



Bender
COMMERCIAL

PUETZ DEVELOPMENT SITE

MIXED-USE DEVELOPMENT LAND
NORTHWEST SIOUX FALLS, SOUTH DAKOTA

1.11 – 9.7 ACRES | \$6.00–\$7.50/SF



SITE HIGHLIGHTS

PRICE	\$6.00 - \$7.50/SF
ADDRESS	5505 North Annika Avenue Sioux Falls, SD
PROPERTY SIZE	1.11 - 9.7 Acres
ZONING	I-1 Light Industrial

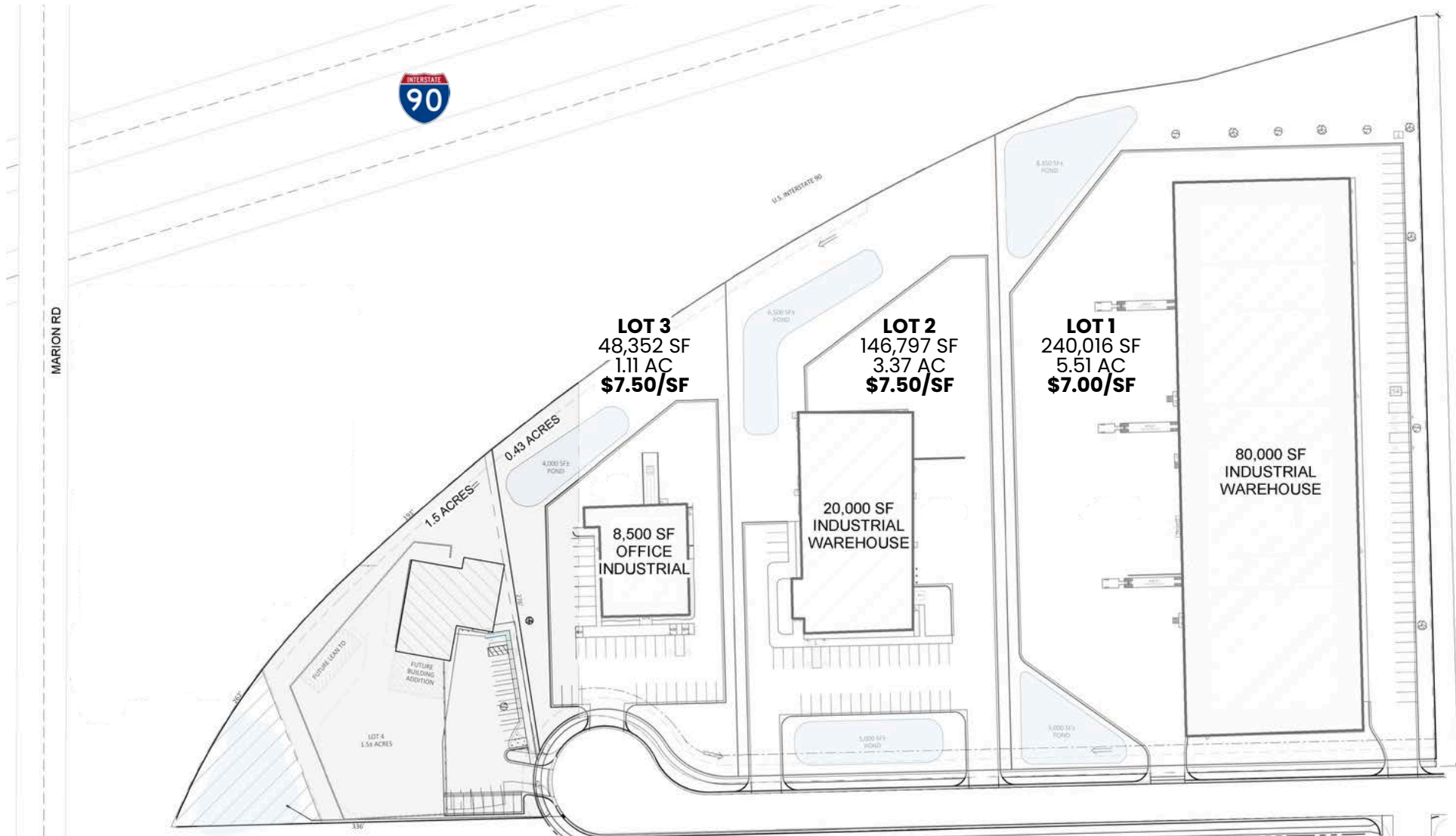
PROPERTY DETAILS:

- 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.
- The property is located within a federally designated Qualified Opportunity Zone through December 31, 2028, potentially offering significant tax advantages to eligible investors, subject to applicable IRS requirements.
- 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 PLAN



