



2022 COMMUNITY PROFILE



As a non-profit development corporation, the Sioux Falls Development Foundation provides a variety of professional services including industry and business specific location assistance for new and expanding firms, and information on available industrial park land, buildings and sites. The Development Foundation works in partnership with the Governor's Office of Economic Development, local municipalities, county officials, Sioux Metro Growth Alliance, Startup Sioux Falls, USD Discovery District, as well as real estate brokers and financial institution representatives to assist you.

The Development Foundation owns and operates the Sioux Empire Development Parks and Foundation Park. Established in 1970, the park developments total nearly 2,200 acres, and are zoned I-1 or I-2. In addition, SFDF owned the commercial development Campus Crossing near the junction of I-90 and Marion Road.












The Sioux Falls Development Foundation services include:

- Information on Industrial Park Land, Available Sites & Buildings
- Connections to Local Municipal & Business Service Providers
- Business Retention & Expansion Services
- Workforce Development Services
- Demographics, Utility & Labor Information
- Area Business Listings/Directories
- Business & Tax Climate Data
- Quality of Life Information

200 N Phillips Ave Suite 101, Sioux Falls, SD 57104
O: 605.339.0103 | F: 605.339.0055 | siouxfallsdevelopment.com



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VITAL STATS

CITY OF SIOUX FALLS

Incorporation March 20, 1889

Land Use 30% residential / 70% non-residential

Area 80.12 square miles

Altitude 1,477 feet above sea level

Latitude 43°32'50"

Longitude 96°43'48"

City Employees 1,260

Uniformed Fire Fighters 195

of Fire Stations 11

ISO Rating #1

Police Officers 284

Average Response Time 4.45 minutes

MINNEHAHA COUNTY

Established 1862

Area 810 square miles

County Employees ~600

LINCOLN COUNTY

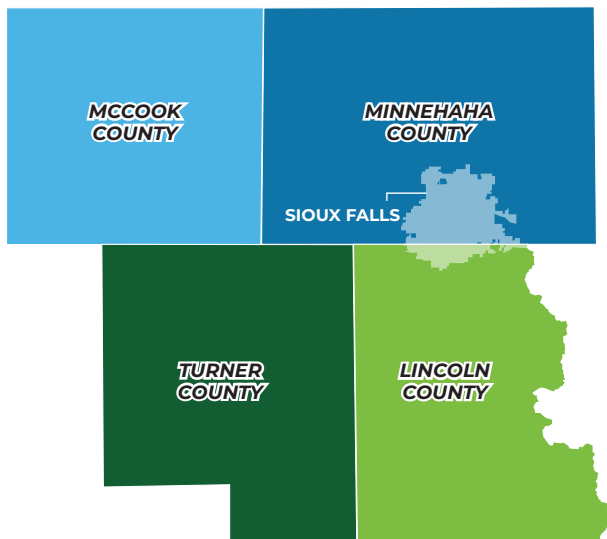
Established 1867

Area 576 square miles

County Employees 152

DEMOGRAPHICS

The Sioux Falls Metro Area consists of Minnehaha, Lincoln, Turner and McCook Counties in South Dakota.



POPULATION

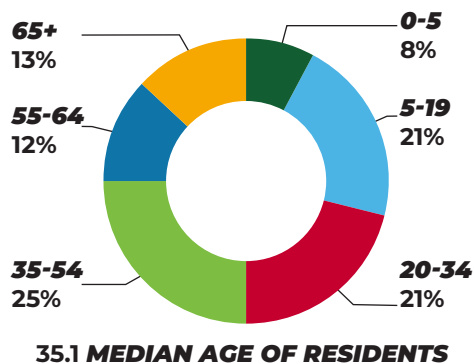
YEAR	SIoux FALLS	METRO
1900	10,266	23,926
1920	25,202	42,490
1940	40,832	57,697
1960	65,466	86,575
1980	81,343	109,435
2000	123,975	172,412
2020	190,750	272,379
2022	202,600	284,800

PERSONS / HOUSEHOLDS / FAMILIES - METRO



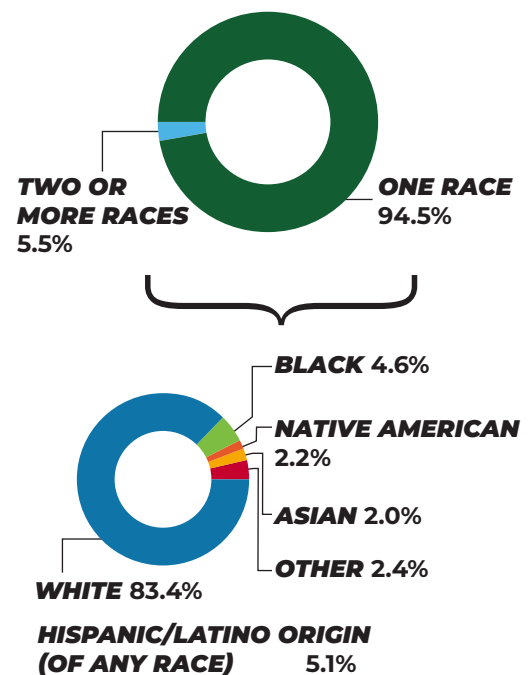
Source: 2019 American Community Survey and 2020 Census

AGE DISTRIBUTION



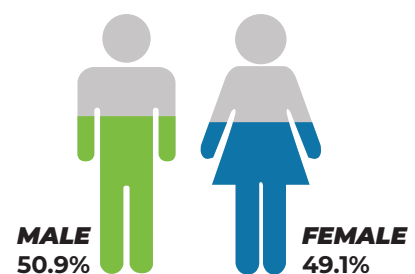
Source: 2019 American Community Survey

RACE DISTRIBUTION - METRO



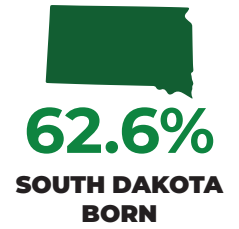
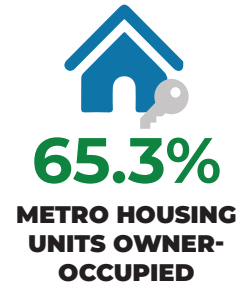
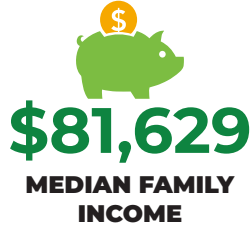
Source: 2021: PEP Population Estimates and 2020 Census

