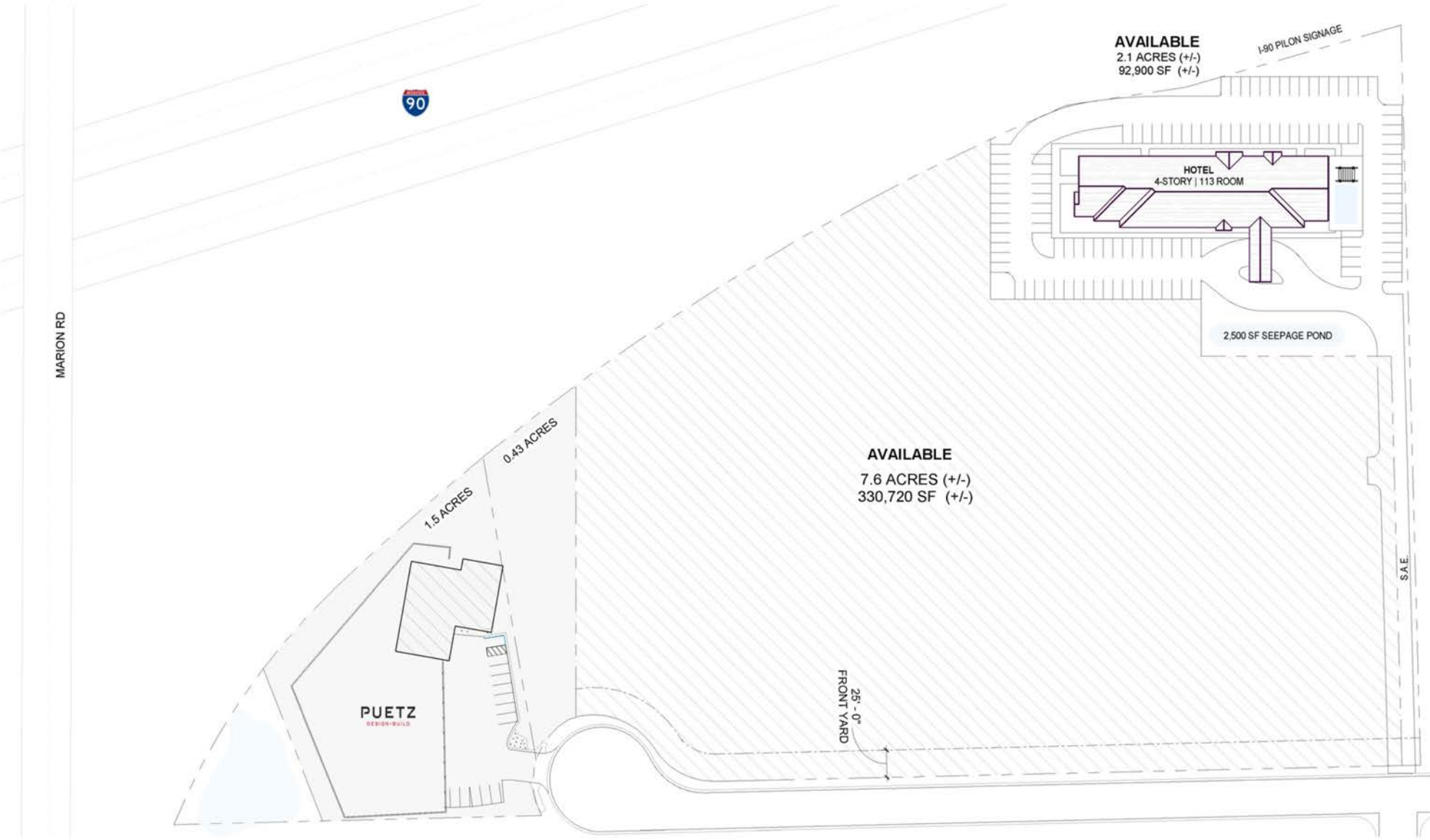


PUETZ SITE DEVELOPMENT  
 SIOUX FALLS, SD

**PUETZ**  
 DESIGN+BUILD  
 © Date: 11/29/22



# CONCEPT PLAN - OPTION 2 - HOTEL (NORTHEAST)