CONCEPT PLAN · MULTI-INDUSTRIAL



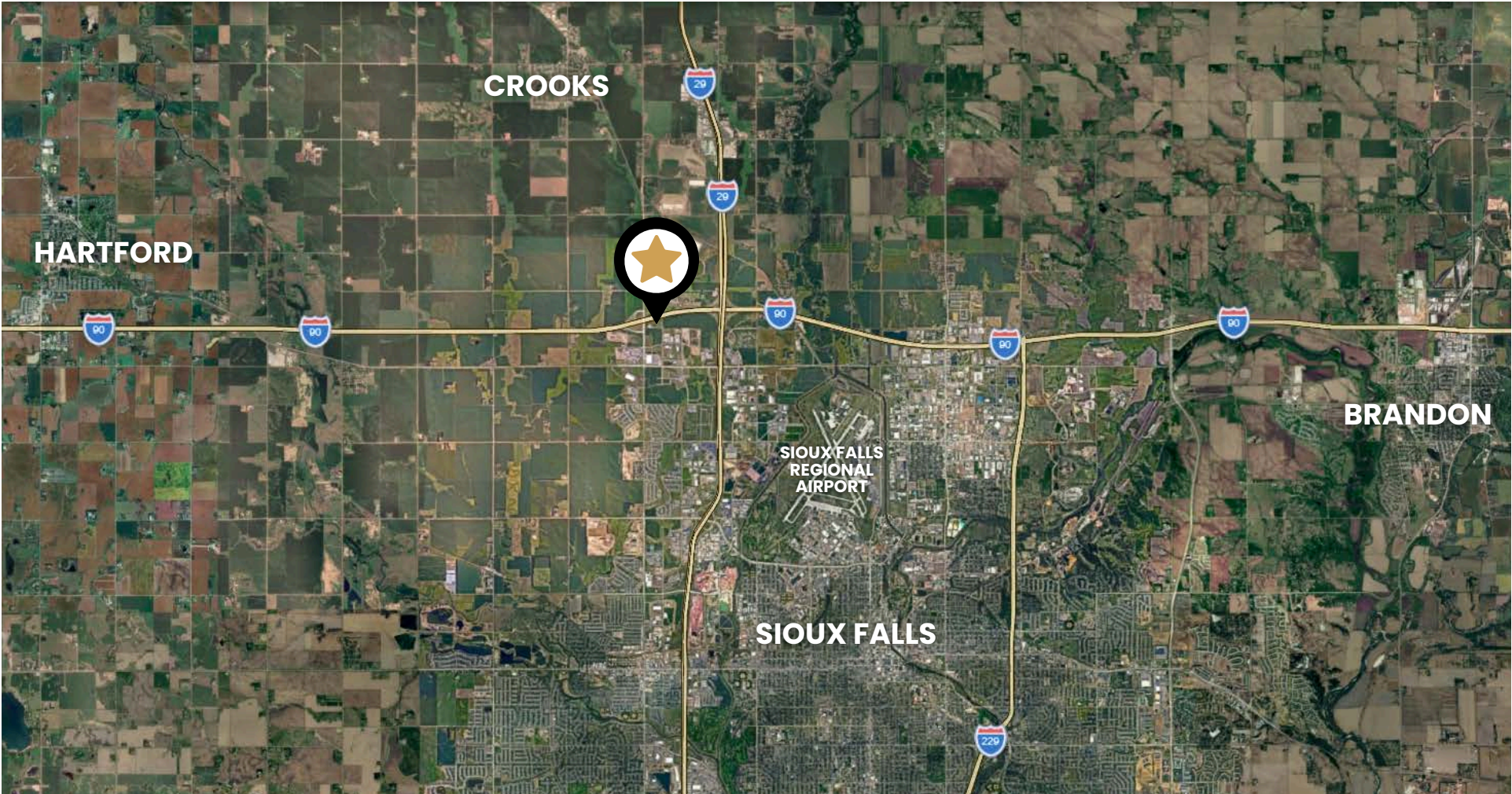
SITE LOCATION



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SIOUX FALLS DEMOGRAPHICS

KEY FACTS

228,141
Population



Average
Household Size

36.5

Median Age

\$83,161

Median Household
Income

BUSINESS



9,612

2026 Total Businesses (NAICS)



142,250

2026 Total Employees (NAICS)

EMPLOYMENT



White Collar

66.1%



Blue Collar

19.5%



Services

14.4%



Unemployment
Rate

INCOME



\$83,161
Median Household
Income



\$49,132
Per Capita Income



\$238,223
Median Net Worth

EDUCATION



No High School
Diploma



22.9%
High School
Graduate



30.4%
Some College/
Associate's
Degree



41.6%
Bachelor's/Grad/
Prof Degree

HOUSING STATS



\$327,495
Median Home
Value



\$12,802
Average Spent on
Mortgage & Basics



\$934
Median Contract
Rent

FOR MORE INFORMATION, PLEASE CONTACT:



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