RONNING COMPANIES

Building communities for over 70 years

2.05-Acre Inner Lot — Ellis Road & 32nd Street

Offered at: $14 - 16/SqFt · 8301 W 32nd St, Sioux Falls, SD 57106

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

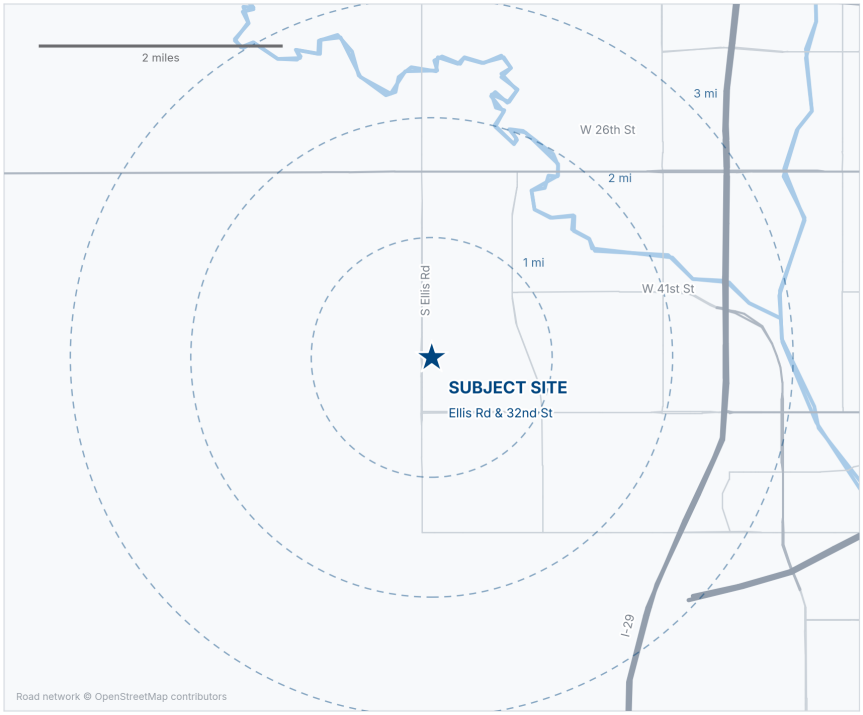
Offered by Ronning Companies — Blaine Davis · (605) 376-2455 · RonningCompanies.com

Property Overview

This inner corner lot, located near 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.

Property Type	**Land**
Sub Type	**Commercial**
Zoning	**C-2**
Lot Size (acres)	**2.05**
Price/SqFt (Land Value)	**$14 - 16/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 RonningCcompanies.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/1826591