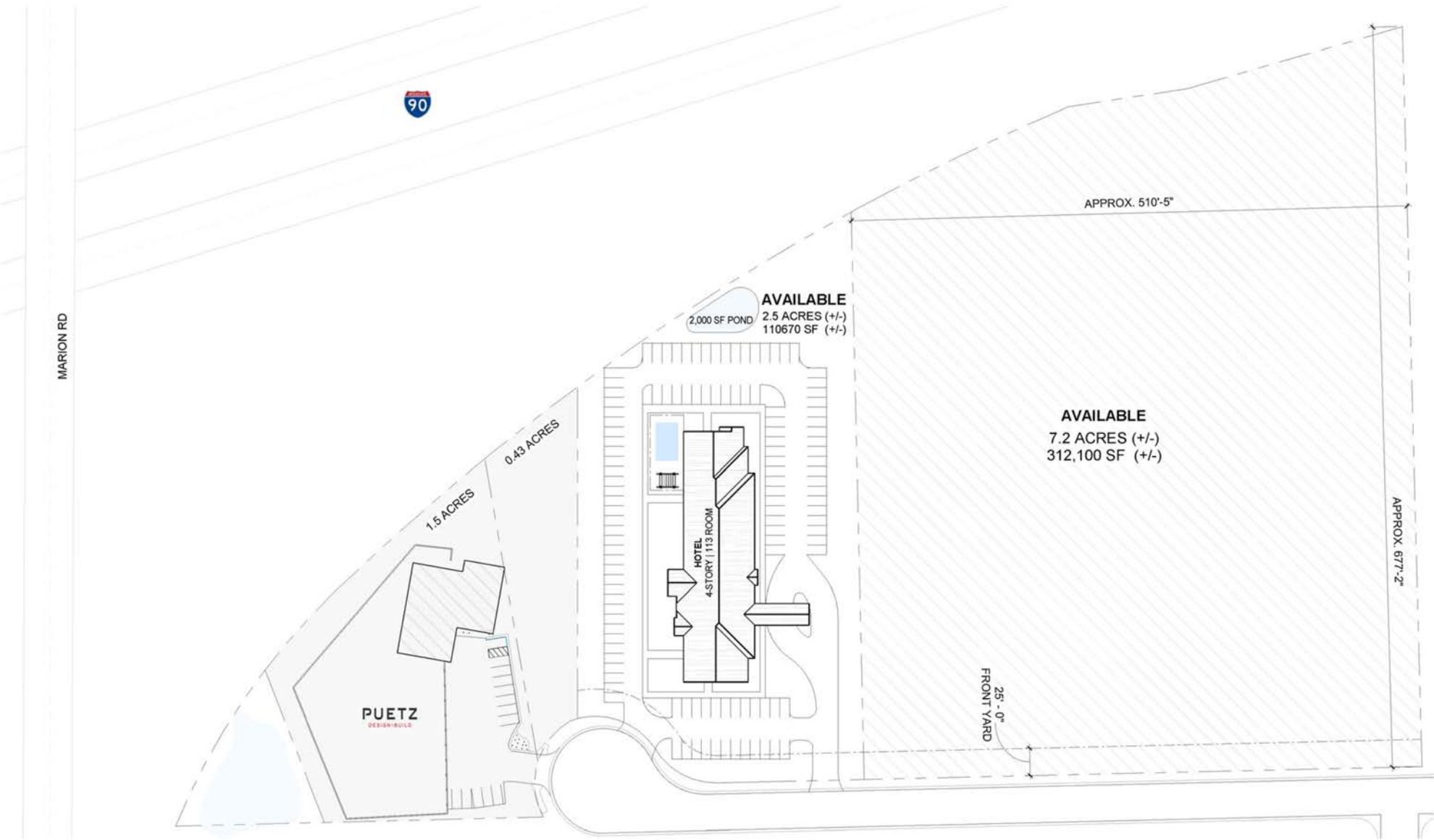


PUETZ SITE DEVELOPMENT  
SIOUX FALLS, SD

**PUETZ**  
DESIGN+BUILD  
© Date: 11/29/22



# CONCEPT PLAN - OPTION 3 - HOTEL (WEST)

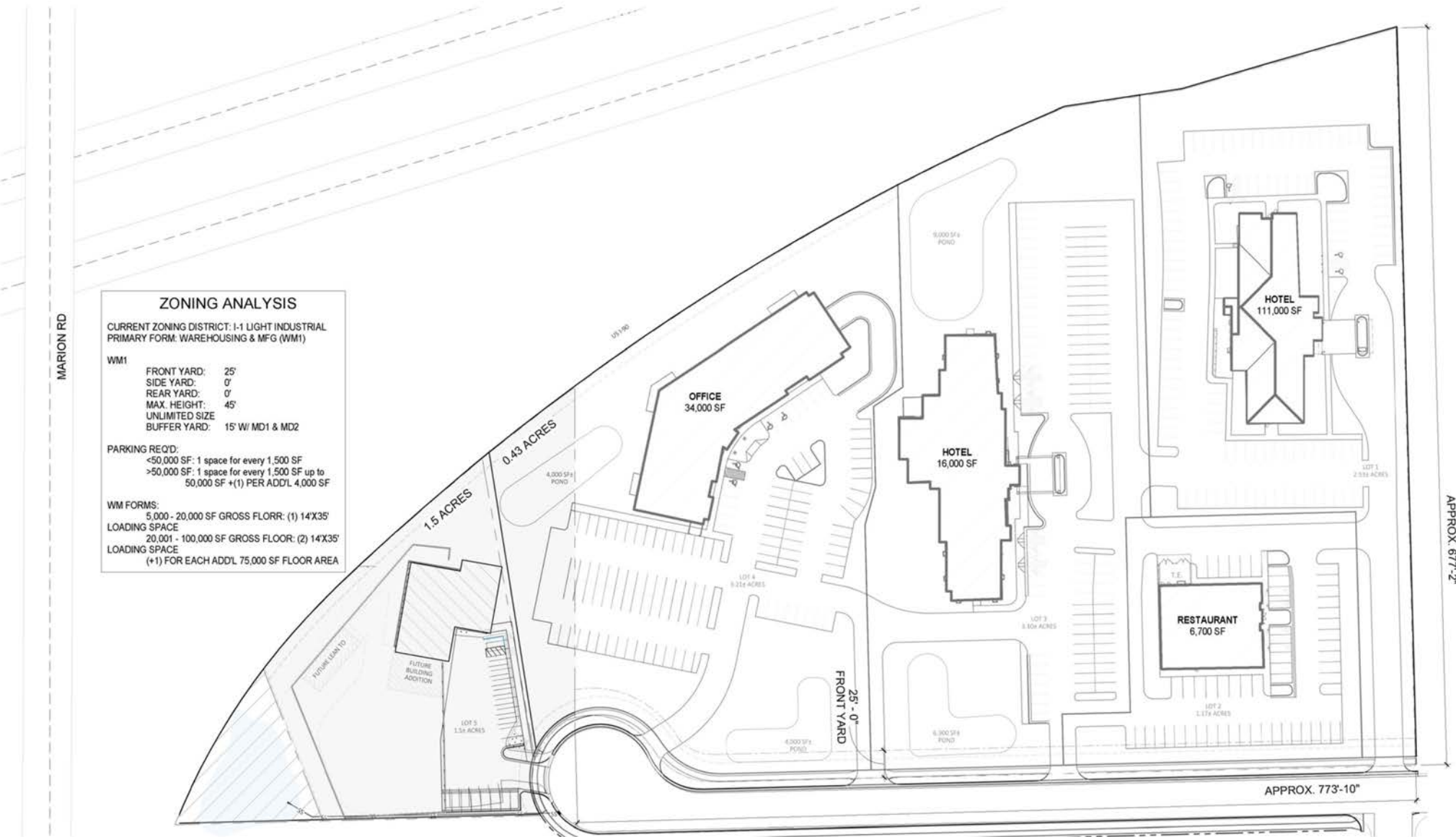


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SIOUX FALLS, SD

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DESIGN+BUILD  
© Date: 11/29/22



