Sioux Falls







Community Profile 2023

Welcome to Sioux Falls





The Sioux Falls Development Foundation is your gateway to a variety of professional services including industry and business specific location assistance. We work in partnership with the Governor's Office of Economic Development, local municipalities, county officials, the Sioux Metro Growth Alliance, Startup Sioux Falls, the USD Discovery District, in addition to real estate brokers and financial institution representatives to assist you.

The Foundation owns and operates the Sioux Empire Development Parks and Foundation Park. Established in 1970 and 2015 repectively, the parks total 2,220 acres, and are zoned I-1 or I-2 and provide excellent Interstate access to I-29 and I-90.

We are here for you! Contact us for all your needs including:

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











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Stats at a Glance

290,000
Metro Area Residents

4-County Metro
encompassing Minnehaha / Lincoln / McCook / Turner



Crossroads City
Located at the intersection of Interstate 29 & Interstate 90

4,000-6,000
Annual Growth in Population

115,000
Metro Households

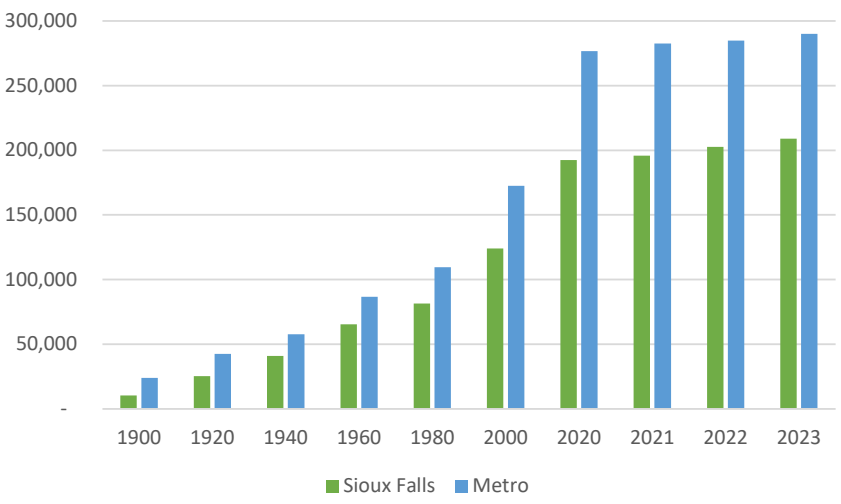
18.5 Minutes
Average Commute Time

36 Years
Median Age of Residents

Demographics

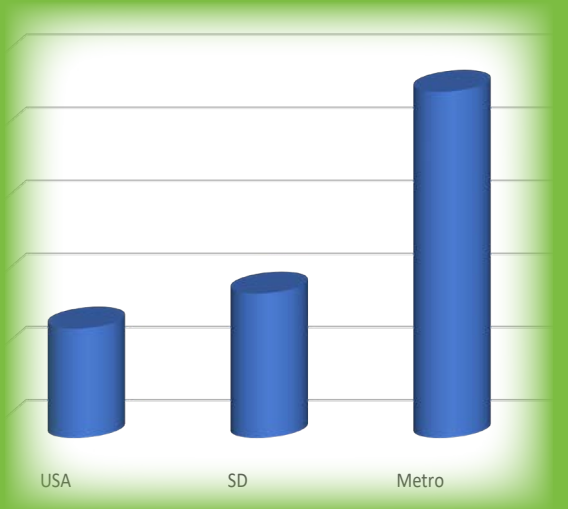
Population

	Sioux Falls	Metro
2020	192,500	276,730
2021	195,850	282,557
2022	202,600	284,800
2023	208,900	291,300



Population Growth

Metro area population growth has outpaced the state's and the nation's growth 23.7 percent to 9.9 percent and 7.5 percent respectively since 2010.





Persons / Households / Families

	Metro
Total Households	114,967
Persons per Household	2.40
Total Families	75,018
Persons per Family	2.96

Race Distribution

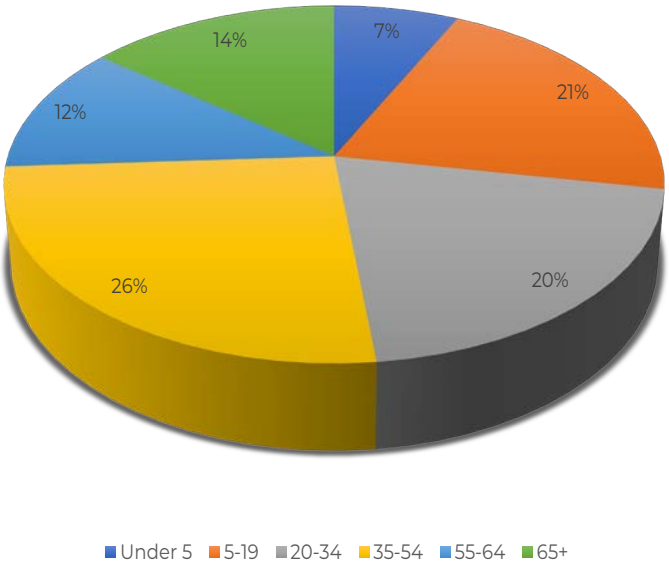
	Metro
One Race	93.8%
White	83.5%
Black	4.7%
Native American	1.7%
Asian	2.1%
Other	1.8%
Two or More Races	6.2%
Hispanic/Latino (of any race)	4.8%

