



41st & Ellis Road | 3.15 Acres



Building communities for over 70 years

High-Visibility 3.15-Acre Corner — Will Divide

Offered at: **\$14/SqFt** · 3400 S Ellis Rd, Sioux Falls, SD 57106

3.15± AC development-ready land	Zoned C-2 Commercial	For sale by owner Ronning Companies	Sioux Falls, SD metro pop. 224,676
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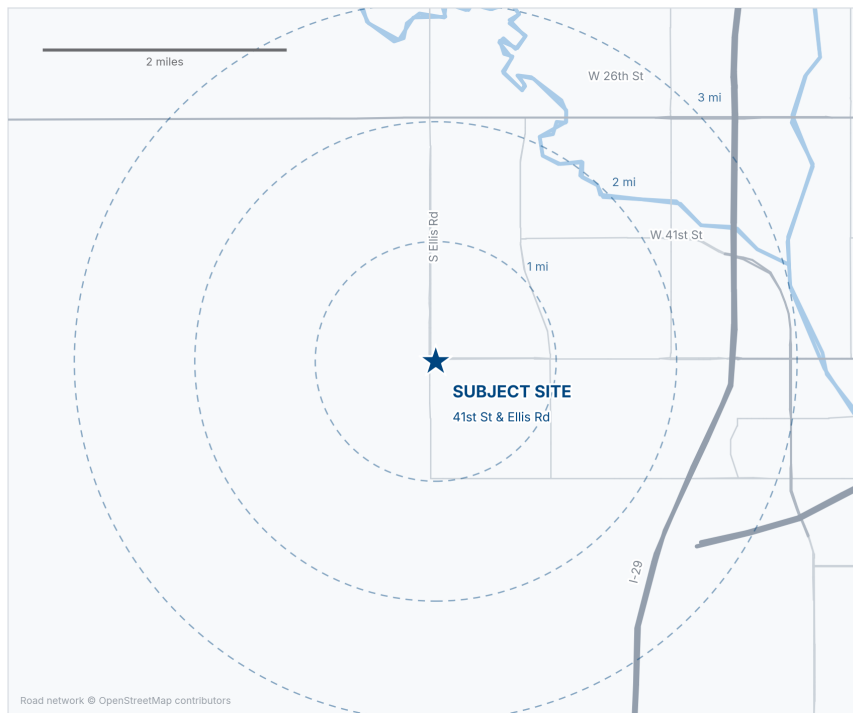
Offered by Ronning Companies — Blaine Davis · (605) 376-2455 · RonningCompanies.com

Property Overview

High-Visibility Corner Development Site. This 3.15-acre lot at the southeast corner of 41st Street and Ellis Road boasts excellent frontage with approximately 300 feet on 41st Street and 350 feet on Ellis Road, surrounded by established residential neighborhoods and a growing commercial corridor, with traffic counts over 12,200 vehicles per day. Will divide.

Property Type	Land
Sub Type	Commercial
Zoning	C-2
Lot Size (acres)	3.15
Price/SqFt (Land Value)	\$14/SqFt
Sale Condition	For sale by owner

Location & Market



ZIP 57106

50,300 residents
16,300 households
\$69,200 median HH income

Sioux Falls

224,676 population
+5,000 residents / yr
\$1.33B permits · 1,928 units (2025)

One of the Midwest's fastest-growing metros — five straight years of record construction and steady ~2.3% annual population growth.

Next Steps

Site tour and walk-through with Blaine Davis · plat, pricing and utility detail on request · seller open to build-to-suit conversations and, where noted, subdivision of the parcel.

RONNING
COMPANIES

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Information deemed reliable but not guaranteed; buyers to verify all facts including zoning, utilities, access and dimensions. Demographics are U.S. Census Bureau ACS estimates; city figures per City of Sioux Falls. Maps © OpenStreetMap contributors. Listing: crexi.com/properties/1795732