# CONCEPT PLAN - OPTION 4 - HOTEL/MIXED USE



**ZONING ANALYSIS**

CURRENT ZONING DISTRICT: I-1 LIGHT INDUSTRIAL  
 PRIMARY FORM: WAREHOUSING & MFG (WM1)

**WM1**

FRONT YARD: 25'  
 SIDE YARD: 0'  
 REAR YARD: 0'  
 MAX. HEIGHT: 45'  
 UNLIMITED SIZE  
 BUFFER YARD: 15' W/ MD1 & MD2

**PARKING REQ'D:**  
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 >50,000 SF: 1 space for every 1,500 SF up to 50,000 SF + (1) PER ADD'L 4,000 SF

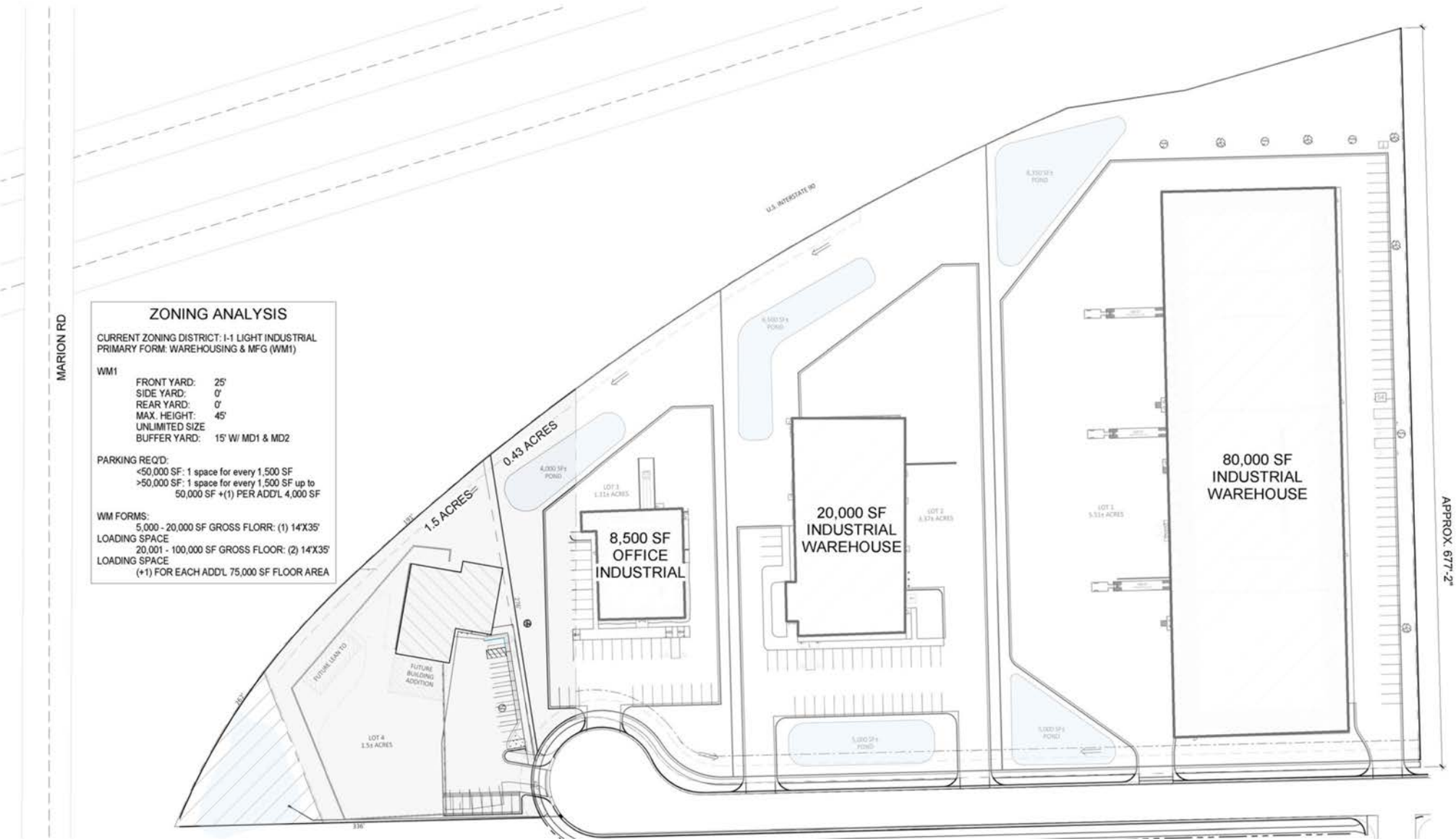
**WM FORMS:**  
 5,000 - 20,000 SF GROSS FLOOR: (1) 14'X35' LOADING SPACE  
 20,001 - 100,000 SF GROSS FLOOR: (2) 14'X35' LOADING SPACE  
 (+1) FOR EACH ADD'L 75,000 SF FLOOR AREA