SEX DISTRIBUTION - METRO

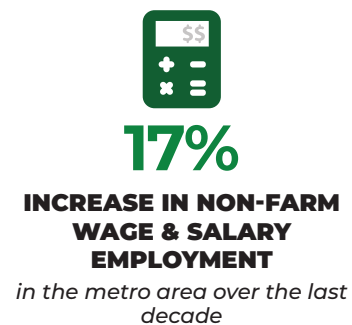
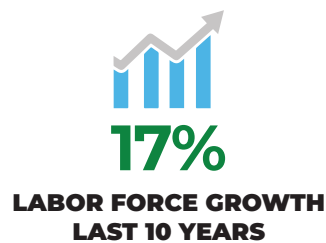
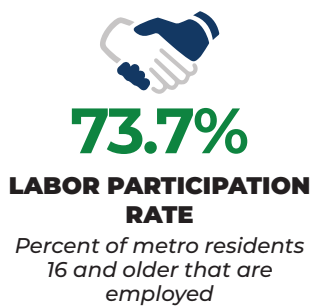
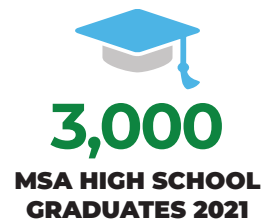
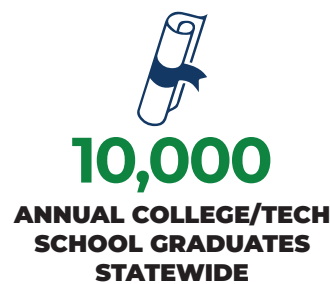
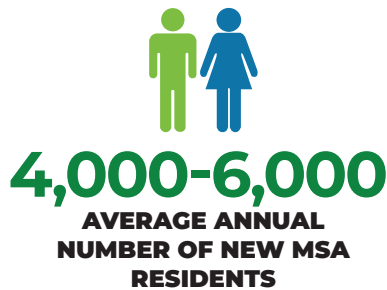


Source: 2019 American Community Survey

ADDITIONAL SIOUX FALLS STATISTICS



AVAILABILITY OF LABOR

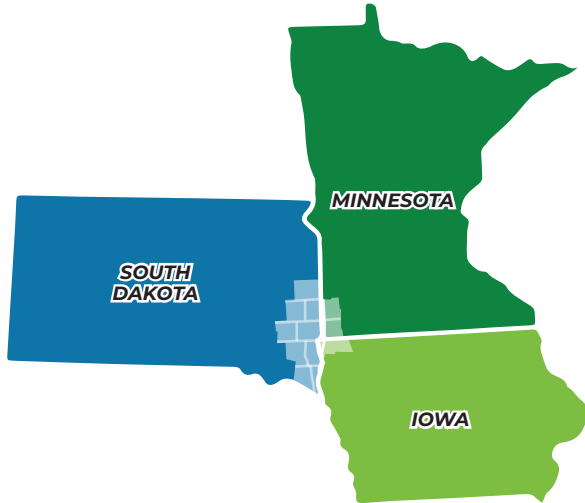


CIVILIAN LABOR FORCE, EMPLOYMENT & UNEMPLOYMENT - METRO

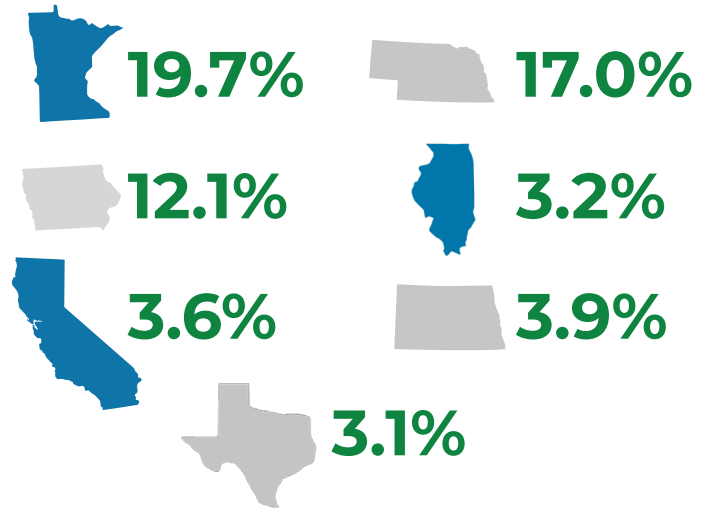
YEAR	LABOR FORCE	EMPLOYMENT	UNEMPLOYMENT	% UNEMPLOYED
1990	85,970	83,670	2,300	2.7%
2000	111,250	109,125	2,125	1.9%
2010	133,560	127,210	6,350	4.8%
2020	156,310	148,689	7,621	4.8%
2021	159,994	156,025	3,970	2.5%

4-COUNTY METRO AREA, 3-STATE, 12-COUNTY LABOR DRAW

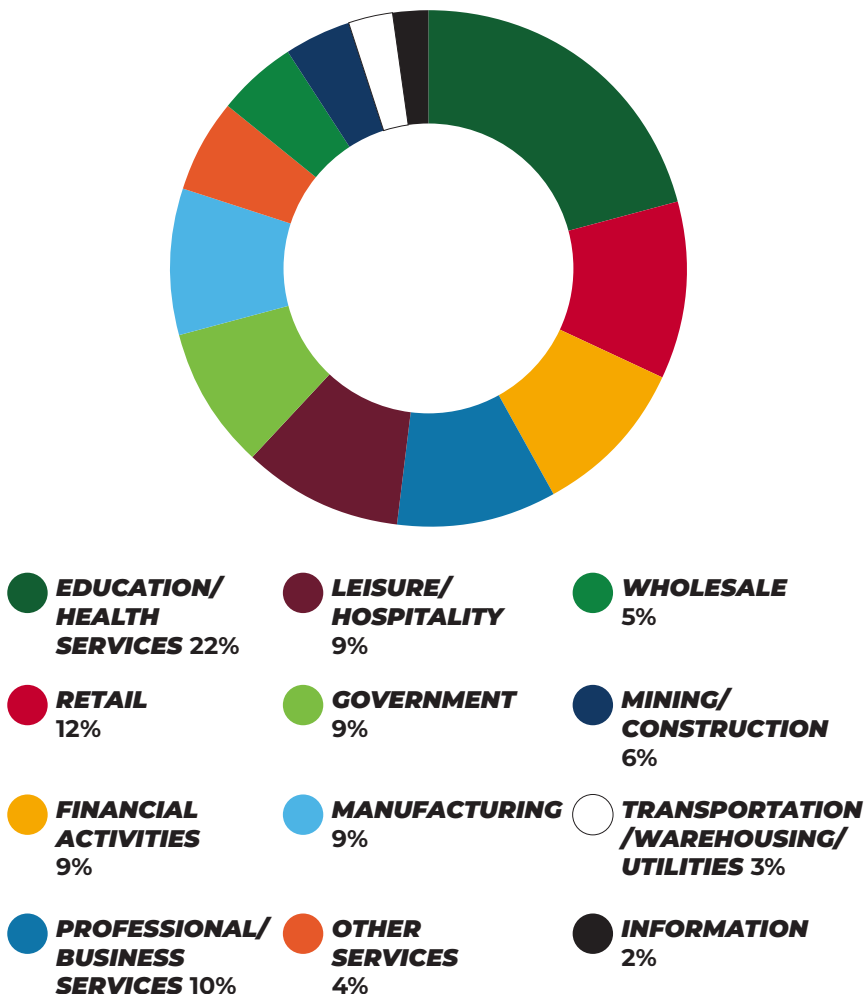
South Dakota has no corporate income tax, personal income tax, personal property tax, inheritance tax, inventory tax, and, being a right-to-work state, and one of the lowest union membership rates, South Dakota is one of the top states for business.