Sex Distribution

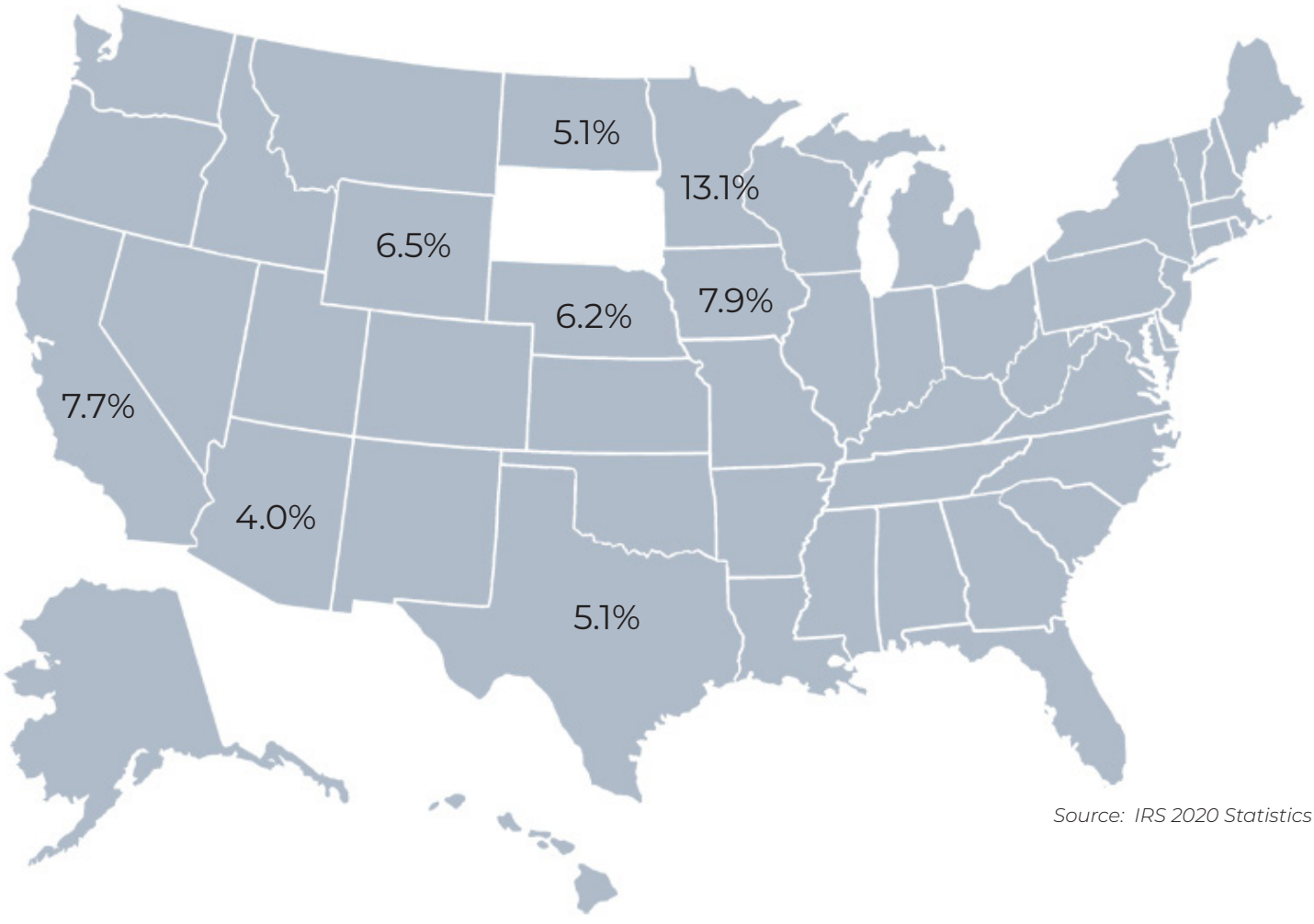
	Metro
Male	50.2%
Female	49.8%

Source: 2021 American Community Survey

Age Distribution



Top States contributing to South Dakota's Population Growth



Source: IRS 2020 Statistics

Labor Statistics

Availabilty of Labor

Estimated Available Labor Supply . . . 13,800

Annual Number of New Residents . . . 4,000-6,000

Annual College/Tech School Graduates *Statewide* . . . 10,000

Metro Area High School Graduates in 2022 . . . 3,200

Labor Force Growth last 10 Years . . . 18%

74.4 %

Labor Participation Rate







Major Employers

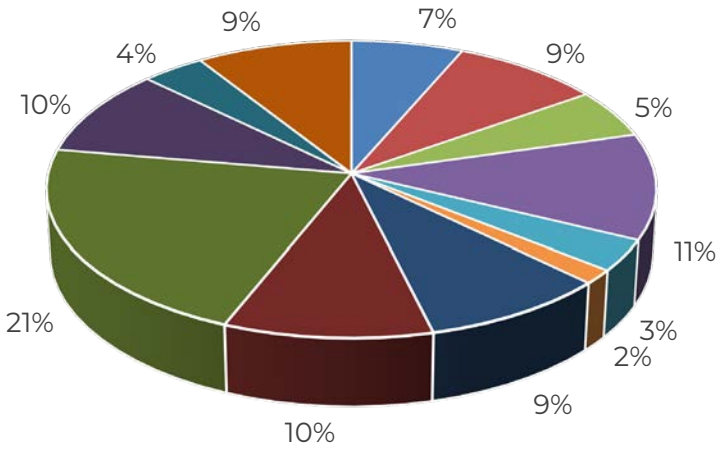
9,885	Sanford Health
7,221	Avera Health
3,699	Sioux Falls School District
3,262	Smithfield Foods
2,613	Hy-Vee Food Stores
1,855	Wells Fargo
1,721	City of Sioux Falls
1,628	Walmart / Sam's Club
1,300	Citi
1,292	Department of Veterans Affairs
1,150	First PREMIER Bank / PREMIER Bankcard
1,080	LifeScape

Civilian Labor Force, Employment & Unemployment

Year	Labor Force	Employment	Unemployment	% Unemployed
2000	111,188	108,991	2,197	2.0%
2010	134,275	127,982	6,293	4.7%
2020	156,271	149,984	6,287	4.0%
2021	158,800	154,428	4,372	2.8%
2022	163,101	159,830	3,271	2.0%

Non-ag Wage & Salary Employment by Industry - 2022

- Construction
- Manufacturing
- Wholesale
- Retail
- Trans/Ware/Utilities
- Information
- Financial Services
- Professional Services
- Education/Health
- Leisure/Hospitality
- Other Services
- Government



3-State, 12-County Labor Draw



Income Stats for 2021

	Metro
Median Family Income	$91,412
Median Household Income	$75,946
Per Capita Income	$41,852

South Dakota is a Right-to-Work State



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.

2022 Levy for the City of Sioux Falls
(Commercial & Non-owner Occupied Properties)

Water	0.022
City	3.886
School (Commercial Rate) *	11.932
County (Minnehaha) *	3.069
Total:	$18.909 / $1,000 taxable valuation

Taxable percentages are for the City of Sioux Falls within Minnehaha County. Minnehaha County has taxable percentages of .85 for ag and .954 for non-ag. Lincoln County has taxable percentages of .85 for ag and .944 for non-ag.

** Property taxes vary depending on the school district and county.*

Equipment & inventory are classified as personal property & are NOT subject to property tax

Property Tax Abatement

A City of Sioux Falls ordinance allows owner-occupied new industrial, distribution or research structures, or additions to these types of existing structures, to be taxed at a lower rate resulting in a savings of property tax normally paid during the first five years following construction.

The chart illustrates the percentage of taxable value used through the first five years.

Post Construction	% Taxable Value Used
1st Year	---
2nd Year	20%
3rd Year	40%
4th Year	60%
5th Year	80%
6th Year	100%

A number of Minnehaha and Lincoln County communities have enacted property tax abatement ordinances. For information, contact the Sioux Metro Growth Alliance at 605.679.7149.



South Dakota is one of the nation's Top States for business with a Pro-business Environment that improves your bottom line

Reemployment Assistance Tax

	New Employer	Construction
Year 1	1.75%	6.55%
Year 2-3	1.55%	3.55%

Average Experienced Employer Rate: 2022/23	1.14%
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.

Sales & Use Tax

State	4.2%
Sioux Falls	2.0%
Sioux Falls Entertainment Tax	1.0%

Motor Vehicle Excise Tax:

4 percent on the purchase price of motor vehicles,

NO Personal Income Tax
NO Personal Property Tax
NO Inheritance Tax

Sales Tax Refund

South Dakota charges sales tax on capital equipment purchases. Many communities offer a refund of their city's portion (generally 2%) of capital equipment/eligible furnishings. The City of Sioux Falls program allows eligible expenses to be incurred within 36 months of the project start date.

City of Sioux Falls - Sales Tax Refund Parameters:

- New construction project - must add at least $5 million to property tax base, or
- Non-realty capital assets investment of not less than $10 million, or
- A combination of new construction & non-realty capital assets exceeding $10 million

Workers Compensation:

South Dakota has traditionally been known as having one of the lowest workers compensation rates in the country. For detailed information contact the SD Department of Revenue & Regulation.

State Incentives

Revolving Economic Development & Initiative Fund

The REDI Fund is a low interest revolving loan fund for economic development providing financing assistance for qualifying startup firms, existing businesses, and businesses moving into South Dakota based on the creation of primary jobs.

The REDI Fund can provide financing for the purchase of land and the associated site improvements, construction, acquisition, and renovation of buildings; equipment; fees, services and other costs associated with construction.

The REDI Fund can provide up to 45 percent of the total project cost in partnership with a bank. The applicant is required to be in the process of securing the matching total funds before applying to the South Dakota Board of Economic Development. A minimum ten percent equity contribution is required. The rate is fixed for the entire term of the loan, and is currently at two percent, unless otherwise determined by the Board of Economic Development. The loans are amortized over the useful life of the assets financed; with up to twenty years for real estate and ten years for equipment, with a balloon payment provision after five years.

South Dakota Reivestment Payment Program

The Reinvestment Payment Program provides reinvestment payments to projects in excess of $20,000,000, or with equipment upgrades in excess of $2,000,000. The awards are intended for projects that would not have occurred without the reinvestment payment. The program is a component of 2013's "Building South Dakota" legislation, which focuses on education, housing, infrastructure, local economic development efforts, and large and small project needs. The Board of Economic Development oversees the Reinvestment Payment Program. This program is available to assist companies in offsetting the up-front costs associated with relocating or expanding operations and/or upgrading equipment in South Dakota. The program allows for project owners to receive a reinvestment payment, not to exceed the South Dakota sales and use tax paid on project costs, for new or expanded facilities and equipment.

50-State Comparison:

check it out at

sdgoed.com/tools-resources/50-state-comparison/

South Dakota has the 2nd Best Business Tax Climate in the Nation

Tax Foundation

South Dakota Jobs Program

The South Dakota Jobs Program works similarly to the South Dakota Reinvestment Payment Program. This program is available to assist companies in offsetting the up-front costs associated with relocating or expanding operations and/or upgrading equipment in South Dakota. The program allows for project owners to receive a South Dakota Jobs Grant for new or expanded facilities with project costs less than $20,000,000, or for equipment upgrades with project costs less than $2,000,000 and is based upon the sales and use tax for the project which is estimated to be paid by the company. The Board of Economic Development oversees the South Dakota Jobs Program.



