



# RENNER RESIDENTIAL LAND

## FOR SALE



TBD,  
Renner, SD 57055



15.76 Acres +/-  
(686,506 SF +/-)



Contact Broker

### LOCATION

Located in the growing Renner corridor just north of Sioux Falls, SD. Positioned along the rapidly expanding Cliff Avenue (475th Ave) corridor, the property benefits from increasing traffic counts and planned infrastructure improvements, including the anticipated expansion of 475th Street from a 2-lane roadway into a future 4-lane arterial connecting east toward Baltic, South Dakota. The land offers excellent access to I-90, Foundation Park, the Sioux Falls Metro, and surrounding commercial corridors.

### DESCRIPTION

- Land may be used as single family homes, with potential for multi-family/twinhome options
- Zoned: R1
- Access point from 475th Avenue and 258th Street (Cliff Avenue)
- Within the Sioux Falls School District #49-5
- Direct neighboring businesses include Renner Corner Locker, Safari Bar & Grill, Jensen Electric, Archer's Addition, & Midwest Livestock Systems
- Area continues to experience strong consumer activity and traffic drivers; Safari Bar & Grill draws 78k annual visits, with Renner Corner Meat Locker drawing 108k annual visits
- Renner is an unincorporated community within Mapleton Township, which *may* provide potential tax advantages and reduced municipal restrictions compared to properties located within Sioux Falls city limits
- The Renner area increasingly attractive for commercial users, contractors, flex developments, industrial users, and future mixed-use opportunities