TOP STATES CONTRIBUTING TO SOUTH DAKOTA'S POPULATION GROWTH - 2019



NON-AG WAGE & SALARY EMPLOYMENT - 2021



MAJOR EMPLOYERS (1000+ EMPLOYEES) - 2022

11,010	Sanford Health
7,888	Avera Health
3,688	Sioux Falls School District
3,400	Smithfield Foods
2,806	Hy-Vee Food Stores
2,035	Wells Fargo
1,547	Walmart / Sam's Club
1,477	City of Sioux Falls
1,400	Citi
1,214	Dept. of Veterans Affairs Medical and Regional Office
1,158	First PREMIER Bank / PREMIER Bankcard
1,081	LifeScape

Resources: South Dakota Labor Market Information Center
605.626.2314 or 800.592.1881 | dlr.sd.gov/lmic

SF Development Foundation Talent & Workforce Development Office
605.339.0103

TRANSPORTATION

Sioux Falls is one of America's crossroads cities, located at the junction of two Interstate highways, I-90 and I-29. I-90, joining Boston and Seattle, is one of the five coast-to-coast east-west freeways. I-29 runs north-south and joins Kansas City with Winnipeg. I-229 joins I-29 with I-90 south and east of the city creating an interstate loop to enhance traffic flow. South Dakota 100, a limited access principal arterial roadway mirroring I-229 is currently under construction. It will connect I-90 at Exit 402 east of the city to I-29 at the Tea Exit.

INTERSTATE TRAFFIC COUNTS - 2021

INTERSTATE-29	VEHICLES PER DAY
Exit 73 (Tea Exit) - I-229	38,670
I-229 Exit - 41st Street Exit	52,660
26th Street Exit - 12th Street Exit	60,730
12th Street Exit - Madison Street Exit	58,010
Madison Street Exit - Russell Street Exit	50,520
INTERSTATE-90	
I-229 Exit - Cliff Avenue Exit	29,210
Cliff Avenue Exit - I-29 Exit	26,760
INTERSTATE-229	
Louise Avenue Exit - Western Avenue Exit	37,330
Western Avenue Exit - Minnesota Avenue Exit	45,060
Minnesota Avenue Exit - Cliff Avenue Exit	45,150
Cliff Avenue Exit - 26th Street Exit	42,890
26th Street Exit - 10th Street Exit	35,250
10th Street Exit - Rice Street Exit	30,530
Rice Street Exit - Benson Road	30,320

Source: South Dakota Department of Transportation



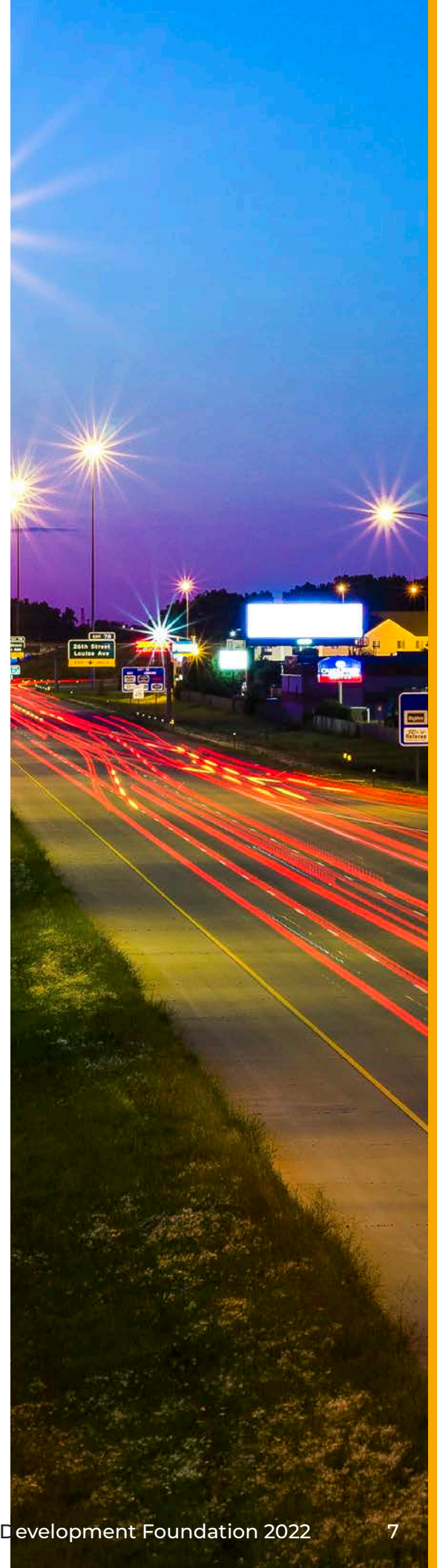
19.4

MINUTES AVERAGE
METRO COMMUTE TIME



70+

TRUCK LINES SERVING
THE REGION



SIOUX FALLS REGIONAL AIRPORT - JOE FOSS FIELD

Sioux Falls Regional Airport, Joe Foss Field (FSD), is located approximately 2 miles northwest of Downtown Sioux Falls and is the largest airport in the state of South Dakota. FSD is served by Delta, United, American, Allegiant & Frontier Airlines and has Charter First that provides charter services out of Maverick Air Center. FBO services are provided by Signature Flight Support and Maverick Air Center.

