



Building communities for over 70 years

2.06-Acre Corner Lot — Ellis Road & 32nd Street

Offered at: **\$15 - 17/SqFt** · 2200 S Ellis Rd, Sioux Falls, SD 57106

2.06± AC	Zoned C-2	For sale by owner	Sioux Falls, SD
development-ready land	Commercial	Ronning Companies	metro pop. 224,676

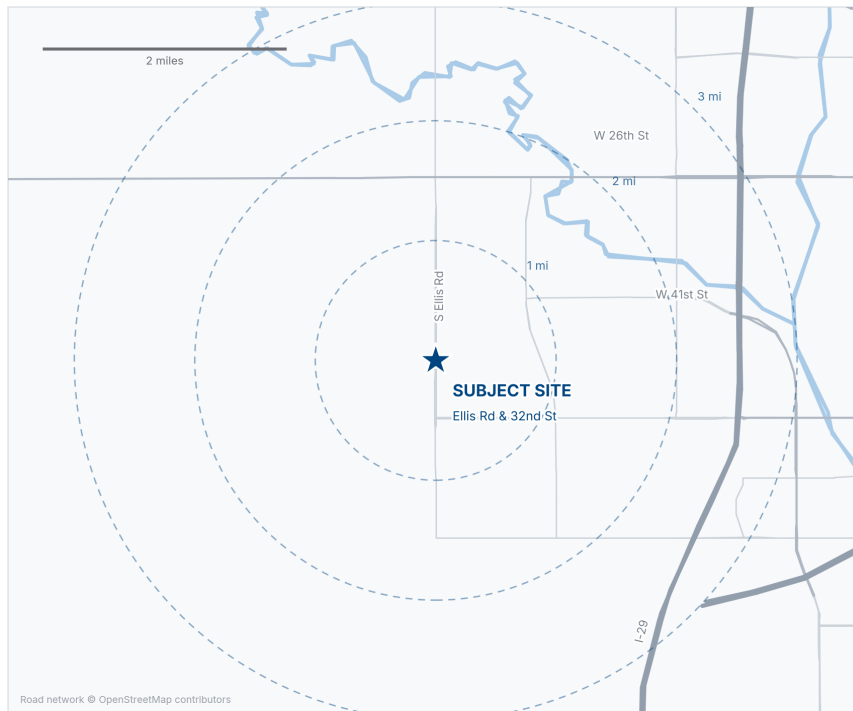
Offered by Ronning Companies — Blaine Davis · (605) 376-2455 · RonningCompanies.com

Property Overview

This corner lot, located at the bustling intersection of 32nd Street and Ellis Road in Sioux Falls, presents a compelling development opportunity. Offered by Ronning Companies, this parcel is situated in the rapidly expanding southwest sector of the city, an area experiencing significant residential and commercial growth. Its strategic location along Ellis Road ensures high visibility and accessibility.

Property Type	Land
Sub Type	Commercial
Zoning	C-2
Lot Size (acres)	2.06
Price/SqFt (Land Value)	\$15 - 17/SqFt
Ownership	Private
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

605.376.2455
RonningCompanies.com



Blaine Davis — Ronning Companies

(605) 376-2455

email@blainedavis.net

RonningCompanies.com

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/1826651