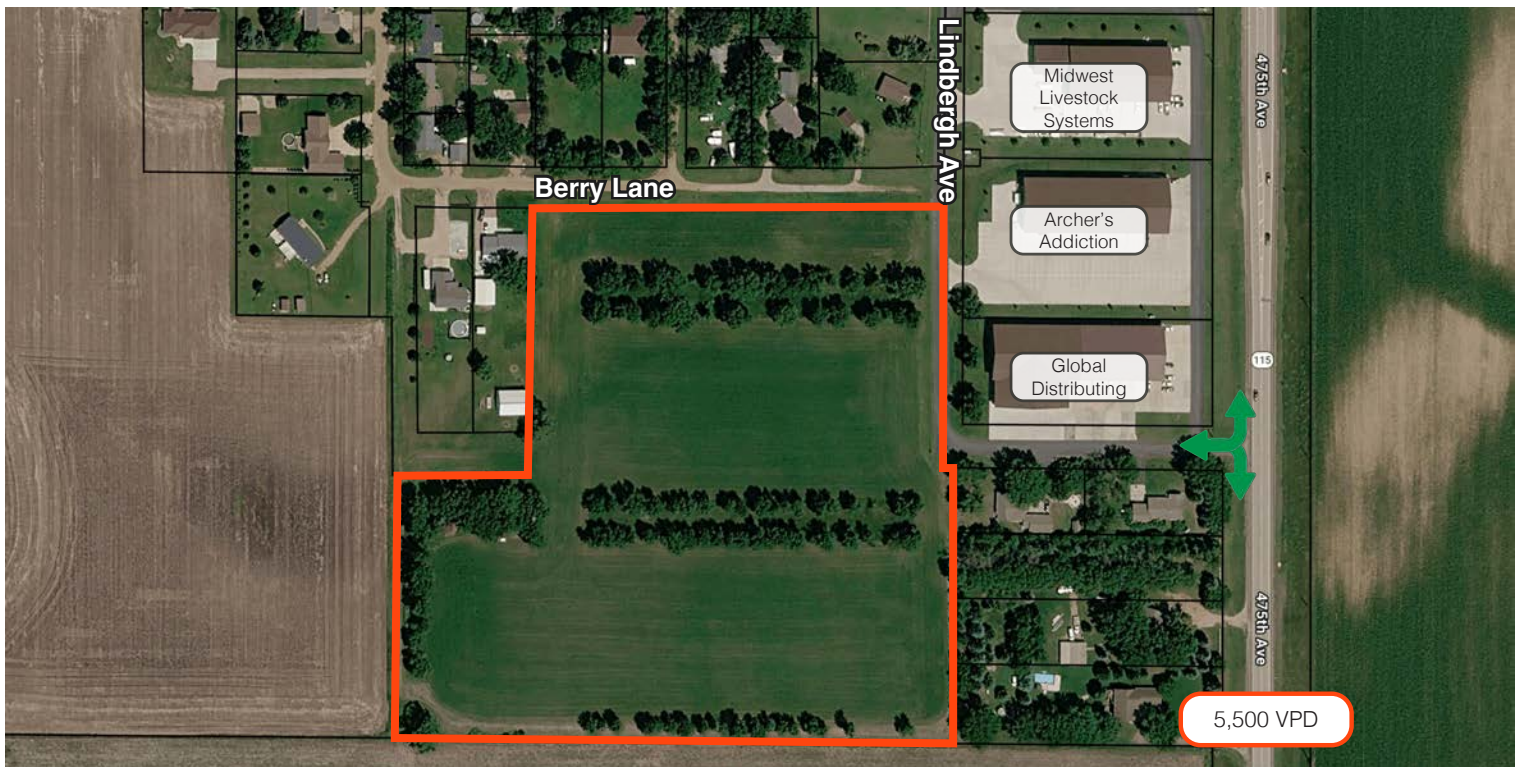
**WAYNE HUBER**

605.261.5566 | wayne.huber@lloydcompanies.com

## UTILITY INFORMATION

| Utility     | Provider                       |
|-------------|--------------------------------|
| Gas         | Crooks Municipal Utilities     |
| Electricity | Xcel Energy                    |
| Water       | Minnehaha Community Water      |
| Sewer       | Renner Sanitary Boundary       |
| Trash       | Novak Sanitary or RBS Sanitary |
| Data        | CenturyLink Communications     |