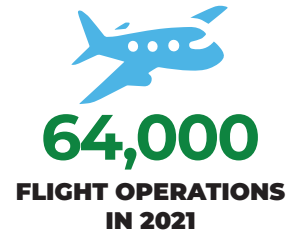
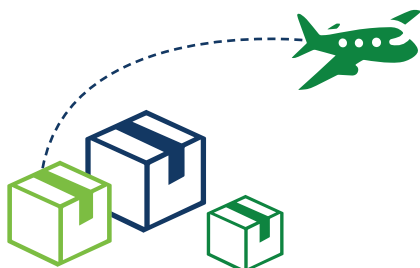
COMMERCIAL AIRLINE FLIGHTS

- 6 Daily flights to/from Chicago
- 5 Daily flights to/from Minneapolis
- 4 Daily flights to/from Denver
- 3 Daily flights to/from Dallas/Ft. Worth
- 1 Daily flight to/from Atlanta
- 1 Daily flight to/from Phoenix - Sky Harbor
- 6 Weekly flights to/from Phoenix/Mesa
- 5 Weekly flights to/from Las Vegas
- 2 Weekly flights to/from St. Petersburg/Clearwater
- 2 Weekly flights to/from Orlando-Sanford
- 2 Weekly flights to/from Orlando International
- 2 Weekly flights to/from Austin
- 2 Weekly flights to/from Ft. Lauderdale (Seasonal)
- 2 Weekly flights to/from Orange County, CA (Seasonal)
- 2 Weekly flights to/from Nashville (Seasonal-Summer)
- 2 Weekly flights to/from San Diego (Seasonal-Summer)
- 2 Weekly flights to/from Fort Myers (Winter)
- 2 Weekly flights to/from Los Angeles (Seasonal-Summer)

Source: Sioux Falls Regional Airport Authority

EXPRESS DELIVERY SERVICES

Express Delivery Services is readily available in the metro area. UPS and FedEx have air cargo facilities located at the Sioux Falls Regional Airport and operate jet freighters on a daily basis.



ADDITIONAL METRO AREA AIRPORTS

Lincoln County Airport is conveniently located just south of Sioux Falls, adjacent to I-29. The 3,650-foot runway leads to a modern full service FBO providing major aircraft repairs and aircraft fueling. On the airport grounds, repair station and installation services for all manner of aircraft models is available.

Canton Municipal Airport is located less than 20 minutes southeast of Sioux Falls along US Highway 18. The airport features a 3,600-foot hard surface runway, private hangars, and 24-hour fuel service.

Resources: SD Department of Transportation
605.773.3265 | www.sddot.com
Sioux Falls Engineering Department
605.367.8601 | www.siouxfalls.org/publicworks

Sioux Falls Regional Airport
605.336.0762 | www.sfairport.com
Lincoln County Airport
605.368.2841

Canton Municipal Airport
605.987.9010

RAIL SERVICE

Rail service to and from the area is provided by BNSF. A number of industrial parks throughout the region are served by BNSF; accommodating all types of materials. Foundation Park has multiple sites available with rail access. Two short line railroads serve the region as well - Ellis & Eastern and the D&I, both with trans-load facilities in the area. Direct connections with dock spurs and freight forwarding service are available from the railroads.

AREA RAIL SERVICE AND TRANSMODAL FACILITIES

- Burlington Northern Santa-Fe

State of South Dakota

Ellis & Eastern

D&I Railroad
- T

Existing 25 or 27 Unit Train Facilities

T

Existing 54 Unit Train Facilities

T

Existing 110 Unit Train Facilities

T

Proposed 110 Unit Train Facilities



TRANSMODAL FACILITIES



175

ACRE LARGE-SITE
OFF-LOADING TERMINAL

LOCATED

10

MILES SOUTH OF SIOUX
FALLS NEAR WORTHING, SD



SPACE TO TEMPORARILY
STORE LARGE COMPONENTS



INCLUDES HALF-CIRCLE
SIDE SPUR



120

FOOT SCALE



ECONOMIC INDICATORS

SIoux FALLS RANKS

2ND
IN THE NATION FOR TOTAL
BANK ASSETS WITH

\$3.46 T
(FDIC 4Q, 2021)



\$7.9 B

WORTH OF
CONSTRUCTION SINCE
2010



23,400

NEW HOUSING UNITS
HAVE BEEN BUILT SINCE
2010

TOTAL VALUE OF CONSTRUCTION - SIOUX FALLS 2021

\$300.3 M
NEW RESIDENTIAL

\$266 M
NON-RESIDENTIAL
ADDITIONS/REMODEL

\$73.7 M
RESIDENTIAL ADDITIONS/
REMODEL

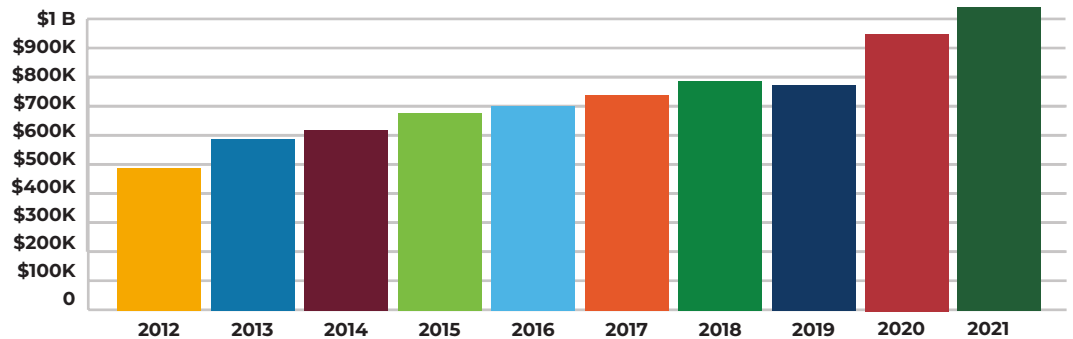
\$1.104 B
TOTAL VALUE

\$464.3 M
NEW NON-RESIDENTIAL

7,246
NUMBER OF PERMITS
ISSUED

Source: Planning & Development Services, City of Sioux Falls

BUILDING CONSTRUCTION - SIOUX FALLS



RETAIL

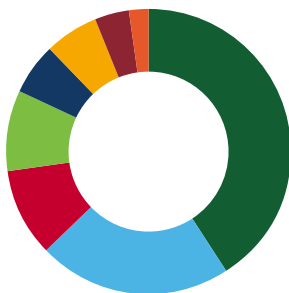
SIoux FALLS
METRO
GENERATES

26%

OF SD'S RETAIL
SECTORS SALES -
2021

(SD Department of Revenue)