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 SIOUX FALLS, SD

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# CONCEPT PLAN - OPTION 5 - MULTI-INDUSTRIAL



**ZONING ANALYSIS**

CURRENT ZONING DISTRICT: I-1 LIGHT INDUSTRIAL  
 PRIMARY FORM: WAREHOUSING & MFG (WM1)

**WM1**

FRONT YARD: 25'  
 SIDE YARD: 0'  
 REAR YARD: 0'  
 MAX. HEIGHT: 45'  
 UNLIMITED SIZE  
 BUFFER YARD: 15' W/ MD1 & MD2

**PARKING REQ'D:**  
 <50,000 SF: 1 space for every 1,500 SF  
 >50,000 SF: 1 space for every 1,500 SF up to 50,000 SF + (1) PER ADDL 4,000 SF

**WM FORMS:**  
 5,000 - 20,000 SF GROSS FLOOR: (1) 14'X35'  
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 LOADING SPACE  
 (+1) FOR EACH ADDL 75,000 SF FLOOR AREA

PUETZ SITE DEVELOPMENT  
 SIOUX FALLS, SD

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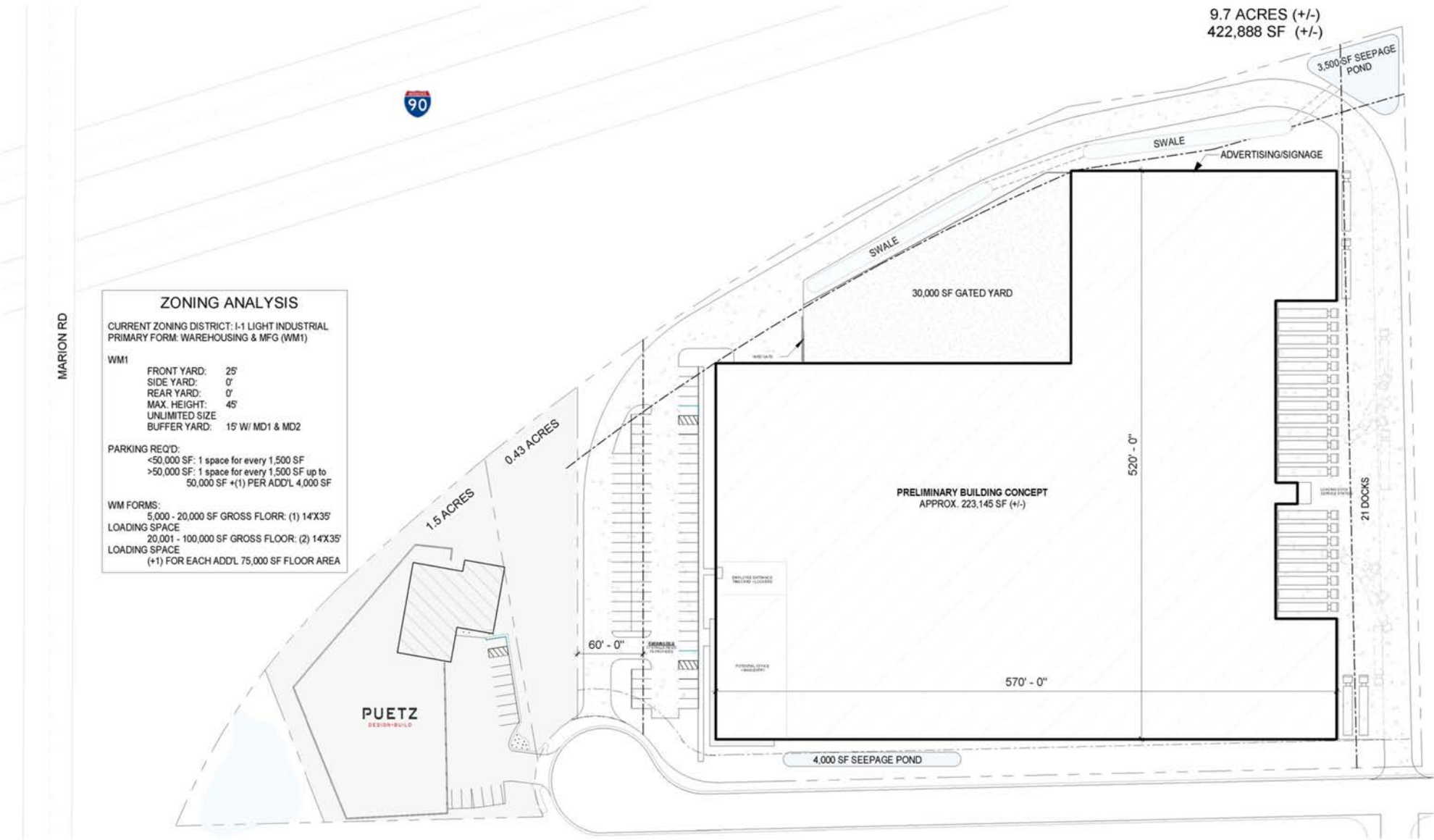
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APPROX. 677'-2"



# CONCEPT PLAN - OPTION 6 - BULK INDUSTRIAL

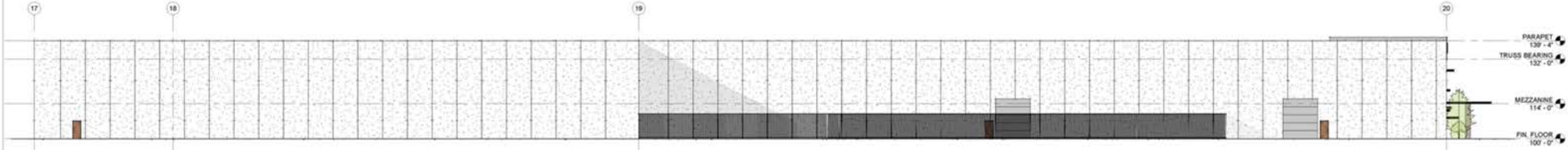
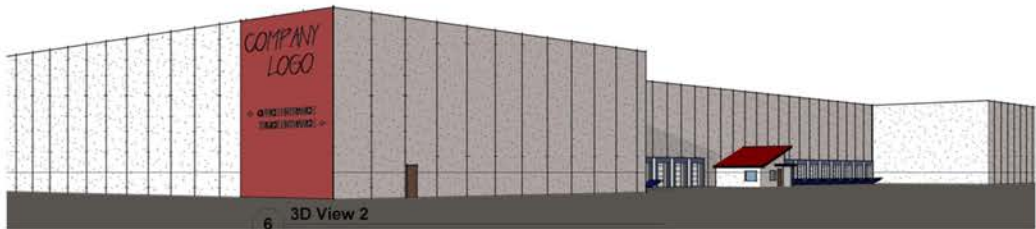