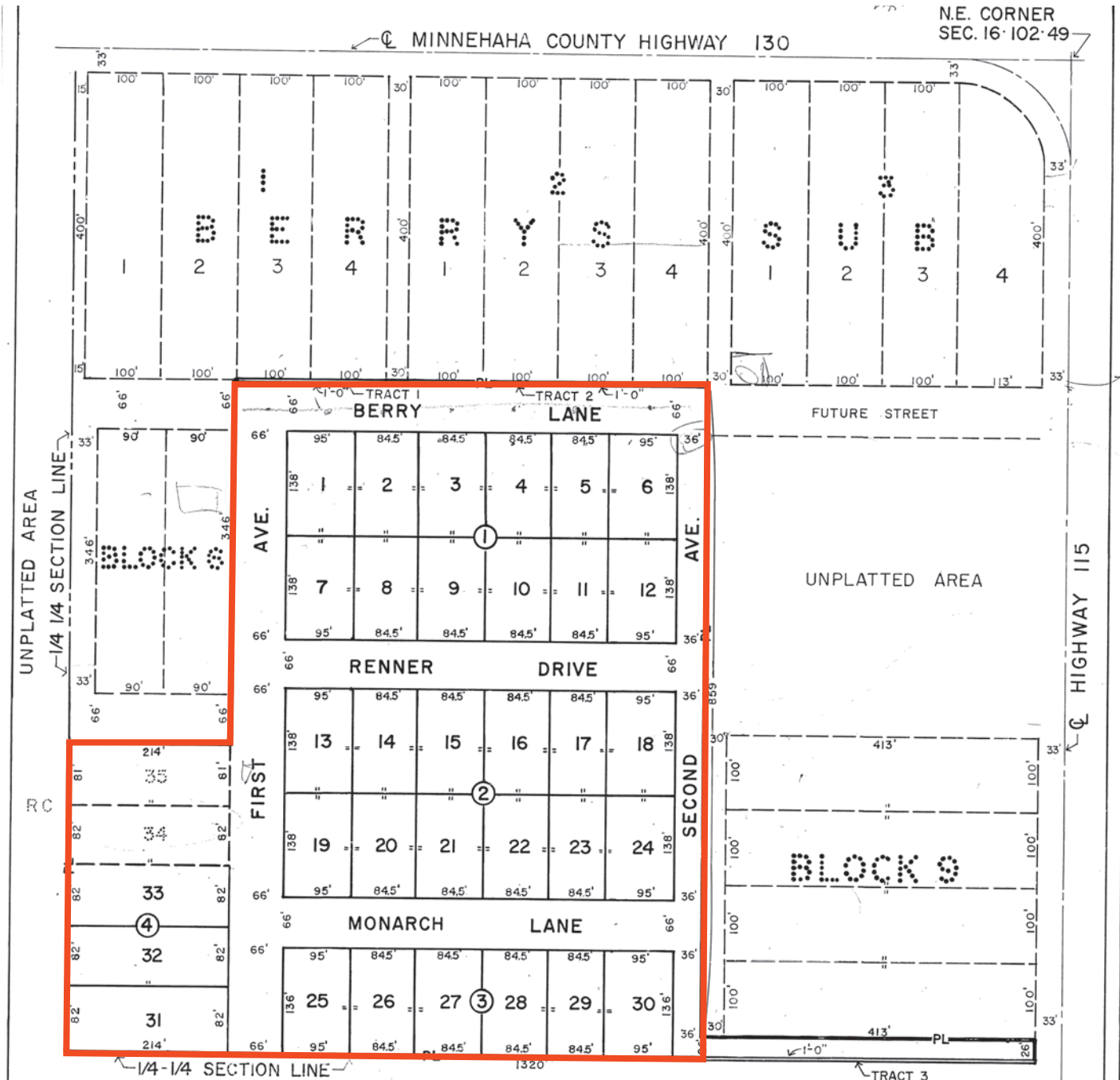
## PARCEL



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## CONCEPT ONLY LAND PLAT

Concept only; subject to change



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## SITE MAP



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## PHOTOS



**WAYNE HUBER** 605.261.5566 | [wayne.huber@lloydcompanies.com](mailto:wayne.huber@lloydcompanies.com)

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## AREA MAP



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# SUMMARY PROFILE

|  | 1 mile    | 3 miles   | 5 miles  |
|--|-----------|-----------|----------|
| <b>Population Summary</b>                            |           |           |          |
| 2010 Total Population                                | 434       | 2,649     | 6,484    |
| 2020 Total Population                                | 463       | 2,860     | 7,414    |
| 2020 Group Quarters                                  | 0         | 0         | 40       |
| 2025 Total Population                                | 521       | 3,075     | 7,847    |
| 2025 Group Quarters                                  | 0         | 0         | 39       |
| 2030 Total Population                                | 550       | 3,235     | 8,214    |
| 2024-2029 Annual Rate                                | 1.09%     | 1.02%     | 0.92%    |
| 2025 Total Daytime Population                        | 384       | 2,982     | 19,908   |
| Workers  | 179       | 1,744     | 16,667   |
| Residents  | 205       | 1,238     | 3,241    |
| <b>Household Summary</b>                             |           |           |          |
| 2010 Households                                      | 197       | 1,042     | 2,368    |
| 2010 Average Household Size                          | 2.20      | 2.54      | 2.66     |
| 2020 Total Households                                | 210       | 1,127     | 2,956    |
| 2020 Average Household Size                          | 2.20      | 2.54      | 2.49     |
| 2025 Households                                      | 231       | 1,224     | 3,174    |
| 2025 Average Household Size                          | 2.26      | 2.51      | 2.46     |
| 2030 Households                                      | 246       | 1,298     | 3,349    |
| 2030 Average Household Size                          | 2.24      | 2.49      | 2.44     |
| 2024-2029 Annual Rate                                | 1.27%     | 1.18%     | 1.08%    |
| 2010 Families  | 148       | 788       | 1,732    |
| 2010 Average Family Size                             | 2.50      | 2.87      | 3.03     |
| 2025 Families  | 167       | 890       | 2,206    |
| 2025 Average Family Size                             | 2.63      | 2.94      | 2.95     |
| 2030 Families  | 176       | 938       | 2,320    |
| 2030 Average Family Size                             | 2.63      | 2.92      | 2.93     |
| 2024-2029 Annual Rate                                | 1.06%     | 1.06%     | 1.01%    |
| 2025 Housing Units                                   | 241       | 1,276     | 3,287    |
| Owner Occupied Housing Units                         | 80.9%     | 81.3%     | 72.7%    |
| Renter Occupied Housing Units                        | 14.9%     | 14.7%     | 23.9%    |
| Vacant Housing Units                                 | 4.1%      | 4.1%      | 3.4%     |
| <b>2025 Population 25+ by Educational Attainment</b> |           |           |          |
| Total  | 361       | 2,116     | 5,511    |
| Less than 9th Grade                                  | 0.8%      | 0.8%      | 0.9%     |
| 9th - 12th Grade, No Diploma                         | 1.7%      | 1.8%      | 6.2%     |
| High School Graduate                                 | 21.9%     | 22.7%     | 27.1%    |
| GED/Alternative Credential                           | 2.5%      | 2.8%      | 8.3%     |
| Some College, No Degree                              | 33.2%     | 31.2%     | 24.2%    |
| Associate Degree                                     | 10.0%     | 11.2%     | 10.3%    |
| Bachelor's Degree                                    | 22.7%     | 22.2%     | 17.2%    |
| Graduate/Professional Degree                         | 7.2%      | 7.3%      | 5.7%     |
| <b>Median Household Income</b>                       |           |           |          |
| 2025   | \$103,001 | \$103,932 | \$70,000 |
| 2030   | \$124,053 | \$124,815 | \$79,224 |
| <b>Median Age</b>                                    |           |           |          |
| 2010   | 39.2      | 38.9      | 36.3     |
| 2020   | 40.0      | 40.0      | 42.2     |
| 2025   | 39.1      | 39.4      | 42.1     |
| 2030   | 39.6      | 39.8      | 42.3     |
| <b>2025 Population by Sex</b>                        |           |           |          |
| Males  | 278       | 1,631     | 4,124    |
| Females  | 243       | 1,444     | 3,723    |
| <b>2030 Population by Sex</b>                        |           |           |          |
| Males  | 294       | 1,712     | 4,275    |
| Females  | 257       | 1,523     | 3,938    |
| <b>Data for all businesses in area</b>               |           |           |          |
| Total Businesses:                                    | 18        | 135       | 924      |
| Total Employees:                                     | 165       | 1,653     | 17,149   |