International Trade Services

Port of Entry

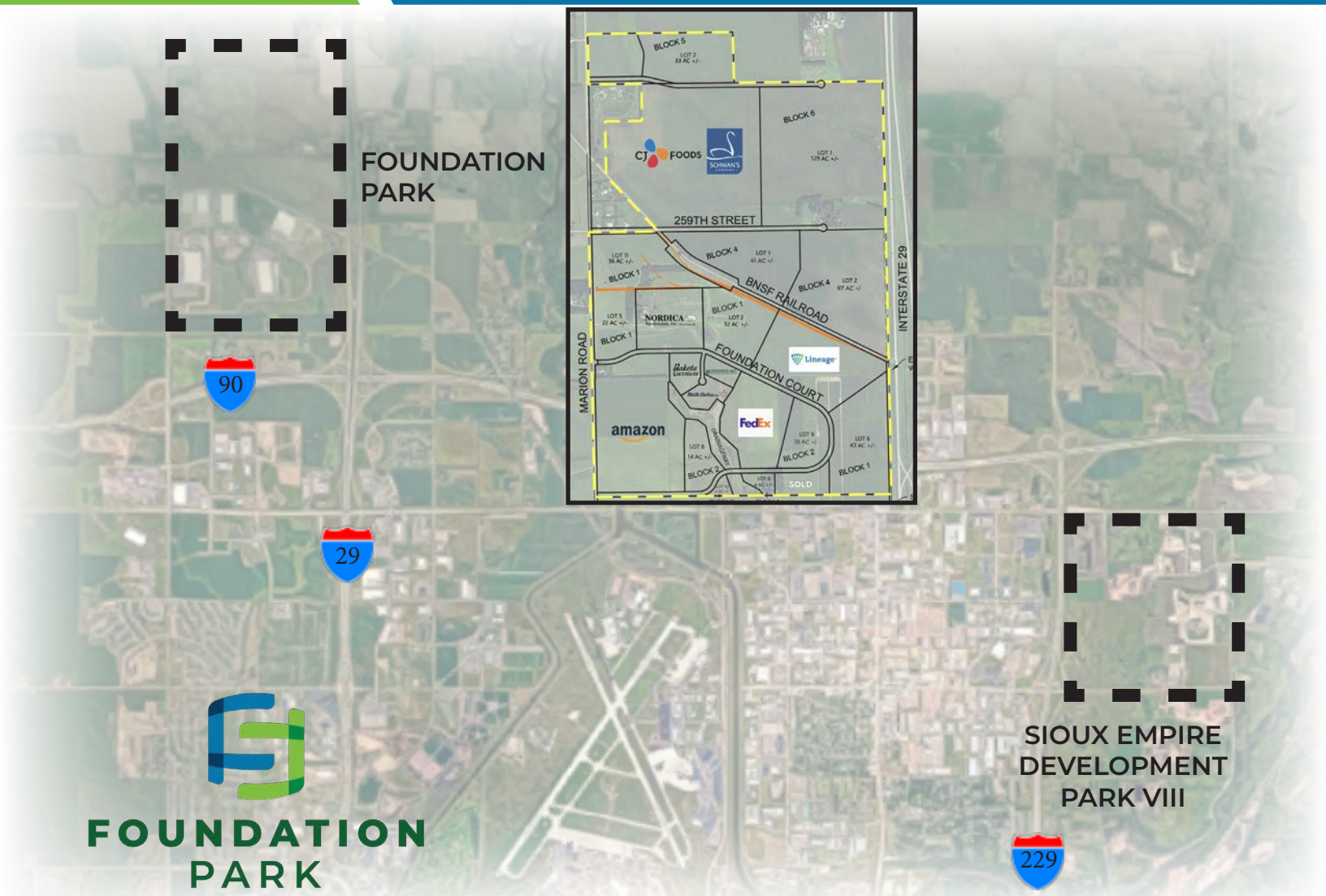
Sioux Falls is South Dakota's US Customs & Border Protection's Port of Entry. It has the unique distinction of being the only air cargo port in South Dakota. The Port's U.S. Customs Office allows freight and passengers to clear U.S. Customs in Sioux Falls. Persons interested in accessing Port Services are encouraged to contact South Dakota Trade at (605) 338-3424.

Foreign Trade Zone

The Federal Government approved a Foreign Trade Zone in Sioux Falls. FTZ #220's current activated General Purpose Warehouse site is Nordica Warehouses, Inc., located at 801 South 6th Avenue. The site consists of a 125,000 square foot public dry goods heated warehouse, freezer building and cooler building. For more information, contact Nordica Warehouses at 605.336.9152. Rosenbauer-America, Inc. is FTZ #220s only Manufacturing Foreign Trade Zone site and it is located in Lyons, South Dakota. This site consists of approximately 10 acres.

Foundation Park

--est. 2015 --



FOUNDATION PARK

South Dakota's 1st Mega-site

Crossroads Location with I-29 & I-90 Access

980 Acre Park

Class 1 Rail Frontage

Northern Gateway to Sioux Falls

Zoned I-2

Home to

Amazon
FedEX
Lineage Logistics
Nordica
& more

For more information contact:
Dean Dziedzic | 605.274.0474

Sioux Empire Development Parks

Major Tenants

ADP
Avera Health
Dakota Digital
Daktronics, Inc.
Electronic Systems, Inc.
Forum Communications
Glanbia Nutritionals
Goodin Company
Graco, Inc.
Grand Prairie Foods
Pepsi
Poet LLC
Sanford Foundation
Sanford Health
Sanford Research
Schwan Home Delivery
Silencer Central
Master Brand / StarMark
Sullivan Inc.
Titan Machinery
United State Post Office
Wheeler Tank
Worthington Ag Parts
Wells Fargo
YRC, Inc.

Over 1,300 Acres

Zoned I-1 for Light Industrial

Protective Covenants

Near the Intersections of I-29 & I-90

Within minutes of the Regional Airport

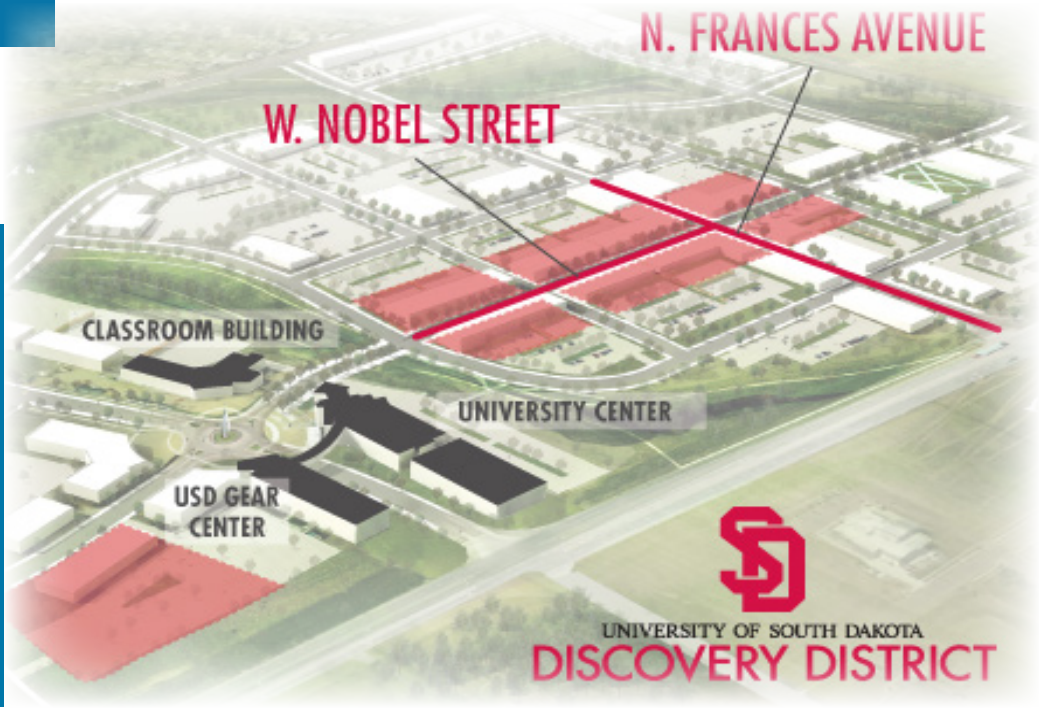
Fully Developed Shovel-Ready Sites

University of South Dakota Discovery District

111-acre Research Park under development in Northwest Sioux Falls

Master-planned High Density Innovation District

Connecting Universities with Innovative Companies



Discovery District Partner Organizations:

SD Board of Regents
University of South Dakota
State of South Dakota
Forward Sioux Falls
City of Sioux Falls

info@usddiscovery.com
www.usddiscovery.com

Transportation



Interstate Traffic Counts - 2022

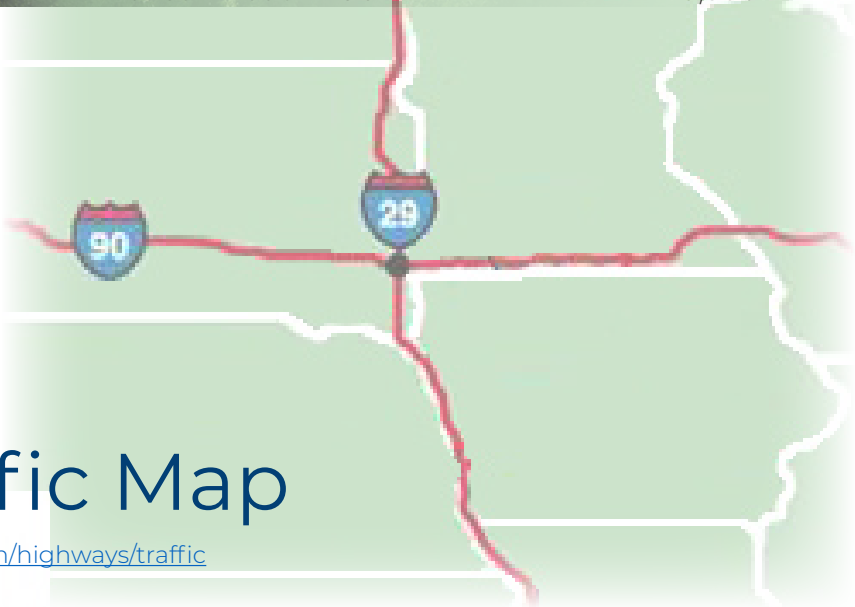
Interstate 29	
Exit 73 (Tea Exit) - I 229	39,640
I 229 - 41st Street	52,700
26th - 12th Street	60,790
12th - Madison Street	57,280
Madison - Russell Street	51,430
Russell - Benson Road	51,200
Benson Road - I 90	45,330
Interstate 90	
SD 100 - I-229	31,850
I 229 - Cliff Avenue	29,060
Cliff Avenue - I-29	28,340
I 29 - Marion Road	17,630
Interstate 229	
Louise - Western Avenue	37,520
Western - Minnesota Avenue	45,270
Minnesota - Cliff Avenue	45,380
Cliff - 26th Street	43,100
26th - 10th Street	35,700
10th - Rice Street	30,990
Rice - Benson Road	30,780
Benson Road - I 90	20,500

18.5 Minutes

Average Commute Time

70+

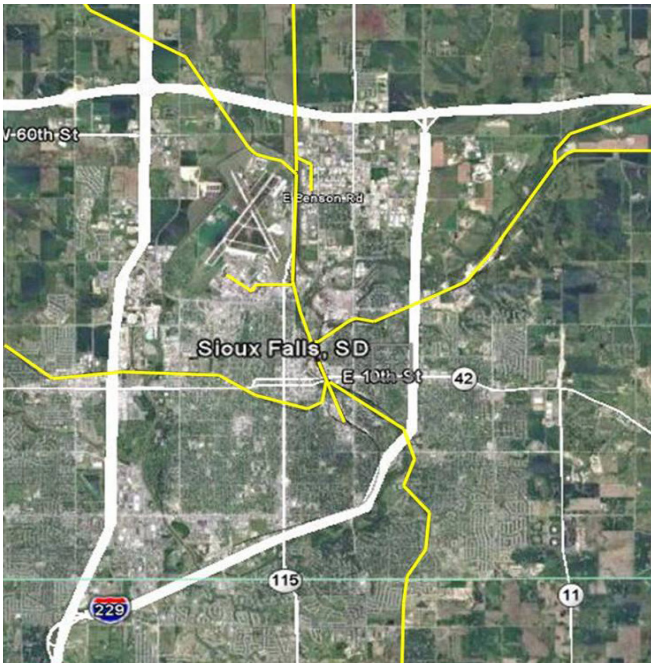
Truck Lines Serving the Region



Interactive Traffic Map

Available at: https://dot.sd.gov/transportation/highways/traffic

Sioux Falls is one of America's **crossroad cities**, located at the junction of **2 Interstates**



BNSF

Rail Service Provider

Transmodal Facilities

- 175-acre large-site off loading terminal
- Located 10 miles south of Sioux Falls near Worthing, SD
- Includes a half-circle side spur
- Space to temporarility store large components
- 120-foot scale

Ellis & Eastern | D & I

Short Line Service Providers

Direct Connections with dock spurs & Freight Forwarding services are available from the railroads

BNSF	www.bnsf.com
E & E	https://kniferiversd.com/ellis-eastern-railroad/
D & I	www.lgeversit.com
Rail to Road	www.railtoroad.com



Sioux Falls Regional Airport - Joe Foss Field

Located approximately two miles northwest of downtown Sioux Falls, the airport is the largest in South Dakota.

Commercial Airline Flights



Daily Flights
- 6 Chicago
- 4 Minneapolis
- 4 Denver
- 3 Dallas/Ft. Worth
- 1 Atlanta
- 1 Phoenix (Sky Harbor)

Weekly Flights
- 6 Phoenix/Mesa
- 5 Las Vegas
- 2 Orlando (Sanford)
- 2 St. Petersburg/Clearwater
- 2 Fort Myers

Seasonal Weekly Flights
- 2 Austin
- 2 Ft. Lauderdale
- 2 Nashville
- 2 Los Angeles
- 2 San Diego

Source: Sioux Falls Regional Airport

1.2M+

Passengers in 2022

65M Pounds

of freight / mail pass through the Sioux Falls Regional Airport annually

52,000

Flight operations in 2022

5 Airlines

Delta | United | American | Allegiant | Frontier

Charter Service

Charter First out of Maverick Air Center

FBO Service

Signature Flight Support & Maverick Air Center

Additional 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 fueling.

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.

Express Delivery Service

Service 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.

Utilities

Xcel Energy Company

Xcel Energy provides electricity to over 90 percent of the electrical customers in Sioux Falls, (approximately 87,500 residential and commercial), as well as customers in 35 rural communities for a total of approximately 92,000 customers in South Dakota. A majority of those customers reside in Minnehaha and Lincoln counties.

Xcel owns and operates three combustion turbine-generating units at the Angus C. Anson plant site, located between Sioux Falls and Brandon. The plant utilizes natural gas and is capable of providing 400 MW of power, generally used for peaking purposes on hot summer days. Xcel Energy offers a range of rate options, including interruptible rates that can provide industrial customers with significant savings.

For more information visit www.xcelenergy.com or call 1.800.481.4700.

Sioux Valley Energy

Sioux Valley Energy provides electricity to more than 27,000 residential, retail, commercial, and industrial members in South Dakota and Minnesota, including the Minnehaha communities of Brandon, Hartford, Colton, Corson, Humboldt, Crooks, Lyons, Valley Springs, and portions of Sioux Falls. Sioux Valley Energy is part of a strong cooperative network with a robust, reliable, and redundant transmission and generation system. The Cooperative has a diverse energy portfolio from its wholesale power supplier including coal, gas, oil, distributed, and renewable energy, including wind power. Nearly 40 percent of Sioux Valley Energy's electricity comes from renewable sources. This energy mix provides Sioux Valley's members with reliable, sustainable, and affordable electricity. The Cooperative serves electricity to a wide variety of industries including manufacturing, ethanol production, and data processing.

Sioux Valley Energy owns and maintains more than 6,000 miles of distribution line in a seven-county region of Brookings, Lake, Moody, Minnehaha, and a portion of Kingsbury counties in South Dakota and Rock and Pipestone counties in Minnesota. In addition to serving electricity, Sioux Valley offers electrical wiring and repair, beneficial electrification programs, a renewable energy credit program, residential and commercial energy efficiency assistance, special rates, and rebate programs to its members. There is also dedicated staff to assist commercial and industrial members with their unique needs. Sioux Valley Energy is an equal opportunity provider and employer.