RETAIL SALES



MAJOR RETAILERS

Aldi (3)	Lewis Drug (12)
Ashley Home Furniture	Lowe's
At Home	Macy's
Austad's Golf	Marshalls
Best Buy	Menards (2)
Burlington	Nyberg's Ace Hardware (5)
Casey's General Stores (15)	Old Navy
Costco	PetSmart (2)
Dave & Buster's	Sam's Club
Dick's Sporting Goods	Scheels
Duluth Trading Company	Schoeneman's
DSW	Slumberland
Fareway Foods (4)	SD Furniture Mart
Fleet Farm	Skechers
Hobby Lobby	Target (2)
HOM Furniture	T.J. Maxx
Home Depot	Verizon
HomeGoods	Ulta (2)
Hy-Vee Foods/Dollar Fresh (8)	Walgreens (6)
JCPenney	Walmart (4)
Kirkland's	Williquors
Kohl's (2)	

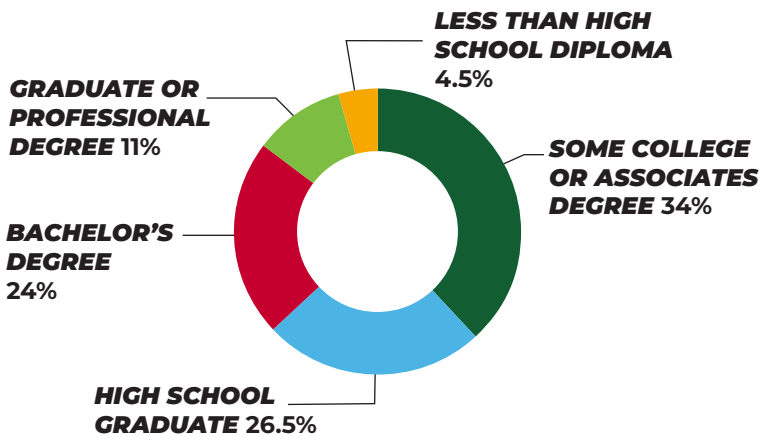
EDUCATION

A number of public school districts provide excellent educational opportunities for PreK through 12th grade students throughout the metro area including Baltic, Beresford, Brandon Valley, Canton, Dell Rapids, Garretson, Harrisburg, Lennox, Sioux Falls, Tea Area, Tri-Valley and West Central. Sioux Falls and the metro area have additional opportunities for elementary and secondary education in non-public schools a number of religious denominations including Roman Catholic, Lutheran Wisconsin Synod, Lutheran Missouri Synod and Christian Interdenominational.

ACT SCORES - 2021



EDUCATIONAL ATTAINMENT



SPANISH & COMPUTER SCIENCE

IMMERSION SCHOOLS

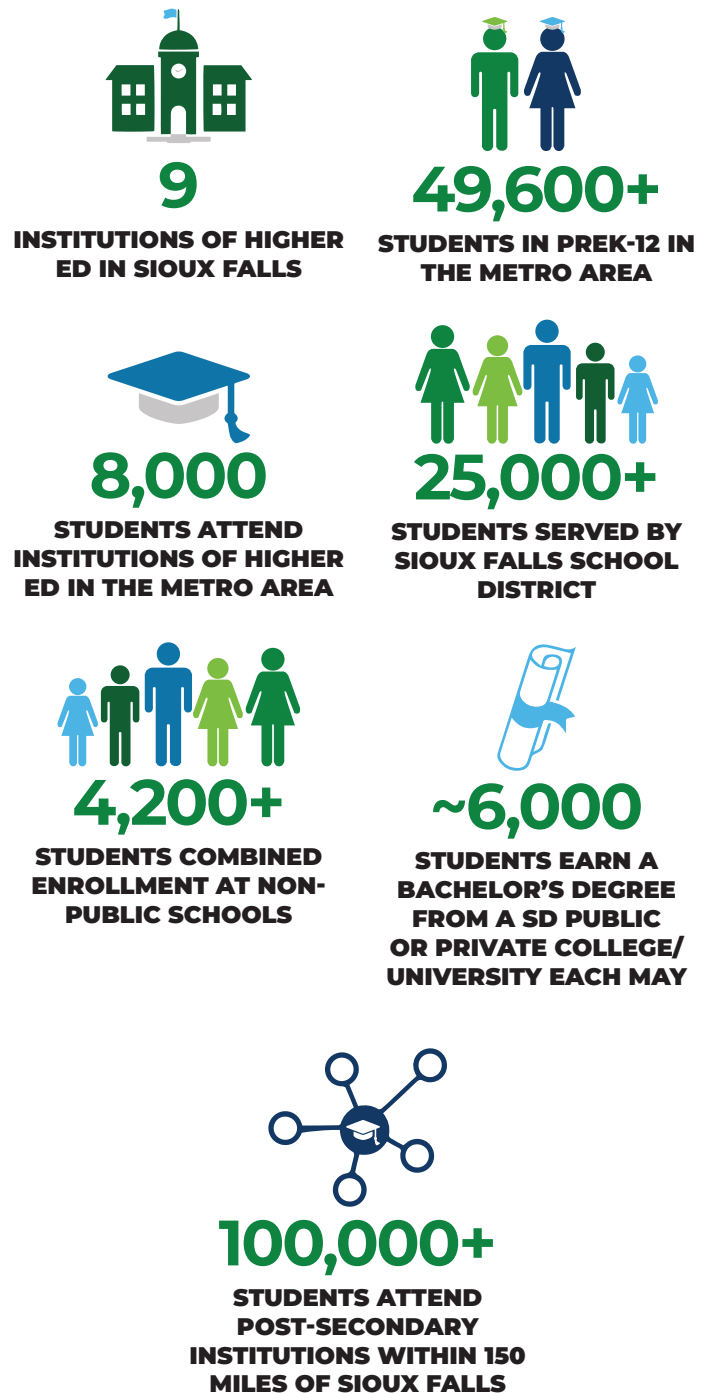
ADVANCED PLACEMENT CLASSES

CAREER & TECH ED OPTIONS

PUBLIC & PRIVATE SCHOOLS

Resources: Sioux Falls School District
605.367.5384 | www.sf.k12.sd.us
Bishop O'Gorman Catholic School
605.335.6557 | www.sfcss.org
Sioux Falls Christian Schools
605.334.1422 | www.siouxfallschristian.org

