



Building communities for over 70 years

3.76-Acre Signalized Corner — Final 57th & Sycamore Frontage

Offered at: **\$20 - 24/SqFt** · 5000 S Sycamore Ave, Sioux Falls, SD 57108

3.76± 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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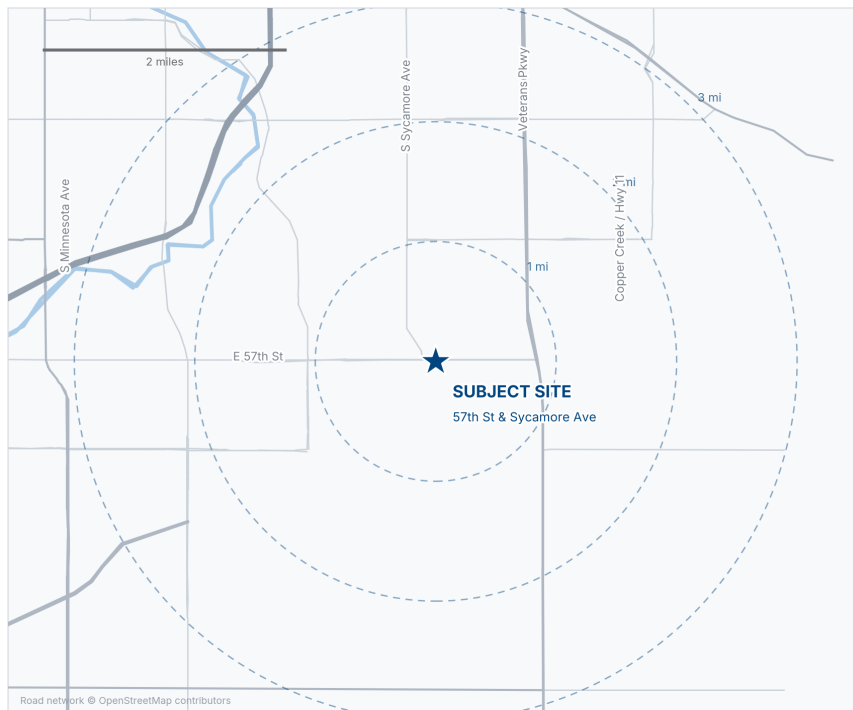
Offered by Ronning Companies — Blaine Davis · (605) 376-2455 · RonningCompanies.com

Property Overview

This prime corner lot at the signalized intersection of 57th Street and Sycamore Avenue presents a compelling development opportunity. Offered by Ronning Companies, this 3.76-acre parcel is the final corner frontage at 57th & Sycamore in the growing southeast sector, with combined corner traffic of approximately 27,300 vehicles per day. Willing to subdivide.

Property Type	Land
Sub Type	Commercial
Zoning	C-2
Lot Size (SqFt)	163,920
Price/SqFt (Land Value)	\$20 - 24/SqFt
APN	280.50.08.2031
Ownership	Private
Sale Condition	For sale by owner

Location & Market



ZIP 57108

33,966 residents
14,486 households
\$98,197 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/1792991