For more information visit www.siouxvalleyenergy.com or call 1.800.234.1960.

Southeastern Electric Coop

Southeastern Electric Cooperative Inc., provides electrical services to residential, commercial and industrial members who live in the southeastern/southwestern city limits of Sioux Falls, around Harrisburg/Tea areas, some small communities in Lincoln, McCook, Turner Counties (Davis, Hurley, Irene, Montrose, Spencer and Viborg) in addition to the rural areas of Hutchinson County on a non-profit/member owned basis. Southeastern has six office and warehouse locations throughout its service area in Alcester, Marion, Parkston, Salem, Exit 68 south of Sioux Falls and Viborg to serve its members. The Coop serves 22,200 meters and is one of the largest and fastest-growing coops in South Dakota.

The Coop also offers incentive programs for ground source heat pumps, energy efficiency programs, off-peak heating, water heating, and all-electric heat for homes, farms and businesses.

For more information visit www.southeasternelectric.com or call 1.800.333.2859.

MidAmerican Energy

MidAmerican Energy Company is an energy provider serving 760,000 electric customers and 742,000 natural gas customers in Iowa, Illinois, Nebraska and South Dakota. It is headquartered in Des Moines, Iowa. Information about MidAmerican Energy is available on the company's website, Twitter, Facebook and YouTube pages, which can be accessed via MidAmerican Energy Company's website at www.midamericanenergy.com.

Northwestern Energy

NorthWestern Energy is a regional provider of electricity, natural gas, and related services to approximately 718,300 customers in Montana, South Dakota, and Nebraska. NorthWestern's natural gas system includes approximately 9,758 miles of transmission and distribution pipelines and storage facilities serving 168 communities and surrounding rural areas in Montana, South Dakota, and central Nebraska. This includes electric and natural gas distribution services to approximately 63,575 electric customers and 88,946 natural gas customers in 60 communities in the eastern half of South Dakota including developing areas within Sioux Falls' city limits. The company's corporate headquarters is located in Sioux Falls.

NorthWestern Energy is dedicated to providing safe, reliable, and cost-effective energy and services to all of its residential, commercial and industrial customers.

Telecommunications

Sioux Falls offers a strong infrastructure of telecommunications services. As a regional hub for medical, financial, call center, and retail services, the community is wired with multiple carriers for voice and data transport. Providers offer everything from the traditional residential services to redundant optical OCX capacity.

Long distance network service is provided by a number of national service providers and other
independent resellers.

Point of Presence: AT&T, Midco, CenturyLink, SDN Communications, Sprint, Vast, and Verizon Business all maintain Points of Presence in the community.

Sioux Falls Water Sources

- Lewis & Clark Regional Water System
- Big Sioux Aquifer
- Middle Skunk Creek Aquifer
- Surface Water

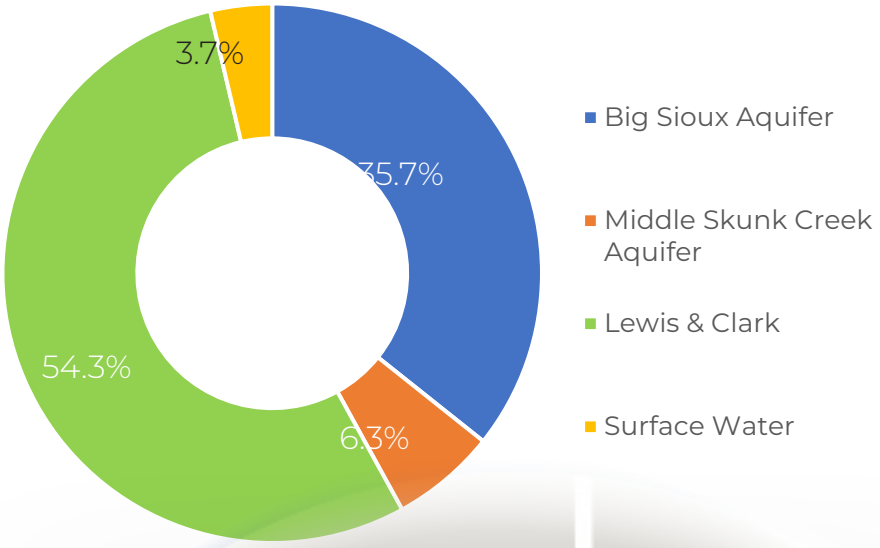
75M Gallons

Water Treatment Capaicty per Day

27M Gallons

Water Storage Capacity



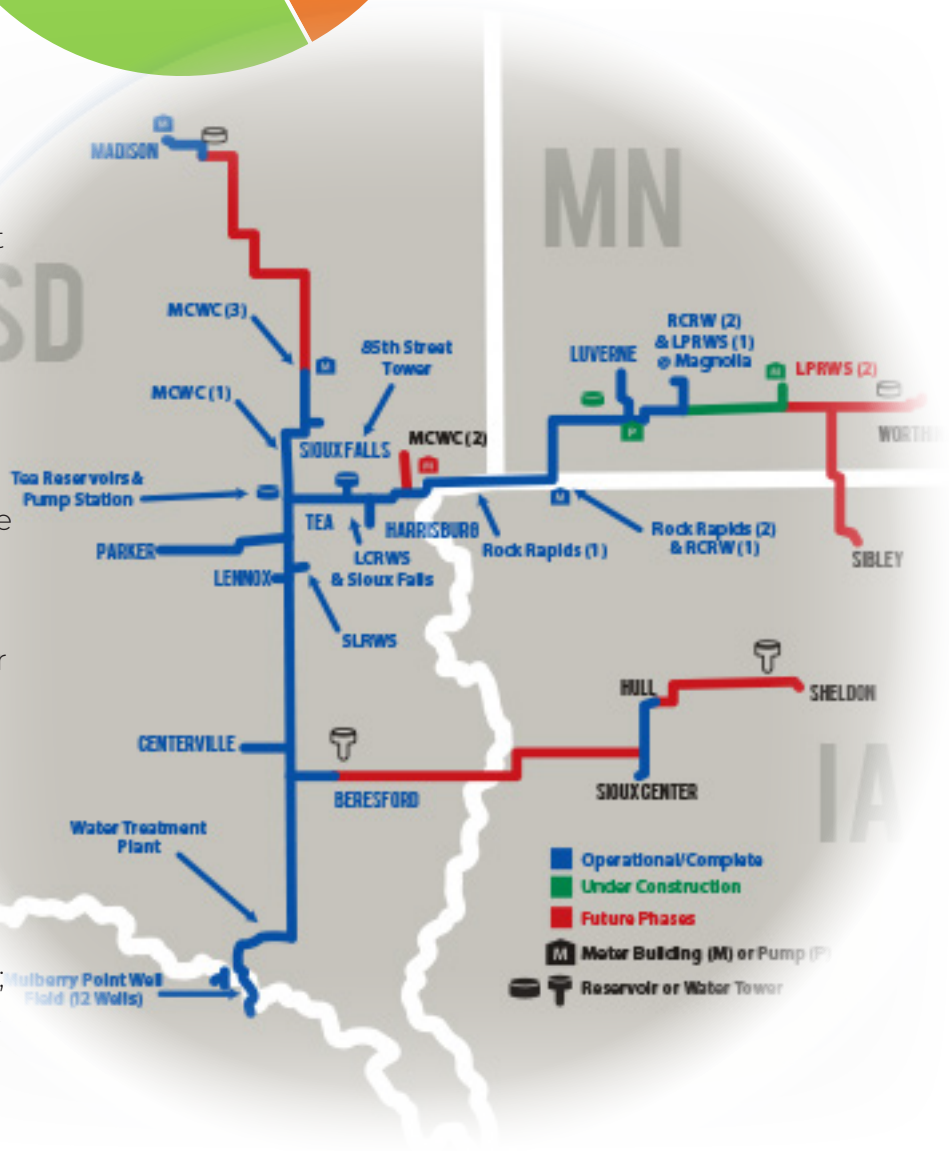


Lewis & Clark

Lewis & Clark provides treated water to member municipalities and rural water systems from an aquifer adjacent to the Missouri River near Vermillion, SD. When completed, the system will serve 20 members with over 350,000 people in South Dakota, Iowa, and Minnesota through 337 miles of pipeline encompassing 5,000 square miles. Communities and rural water systems within the Sioux Falls MSA were connected to Lewis & Clark in 2012.