EDUCATIONAL STATS



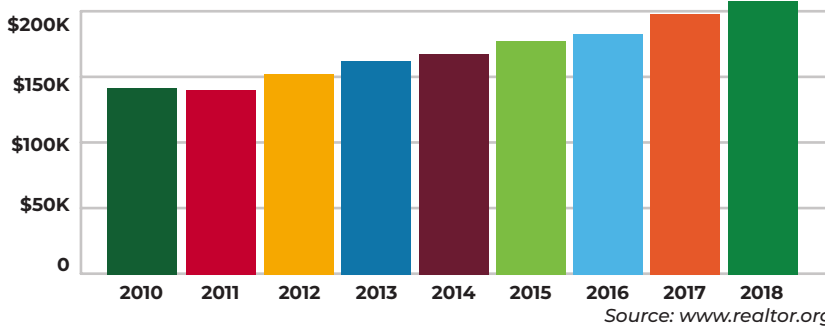
COST OF LIVING

COST OF LIVING COMPARISON

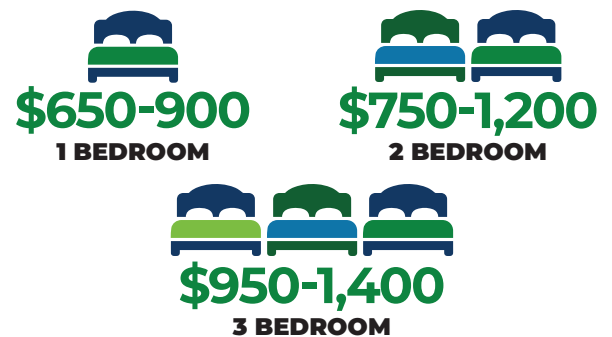
COMPONENT WEIGHT	100%	13%	28%	10%	10%	4%	35%
	ALL ITEMS	FOOD	HOUSING	UTILITIES	TRANSPORTATION	HEALTH	MISC. SERVICES
Denver, CO	114.7	95.9	139.4	85.8	116.8	103.0	111.4
Bozeman, MT	112.0	106.1	134.2	88.4	94.5	96.0	109.6
Madison, WI	105.8	104.3	105.3	107.1	105.1	122.0	104.5
Minneapolis, MN	102.3	99.9	94.7	96.3	105.2	98.4	110.6
Omaha, NE	96.2	98.2	92.3	94.8	106.2	99.5	95.8
Iowa City, IA	94.6	96.9	83.9	88.0	106.4	93.4	101.2
Kansas City, MO	94.6	89.5	101.3	97.4	87.4	87.3	93.4
Sioux Falls, SD	92.1	87.7	93.9	92.4	89.4	104.7	91.5

Source: Council for Community & Economic Research Cost of Living Index Inter-City Index (US Average = 100) 3rd Quarter 2021

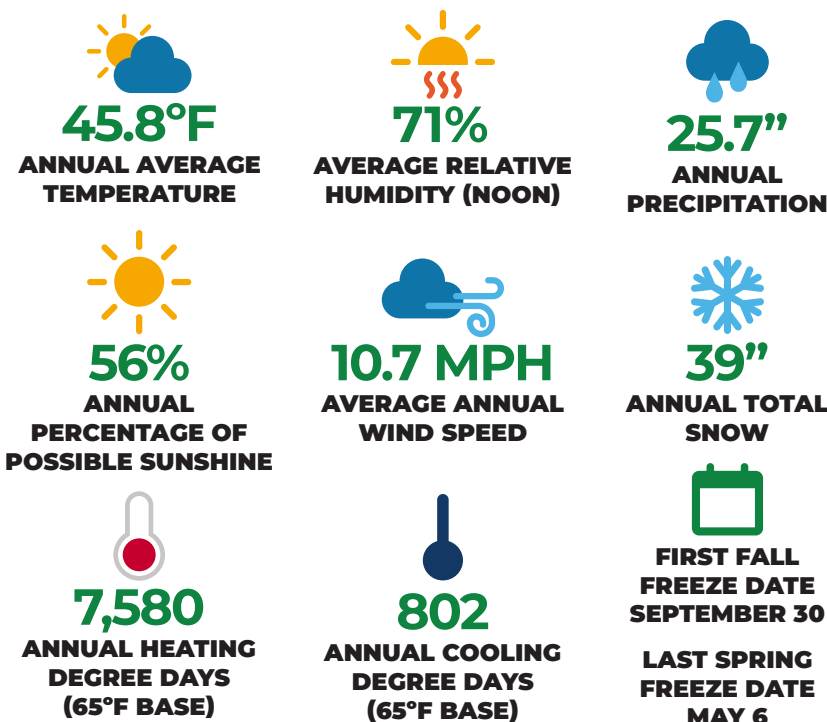
MEDIAN EXISTING HOME PRICE



MONTHLY APARTMENT RENT



CLIMATE



AVERAGE TEMPERATURES - DEGREES °F

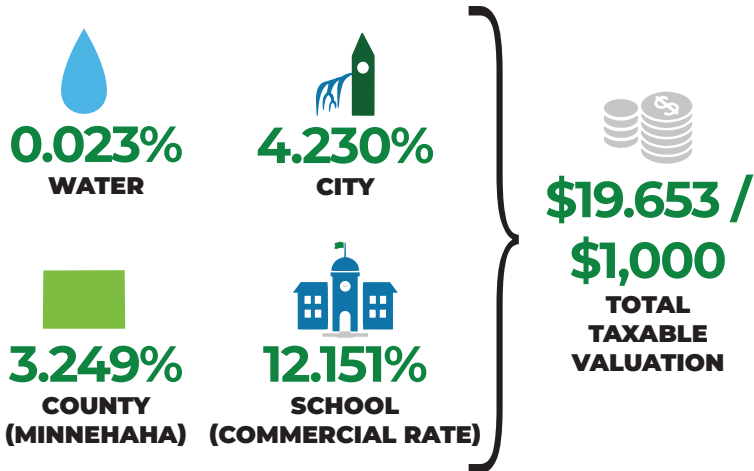
	MEAN	HIGH	LOW
January	16°	26°	6°
February	20°	31°	11°
March	32°	43°	23°
April	47°	59°	35°
May	59°	70°	47°
June	68°	80°	57°
July	74°	85°	62°
August	71°	83°	60°
September	62°	74°	50°
October	50°	60°	37°
November	33°	43°	23°
December	21°	29°	11°

BUSINESS CLIMATE

REAL PROPERTY TAX

Local real property taxes vary from 1 to 4 percent of the actual value of the structure, with most rates falling under 3 percent. The taxable value of a property is currently considered 85% of the market value. Property taxes are then calculated based on the taxable value of the property.