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 SIOUX FALLS, SD

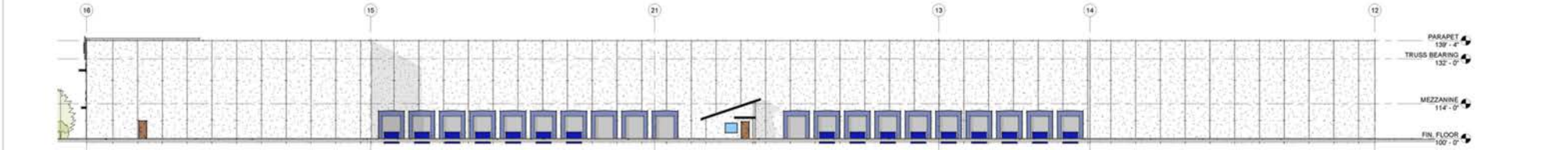
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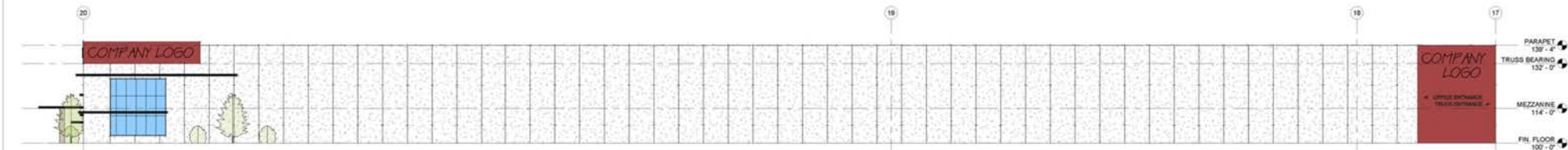
# CONCEPT RENDERING - BULK INDUSTRIAL



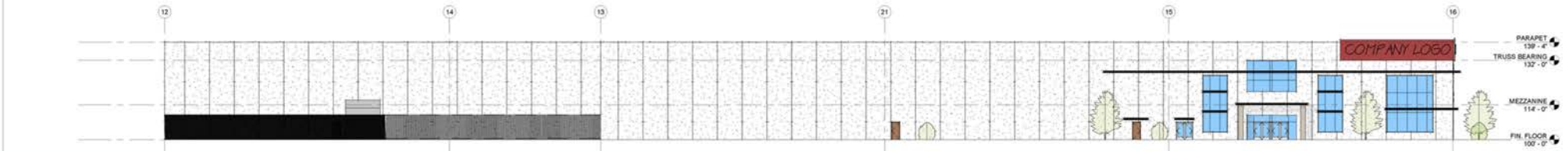
3 NORTH ELEVATION  
1" = 20'-0"



4 EAST ELEVATION  
1" = 20'-0"



1 SOUTH ELEVATION  
1" = 20'-0"



# SIoux FALLS DEMOGRAPHICS



## POPULATION

- Sioux Falls: 202,600
- Metro Area: 284,800
- 49.1% Female
- 50.9% Male



## EMPLOYMENT

- 17% Labor Force Growth in the Last 10 Years
- 2.5% Unemployment Rate
- 34.6% Bachelor's Degree or Higher



## METRO INCOME

- Per Capita: \$34,878
- Median Household: \$65,566
- Median Family: \$81,629



## BUSINESS ADVANTAGES

- No Corporate Income Tax
- No Personal Income Tax
- No Inventory Tax
- A Right-to-Work State
- One of the Lowest Union Membership Rates





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