The capacity of the system when completed will be 45 million gallons per day (MGD) with the ability to expand to 60 MGD in the future. The portion allocated to the City of Sioux Falls when the expansion is completed will be 34.4 MGD.

Lewis & Clark improves the quality of life for area residents by addressing water quality, supply and infrastructure; allowing continued growth of the Sioux Falls region.



Water Treatment - Sioux Falls

The Sioux Falls Department of Water Reclamation oversees wastewater collection and treatment for the City. Residential and commercial flow is 92 percent of the flow contribution with high strength and industrial flow contributing approximately 4 percent of the total flow. The Water Reclamation Division provides collection and treatment services for one sanitary district and two municipalities outside of Sioux Falls; contributing 4 percent of the total flow to the system.

The Division also provides treatment for final discharge to the Big Sioux River according to the conditions of the City's National Pollutant Discharge Elimination System (NPDES) permit. The City currently has primary, secondary and tertiary treatment facilities.

970.5 Miles
of Sewer Pipe

21 Lift Stations

21 Million
GPD Design Average Flow

35 Million
GPD Design Peak Flow

Regional Landfill

The Sioux Falls RSL, in operation since 1979, is the largest landfill in the state of South Dakota and is operated under a solid waste permit from the South Dakota DENR. It is located approximately 5 miles west of Sioux Falls and has a service area covering five counties. The landfill has a total permitted area of approximately 785 acres.

Sioux Falls, in partnership with POET Biorefining-Chancellor, have taken "green" to a new level with the development of a landfill gas pipeline. The 11-mile, low-pressure pipeline provides methane gas to help power daily operations at the 120 million gallon per year POET ethanol plant. Efforts to enhance recycling along with other sustainable measures that decrease environmental impacts will help to lengthen the life of the landfill which is currently estimated to be able to accept waste until the 2070's.

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

Minnehaha Community Water Corp: 605.428.3374
www.minnehahacommunitywater.com

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

South Lincoln Rural Water: 605.372.4211
www.slrws.com



Workforce Assistance



INTERN Sioux Falls: Connects college sophomores and juniors from the upper Midwest to organizations with internship opportunities.

WORK Sioux Falls: Resource connecting top-notch area employers with career seeking individuals from regional metros within a 5-state area.

Talent Tours: College students tour businesses in the Sioux Falls area to connect them with high-demand industries and jobs.

Talent Now: Special events for soon-to-be college graduates to help connect them to employment opportunities quickly.

Talent Draft Day: One-day event for middle school, high school, and college students to immerse them in opportunities available in Sioux Falls.

Talent Rebounds: Events to reach college alumni who have relocated from South Dakota. By leveraging collegiate alumni networks, these events connect prospective 'rebounders' to current residents and businesses within the Sioux Falls community who might inspire them to move back.

Talent Thursdays: Weekly live stream on social media featuring a Sioux Falls professional sharing their career journey and why Sioux Falls is a great place to live.

Career Connections: A weekly job shadowing experience that immerses high school juniors and seniors into high-demand careers in Sioux Falls.

UPSKILL Sioux Falls: Provides employee training and development in high-demand and hard to fill occupations.

Your Future STEM: Helps middle school students understand pathways and job opportunities within STEM-related careers that are poised for growth.

Opportunity & Capability Workshops: A one-day job fair designed for students and adults with disabilities to gain career education and exposure and to raise awareness of the benefits of employing people with disabilities.

Second Chance Job Fairs: Seeks to connect justice-involved persons with employment opportunities upon their release.

Recruitment Council: Monthly workshops on the topics of hiring, retaining, and developing the right employees for your organization.

WIN in Workforce Summit: Annual day-long conference for business executives, HR professionals, and educators to learn trends and best practices for workforce.







Economic Indicators

Sioux Falls Building Construction

	2022
New Residential	$241,000,000
Residential Additions & Remodel	$133,700,000
New Non-Residential	$1,215,300,000
Non-Residential Additions & Remodel	$340,000,000
Total Value	$1,930,000,000
Number of Permits Issued	11,171

Source: Planning & Development Services, City of Sioux Falls

Sioux Falls MSA ranks

No. 2

in the nation for

Total Bank Assets

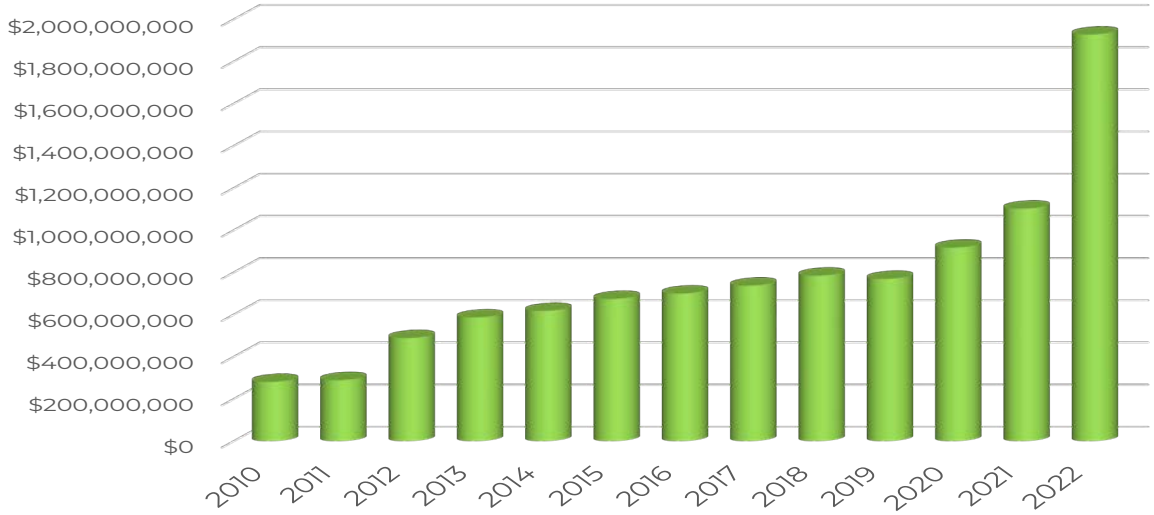
of

$3.5 Trillion

FDIC 4Q 2022

Total Value of Construction

Sioux Falls



$9.9 billion worth of construction has occurred & 27,600 new housing units have been built in Sioux Falls since 2010





Major Retailers

Aldi (4)
Ashley Home Furniture
At Home
Austad's Golf
Best Buy
Buff City Soap
Burlington
Casey's General Stores (15)
Costco
Dick's Sporting Goods
Duluth Trading Company
DSW
Fareway Foods (4)
Five Below
Fleet Farm
Hobby Lobby
HOM Furniture
Home Depot
HomeGoods
Hy-Vee/Dollar Fresh (8)
JCPenney
Kirkland's
Kohl's (2)
Lewis Drug (13)
Lowe's
Macy's
Marshalls
Menards (2)
Nyberg's Ace Hardware (5)
Old Navy
PetSmart (2)
Runnings (2)
Sam's Club
Scheels
Schoeneman's
Slumberland
SD Furniture Mart
Target (2)
T.J. Maxx
Verizon
Ulta
Walgreens (6)
Walmart (4)
Williquors

Regional Retail Destination

As the largest retail center between Denver and the Twin Cities, Sioux Falls offers the consumer a vast selection of goods from thousands of retail stores scattered throughout the metro area. From quaint, eclectic one-of-a-kind shops in our regional communities and downtown Sioux Falls, to national retailers, the metro offers everything consumers need and want.