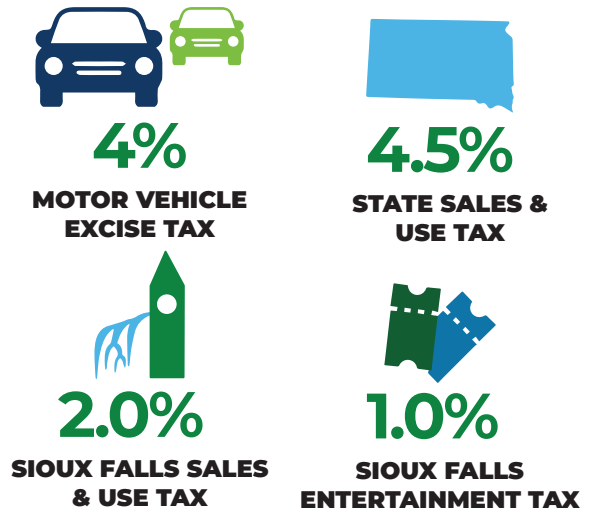
2021 LEVY FOR THE CITY OF SIOUX FALLS (COMMERCIAL & NON-OWNER OCCUPIED PROPERTIES)



Taxable percentages are for the City of Sioux Falls within Minnehaha County. Minnehaha County has taxable percentages of .85 for ag and .939 for non-ag. Lincoln County has taxable percentages of .850 for ag and .936 for non-ag.

Property taxes vary depending on the school district and county.

SD RANKED 2ND BEST IN THE TAX FOUNDATION'S 2022 STATE BUSINESS TAX CLIMATE INDEX

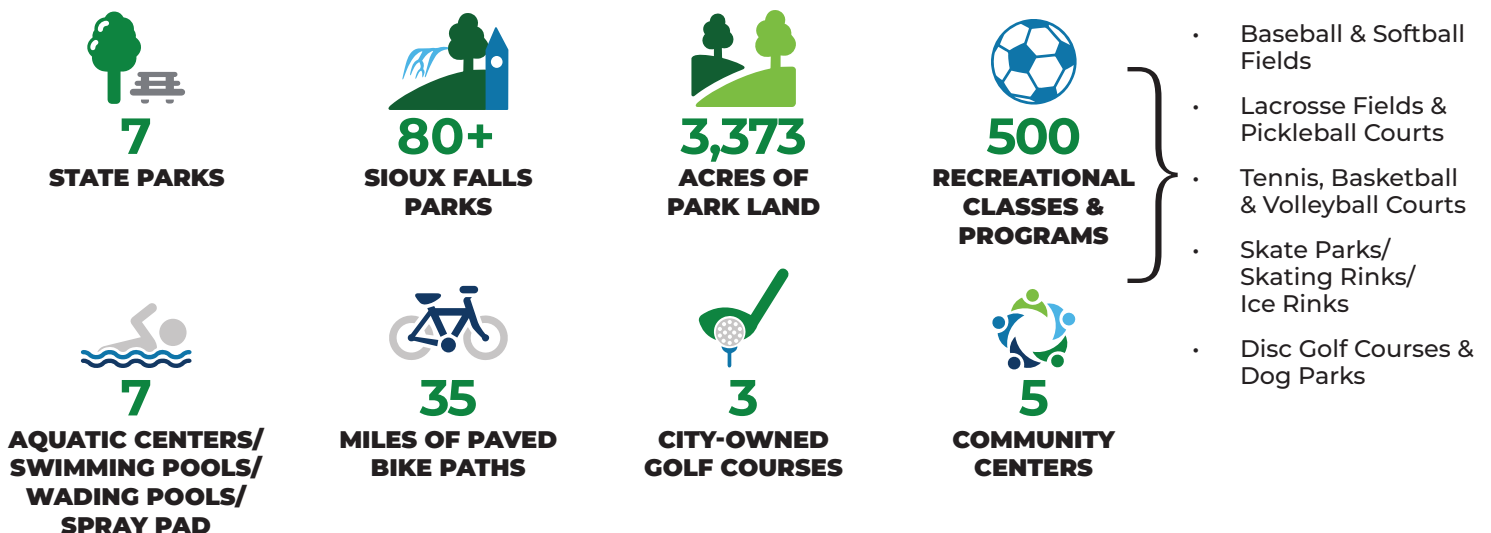


REEMPLOYMENT ASSISTANCE TAX

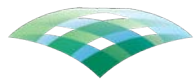
	NEW EMPLOYER	CONSTRUCTION
Year 1	1.75%	6.55%
Year 2-3	1.55%	3.55%
Average experienced rating 2021:		1.12%
Wage Base		\$15,000

Employers of 4+ years are assigned an experienced rating based on the employer's benefit and contribution experience in relation to their total taxable payroll for a certain period and the remaining balance in the State fund.

PARKS & RECREATION



DEVELOPMENT PARKS



Foundation
Park

FOUNDATION PARK



**SOUTH DAKOTA'S
1ST
MEGA-SITE**



**900+
ACRE PARK**



**389
ACRES
AVAILABLE
NOW**



**I-29 & I-90
ACCESS**



ZONED I-2



**CLASS 1 RAIL
FRONTAGE**



**CROSSROAD
LOCATION**



**NORTHERN
GATEWAY TO
SIOUX FALLS**



EST. 2015

TENANTS INCLUDE: Amazon, Dakota Carriers, FedEx, Lineage Logistics, Nordica Warehouses Inc., and more

SIOUX EMPIRE DEVELOPMENT PARKS



**150
BUSINESSES**



**11,500+
EMPLOYEES**



**1,300+
ACRES**



ZONED I-1



**NEAR THE
INTERSECTION OF
I-29 AND I-90**



**WITHIN MINUTES OF
THE SIOUX FALLS
REGIONAL AIRPORT**

TENANTS INCLUDE: ADP, Avera Health, Dakota Digital, Daktronics, Inc., Electronic Systems, Inc., FedEx, Forum Communications, Glanbia Nutritionals, Goodin Company, Graco, Inc., Grand Prairie Foods, Nordica Warehouses Inc., Pepsi, Poet LLC, Sanford Foundation, Sanford Health, Sanford Research, Schwan Sales, Silencer Central, StarMark Cabinetry, Sullivan Inc., Titan Machinery, United States Postal Service, Wheeler Tank, Worthington Ag Parts, Wells Fargo, YRC Inc.