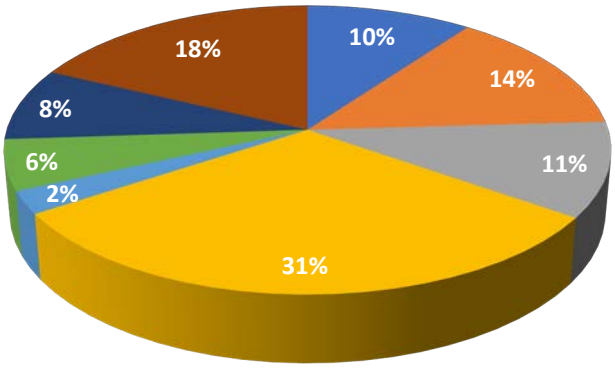




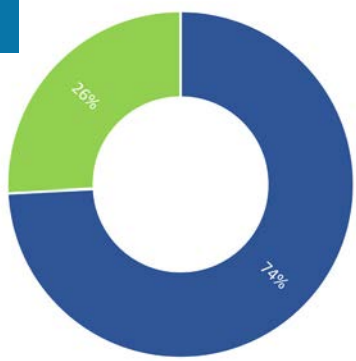


700,000

Retail Population draw from a 4-State Area



- Building Materials & Garden Supplies
- General Merchandise
- Food Stores
- Automotive Dealers & Service Stations
- Apparel & Accessory Stores
- Furniture & Homefurnishings
- Eating & Drinking Places
- Miscellaneous Retail

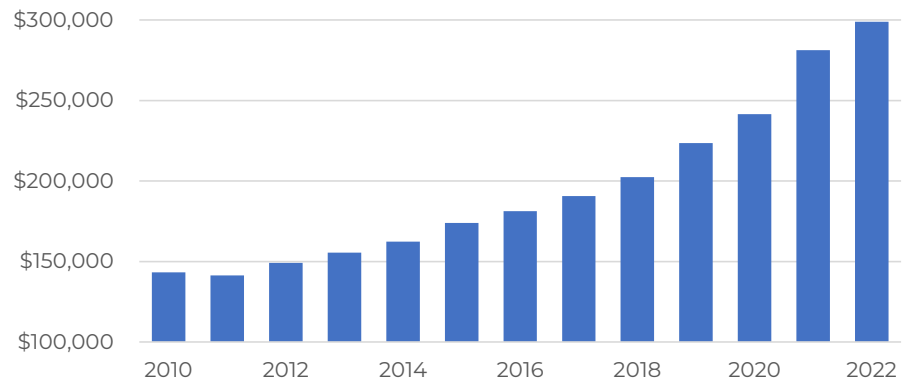


The Sioux Falls Metro generated over 26% of the state's retail sector sales in 2022.

Source: SD Department of Revenue

Cost of Living

Median Existing Home Prices - Q4





Monthly Apartment Rent

1 Bedroom	$750-850
2 Bedroom	$900-1100
3 Bedroom	$1200-1400

Cost of Living Comparison

Component Weight	100% All Items	13% Food	28% Housing	10% Utilities	10% Trans-portation	4% Health	35% Misc.
Denver, CO	110.5	94.4	135.6	86.5	100.3	99.6	107.8
Madison, WI	102.9	101.8	99.8	108.5	97.5	123.9	102.9
Minneapolis, MN	99.0	95.2	91.4	99.2	104.5	102.8	105.0
St. Paul, MN	97.6	92.8	89.9	97.1	102.7	105.0	104.1
Kansas City, MO	94.9	92.4	102.4	101.6	86.4	88.5	91.2
Iowa City, IA	93.4	96.2	78.8	84.4	110.9	98.0	101.7
Rapid City, SD	93.0	112.1	82.7	91.4	99.8	84.3	92.6
Sioux Falls, SD	**91.5**	**94.3**	**93.1**	**83.3**	**86.3**	**104.2**	**90.5**

Source: Council for Community & Economic Research Cost of Living Index, 2022 Annual Average | US Average = 100

Education

PreK-12

Public Schools

A number of public school districts provide excellent educational opportunities for PreK-12th grade students throughout the metro area. The largest district is the Sioux Falls School District; serving more than 25,000 students.

The Sioux Falls School District encompasses preschool and early childhood programs, 23 elementary schools, 6 middle schools, 4 traditional high schools, an alternative high school, and a project-based learning academy. The District also offers career exploration and advanced learning opportunities to Sioux Falls and metro area students through the Career & Technical Education Academy. Various specialized elementary schools are available focusing on specific curriculum and interests. Advanced and accelerated learning opportunities as well as a full continuum of Advanced Placement courses are available within the system.

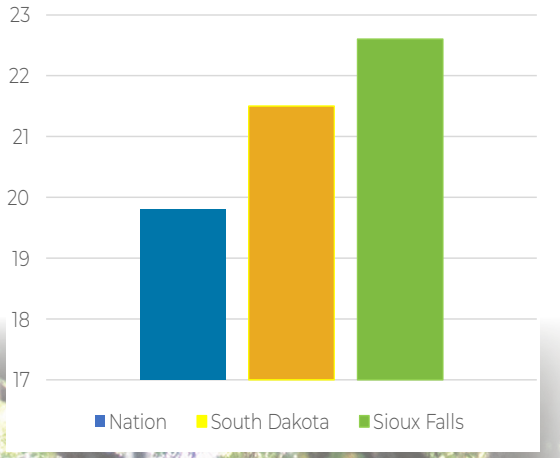
Additional public school systems within the metro area bordering Sioux Falls include: Baltic, Brandon Valley, Canton, Dell Rapids, Garretson, Harrisburg, Lennox, Tea Area, Tri-Valley and West Central.

Private Schools

Sioux Falls and the metro area have additional opportunities for elementary and secondary education in non-public schools. These schools have a combined enrollment of 4,500 students.



2022 ACT Scores



~3,000 Grads

receive their diplomas from area high schools annually

52,800+

Area PreK-12th grade Students

Quality public & private educational opportunities abound in the Sioux Falls Metro; from PreK through Medical & Doctoral degrees.

Post-secondary Education

Augustana University
Private, 4 Year Liberal Arts University
70+ Majors & Pre-professional specializations
Masters: Education, Sports Administration & Leadership, Accountancy, Genetic Counseling
Enrollment: 2,000-2,100
Average # of Graduates: 550-650
800.727.2844 | 605.274.0770
www.augie.edu

University of Sioux Falls
Private, 4 Year Liberal Arts College
90+ Academic Program Offerings
AA, Bachelors, Masters, Doctorate
Enrollment: 1,600
Average # of Graduates: 400-500
800.888.1047 | 605.331.5000
www.usiouxfalls.edu

USD - Sioux Falls
Community College & Extension Campus
Certificates, Associates, Bachelors, Masters & Doctorate
Annual Enrollment: 2,000-2,500
605.274.9500
www.usd.edu/Academics/USD-Sioux-Falls

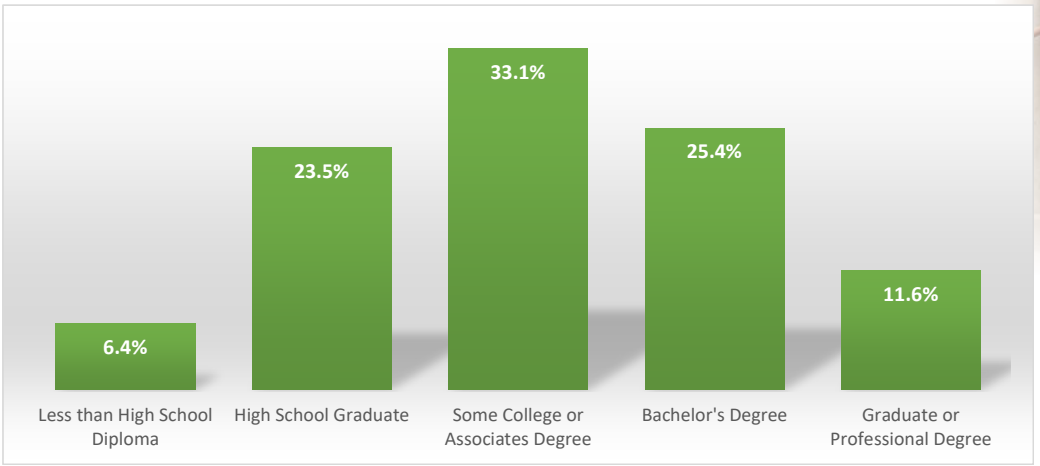
Sanford School of Medicine of The University of South Dakota
Primary Clinical Campus (Years 3-4)
Residency Programs: Internal Medicine, Pathology, Psychiatry, Child/Adolescent Psychiatry & Transitional
Average # of Graduates: 50-70
605.357.1300
www.usd.edu/med

Southeast Technical College
Technical Institute - 65 programs
AA Science Degrees, Diplomas or Certificates
Enrollment: 2,200-2,400
Average # of Graduates: 800-1,000
800.247.0789
www.southeasttech.edu

Sioux Falls Seminary / Kairos University
Graduate Theological Institution
Online Masters & Doctoral Degrees; Graduate & Non-degree Certificates
605.336.6588
www.kairos.edu



Educational Attainment



Source: 2021 American Community Survey

~6,000 Grads

Earn their Bachelor's Degree from a South Dakota Public or Private College/University Annually