UNIVERSITY OF SOUTH DAKOTA
DISCOVERY DISTRICT

USD DISCOVERY DISTRICT



**111
ACRE
RESEARCH
PARK**



**LOCATED IN
NORTHWEST
SIOUX FALLS**



**HIGH DENSITY
INNOVATION
DISTRICT**



**BRINGS TOGETHER
RESEARCH, EDUCATION &
BUSINESS**

TENANTS INCLUDE: Alumend, SAB Biotherapeutics, Inc., LifeScope

ADDITIONAL RESOURCES

Sioux Falls Development Foundation
605.339.0103 or 800.658.3373
www.siouxfallsdevelopment.com

Governor's Office of Economic Development
800.872.6190 or 605.773.4633
www.sdreadytowork.com

Sioux Metro Growth Alliance
(605) 679-7149 | www.siouxmetro.com

Startup Sioux Falls
605.275.8000 | www.startupsiouxfalls.com

Enterprise Institute
605.697.5015 | www.sdei.org

South Eastern Council of Governments
605.367.5390 | www.secog.org
www.dakotabusinessfinance.com

Port of Entry / Customs
605.338.3424 or 605.941.6696

City of Sioux Falls Finance Department
605.367.8860 | www.siouxfalls.org/finance

City of Sioux Falls
605.367.8800 | www.siouxfalls.org

Minnehaha County
605.367.4206 | www.minnehahacounty.org

Lincoln County
605.764.2581 | www.lincolncountysd.org

Minnehaha Community Water Corp
605.428.3374

Lincoln County Rural Water System
605.767.2966 | www.lincolncoruralwater.com

South Lincoln Rural Water
605.372.4211 | www.slrws.com
MidAmerican Energy
605.373.6033 | www.midamericanenergy.com

CenturyLink
800.603.6000 | www.centurylink.com

Midco
800.888.1300 | www.midco.com

NorthWestern Energy
800.245.6977 | www3.northwesternenergy.com/home

SDN Communications
800.247.1442 | www.sdncommunications.com

Vast Broadband
888.745.2888 or 866.964.1277
www.vastbroadband.com

Alliance Communications
605.594.3411 | www.alliancecom.net

Golden West Telecommunications
855.888.7777 | www.goldenwest.com

SpeedConnect South Dakota
605.338.6299 | www.speedconnect.com

UTILITIES

Xcel Energy
800.481.4700 | www.xcelenergy.com

Sioux Valley Energy
800.234.1960 | www.siouxvalleyenergy.com

Southeastern Electric
800.333.2859 | www.southeasternelectric.com

City of Sioux Falls Public Works
605.367.8600 | www.siouxfalls.org/publicworks

HEALTHCARE

Avera
Avera McKennan Hospital
Avera Behavioral Health Center
Avera Heart Hospital of South Dakota
Avera Dells Area Hospital
www.avera.org

ADDITIONAL RESOURCES CONTINUED

HEALTHCARE CONTINUED

Sanford Health
Sanford USD Medical Center
Sanford Heart Hospital
Sanford Children's Hospital
Sanford Canton-Inwood Medical Center
www.sanfordhealth.org

Specialty Hospitals
Encompass Health Rehabilitation Hospital
www.encompasshealth.com

LifeScape
www.lifescapesd.org

Sioux Falls Specialty Hospital
www.sfsh.com

Select Specialty Hospital
www.selectspecialtyhospitals.com

Veteran's Memorial Hospital
www.sioxfalls.va.gov

University of South Dakota, Vermillion, SD
The State's designated liberal arts institution & flagship university
Enrollment: 10,000+
Graduates: 2,200
877.269.6837 | www.usd.edu

Augustana University
Private, 4 Year Liberal Arts University
70 Majors & Pre-professional specializations
Masters: Education, Sports Administration & Leadership, Accountancy, Genetic Counseling
Enrollment: 2,100-2,200
Average # of Graduates: 400-500
800.727.2844 or 605.274.0770
www.augie.edu

University of Sioux Falls
Private, 4 Year Liberal Arts College
AA, Bachelors, Masters
Fall Enrollment: 1,600
Average # of Graduates: 400-500
800.888.1047 or 605.331-6600
www.usiouxfalls.edu

Community College of Sioux Falls, a branch of The University of South Dakota
Community College & Extension Campus
Certificates, Associates, Bachelors, Masters & Ph.D.'s.
Annual Enrollment: 2,000-2,500
605.274.9500 | www.sduniversitycenter.org

Southeast Technical College
Technical Institute - 50+ programs
AA Science Degrees, Diplomas or Certificates
Annual Enrollment: 2,100-2,200
Average # of Graduates: 900-1,000
800.247.0789 | www.southeasttech.edu

Sanford School of Medicine of The University of South Dakota
Primary clinical campus (years 3-4)
Residency programs: Internal Medicine, Pathology, Psychiatry, Child and Adolescent Psychiatry, & Transitional
Average # of Graduates: 50-60
605.357.1300 | www.usd.edu/med

HEALTH RESEARCH CENTERS

Avera Research Institute
www.avera.org

Sanford Research
www.sanfordresearch.org

UNIVERSITIES, COLLEGES, INSTITUTIONS

Dakota State University, Madison, SD
A National Security Agency's National Center of Academic Excellence in Cyber Operations
Enrollment: 3,300+
Graduates: 450
888.378.9988 | www.dsu.edu

South Dakota State University, Brookings, SD
A land-grant university & the State's largest institution
Enrollment: 12,100+
Graduates: 2,600
800.952.3541 | www.sdstate.edu

ADDITIONAL RESOURCES CONTINUED

UNIVERSITIES, COLLEGES, INSTITUTIONS CONTINUED

Sioux Falls Seminary
Graduate Theological Institution
Masters & Doctoral Degrees; Graduate & Non-
degree Certificates
Annual Enrollment: 250-350
Average # of Graduates: 40
605.336.6588 | www.sfseminary.edu

Mount Marty College
30-month Nurse Anesthesia Graduate Program
Master of Science Degree
Annual Enrollment: 100
605.322.8090 | www.mtmc.edu

University of Northwestern - Sioux Falls
Private, MN-based Liberal Arts College
MBA, MOL and BS-Business Management
800.692.4020 | www.unwsioxford.com

Stewart School Cosmetology, Esthetics & Nail
Technology Education
Annual Enrollment: 100
800.537.2625 | www.stewartschool.com



200 N Phillips Ave Suite 101, Sioux Falls, SD 57104
O: 605.339.0103 | F: 605.339.0055 | siouxfallsdevelopment.com