Mount Marty College
Nurse Anesthesia Doctoral Program
Annual Enrollment: 100
Average # of Graduates: 35
605.322.8090
www.mtmc.edu

Stewart School
Cosmetology, Esthetics & Nail Technology Education
Annual Enrollment: 100-150
605.336.2775
www.stewartschool.com

8 Institutions

of Higher Education in Sioux Falls

8,000 Students

attend Post-secondary Institutions in the Metro Area

100,000+

Young Adults attend Post-secondary Institutions within 150 miles of Sioux Falls

State Universities

within an hour's drive of Sioux Falls

Dakota State University
Madison, SD
A National Security Agency's National Center of Academic Excellence in Cyber Operations
Enrollment: 3,200+
Graduates: 500-600
888.378.9988
www.dsu.edu

South Dakota State University
Brookings, SD
A land-grant university & the State's largest institution
Enrollment: 11,400+
Graduates: 2,400-2,600
800.952.3541
www.sdstate.edu

University of South Dakota
Vermillion, SD
The State's designated liberal arts institution & flagship university
Enrollment: 9,400+
Graduates: 1,900-2,100
877.269.6837
www.usd.edu



Municipal Government

1889

Year Sioux Falls was Incorporated

83.34

Area of Sioux Falls in Square Miles

43°32'50"

Latitude

96°43'48"

Longitude



Resources

City of Sioux Falls

Mayor's Office:	605.367.8800
Planning & Development:	605.367.8888
Public Works:	605.367.8600
Licensing:	605.367.8082

www.siouxfalls.org

Minnehaha County

Commission Office:	605.367.4206
Equalization:	605.367.4228
Register of Deeds:	605.367.4223
Treasurer's Office:	605.367.4211

www.minnehahacounty.org

Lincoln County

Commission Office:	605.764.2581
Equalization:	605.764.2571
Register of Deeds:	605.764.5661
Treasurer's Office:	605.764.5701

www.lincolncountysd.org

#1

ISO Rating

11

# of Fire Stations

4.45 Minutes

Average Response Time

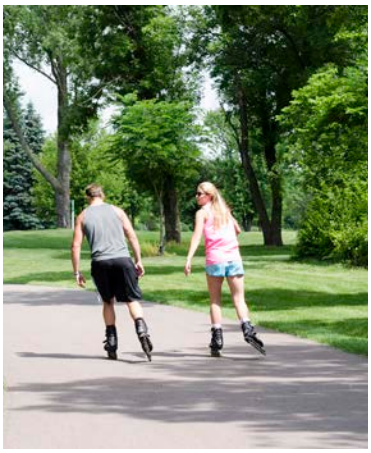
195 & 284

# of Fire Figheters & Police Officers Respectively

Climate

Stats

Annual Average Temperature	45.8°F
Average Relative Humidity	71% (Noon)
Annual Precipitation	25.7 Inches
Annual Percentage of Possible Sunshine	56%
Average Annual Wind Speed	10.7 MPH
Annual Total Snow	39 Inches
Annual Heating Degree Days (65°F Base)	7,580
Annual Cooling Degree Days (65°F Base)	802
First Fall Freeze Date	September 30
Last Spring Freeze Date	May 6



Winter, Spring, Summer, and Fall, Sioux Falls' climate provides variety and an invigorating life-style with 4 distinct seasons.

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

Community Life

Something for everyone

There truly is something for everyone in the Sioux Falls region!

Over 600 restaurants offering local favorites like chislic and cheese curds, farm to table cuisine, world class service and global tastes are available to satisfy any palate.



A world class performance hall, theaters, museums, galleries and more provide an outlet and venue for talented artists and patrons alike. The Denny Sanford PREMIER Center hosts national and global musicians, and sporting events at every level of play.

Outdoor enthusiasts can partake in downhill skiing and snowboarding, miles of paved bike trail and off-road routes, hunting, fishing, kayaking, in addition to competitive or rec league youth and adult sports.



Sports fans also have the option to attend minor league, collegiate level, varsity and youth games throughout the year.

The symphony orchestra, municipal band, area festivals and parades offer many options for entertainment. Parks, pools, a zoo, indoor Ferris wheel, aquatic center and an interactive science center are just a few more of the many family friendly options available.

SculptureWalk

Sioux Falls celebrates summer with SculptureWalk, an exciting exhibit of 67 outdoor sculptures displayed year round along the sidewalks in downtown Sioux Falls. The exhibit is one of the largest year-round outdoor sculpture displays in the nation and boasts new sculptures annually from artists around the world.

Levitt at the Falls

Located within the city's historic namesake Falls Park, is the Levitt, a state-of-the-art outdoor concert venue. The venue and lawns provide a permanent space to host community events and highlight local traditions.

Washington Pavilion

The Washington Pavilion of Arts & Science features a state-of-the-art performance hall, a multi-use "black box" theater, an OMNI theater, visual arts galleries and a Science Discovery Center with interactive exhibits.

Festivals
& Parades

County Fairs
& Car Races

600+
Restaurants

Concerts
with Touring Artists

Symphony
Orchestra based in Sioux Falls

Zoo
Butterfly House & Aquarium

Sioux Falls Parks & Rec

500 Recreational Classes & Programs

Soccer & Football Fields
Baseball & Softball Fields
Lacrosse Fields & Pickleball Courts
Tennis, Basketball & Volleyball Courts
Skate Parks / Skating Rinks / Ice Rinks
Disc Golf Courses & Dog Parks
. . .
3 City-owned Golf Courses
. . .
7 Aquatic Centers / Swimming Pools
Wading Pool / Spray Pads
. . .
5 Community Centers
. . .
Great Plains Zoo & Delbridge Museum
45 Acres
1,000 Animals / 137 Species
Children's Petting Zoo
Carrousel & Train Rides
Museum with 150 Mounted Animals
Butterfly House & Marine Cove
. . .
Great Bear Recreational Park
Downhill Skiing & Snowboarding
Cross-country Skiing & Tubing
Hiking Trails
. . .
Municipal Band Concerts
. . .
Hiking & Mountain Biking Trails
. . .
USS Battleship South Dakota Memorial
. . .
Mary Jo Wegner Arboretum
. . .
IcePlex & Indoor Tennis Center
. . .
Outdoor Campus

www.siouxfallsparks.org



80+ Parks

encompassing 3,373 Acres in the City

17 Golf Courses

within 20 miles of Sioux Falls

35 Miles

of Paved Bike Paths

5

Minor League Sports Teams

Baseball	Canaries
Basketball	Skyforce
Hockey	Stampede
Indoor Football	Storm
Soccer	Thunder FC

3 State Parks

Good Earth State Park
@
Blood Run National Historic Landmark

Newton Hills State Park
(Canton)

Palisades State Park
(Garretson)

4 Recreation Areas

Beaver Creak Nature Area
(Valley Springs)

Big Sioux Recreation Area
(Brandon)

Lake Alvin Recreation Area
(Harrisburg)

Lake Vermillion Recreation Area
(Montrose)

Health Care

Major Healthcare Hub

Sioux Falls is recognized as the finest major medical center between Denver and the Mayo Clinic. Home to two regional health care systems and a variety of specialty hospitals and numerous clinics, the Sioux Falls healthcare community serves people in a four-state area and beyond. The Sanford School of Medicine of The University of South Dakota is located in Sioux Falls and enhances health care in all the hospitals. Approximately 1,000 doctors staff the hospitals and clinics within the metro area.



Numerous biotech companies are located in Sioux Falls focussing their efforts on healing, feeding and fueling the world. SAB Biotherapeutics and Poet, are headquartered here and operate major R&D facilities. Other entities are engaged in research with our local universities.

Hospital Systems

Avera Health
- Avera McKennan Hospital
- Avera Behavioral Health Center
- Avera Heart Hospital of SD
- Avera Dells Area Hospital

Sanford Health
- Sanford USD Medical Center
- Sanford Heart Hospital
- Sanford Children's Hospital
- Sanford Canton-Inwood Medical Center

Specialty Hospitals
- Encompass Health Rehabilitation Hospital
- LifeScape
- Select Specialty Hospital
- Sioux Falls Specialty Hospital
- Veteran's Memorial Hospital







Sioux Falls Development Foundation

200 North Phillips Avenue, Suite 101, Sioux Falls, SD 57104
605.339.0103 or 800.658.3373
www.siouxfallsdevelopment.com