



Sioux Falls



Community Profile 2026

Welcome to Sioux Falls

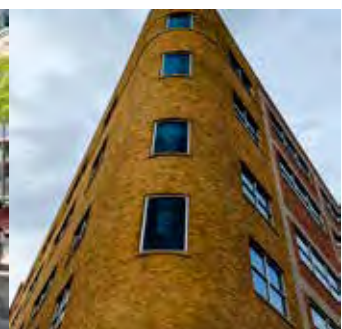


The Sioux Falls Development Foundation is your gateway to a variety of professional services including industry and business specific location assistance. We work in partnership with the Governor's Office of Economic Development, local municipalities, county officials, the Sioux Metro Growth Alliance, 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, respectively, the parks total 2,350 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



605.339.0103 | info@siouxfalls.com
www.SiouxFallsDevelopment.com

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Stats at a Glance

318,000

Metro Area Residents

5-County Metro

Minnehaha / Lincoln / McCook / Turner SD & Rock MN



Crossroads City

Located at the intersection of Interstate 29 & Interstate 90

4,000-6,000

Annual Growth in Population

130,223

Metro Households

18.6 Minutes

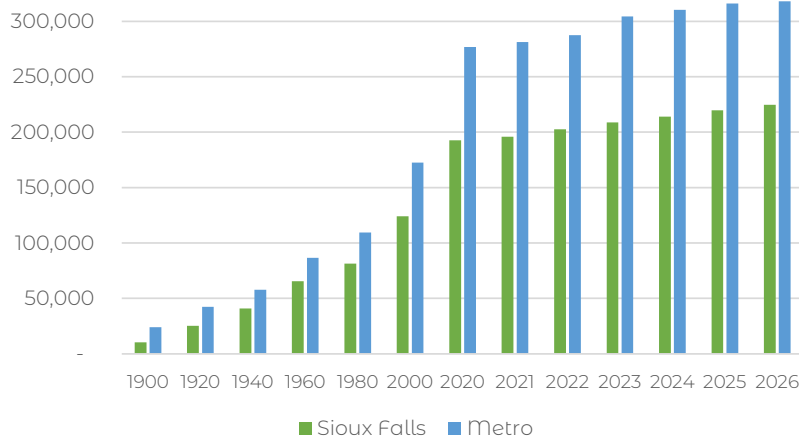
Average Commute Time

37.1 Years

Median Age of Residents

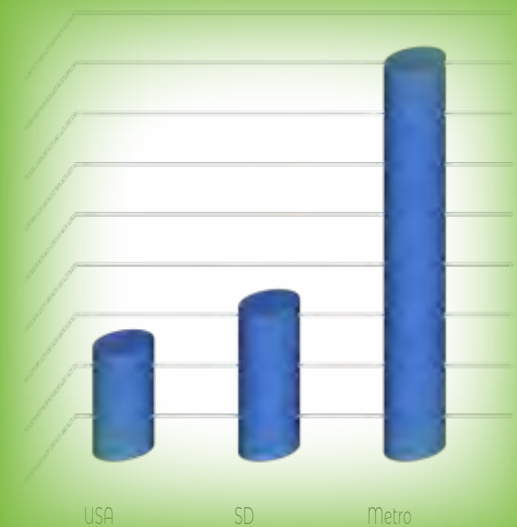
Population

	Sioux Falls	Metro
2020	192,500	276,730
2021	195,850	281,195
2022	202,600	287,580
2023	208,900	304,369
2024	213,891	310,326
2025	219,588	316,000
2026	224,676	318,000



Population Growth

Metro area population growth has outpaced the state's and the nation's growth 38.6 percent to 14.5 percent and 10.5 percent, respectively, since 2010.



Persons / Households / Families

Total Households	Metro 130,223
Persons per Household	2.32
Total Families	78,530
Persons per Family	2.99

Race Distribution

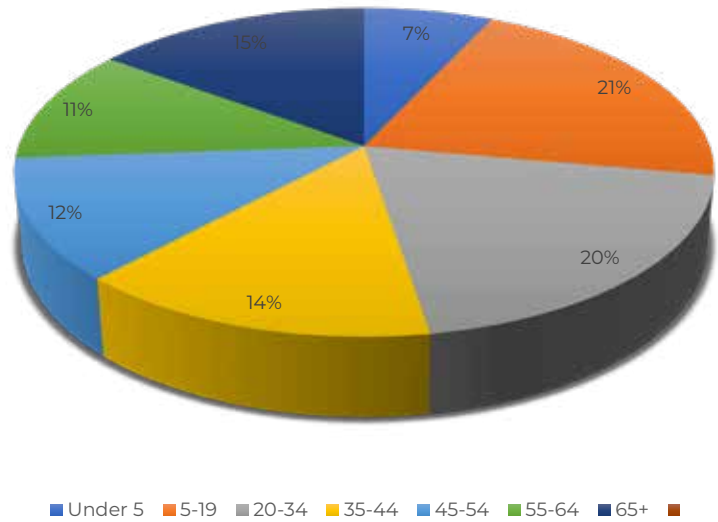
	Metro
One Race	92.6%
White	82.5%
Black	4.6%
Native American	1.4%
Asian	1.7%
Other	2.4%
Two or More Races	7.4%
Hispanic/Latino (of any race)	6.1%

Sex Distribution

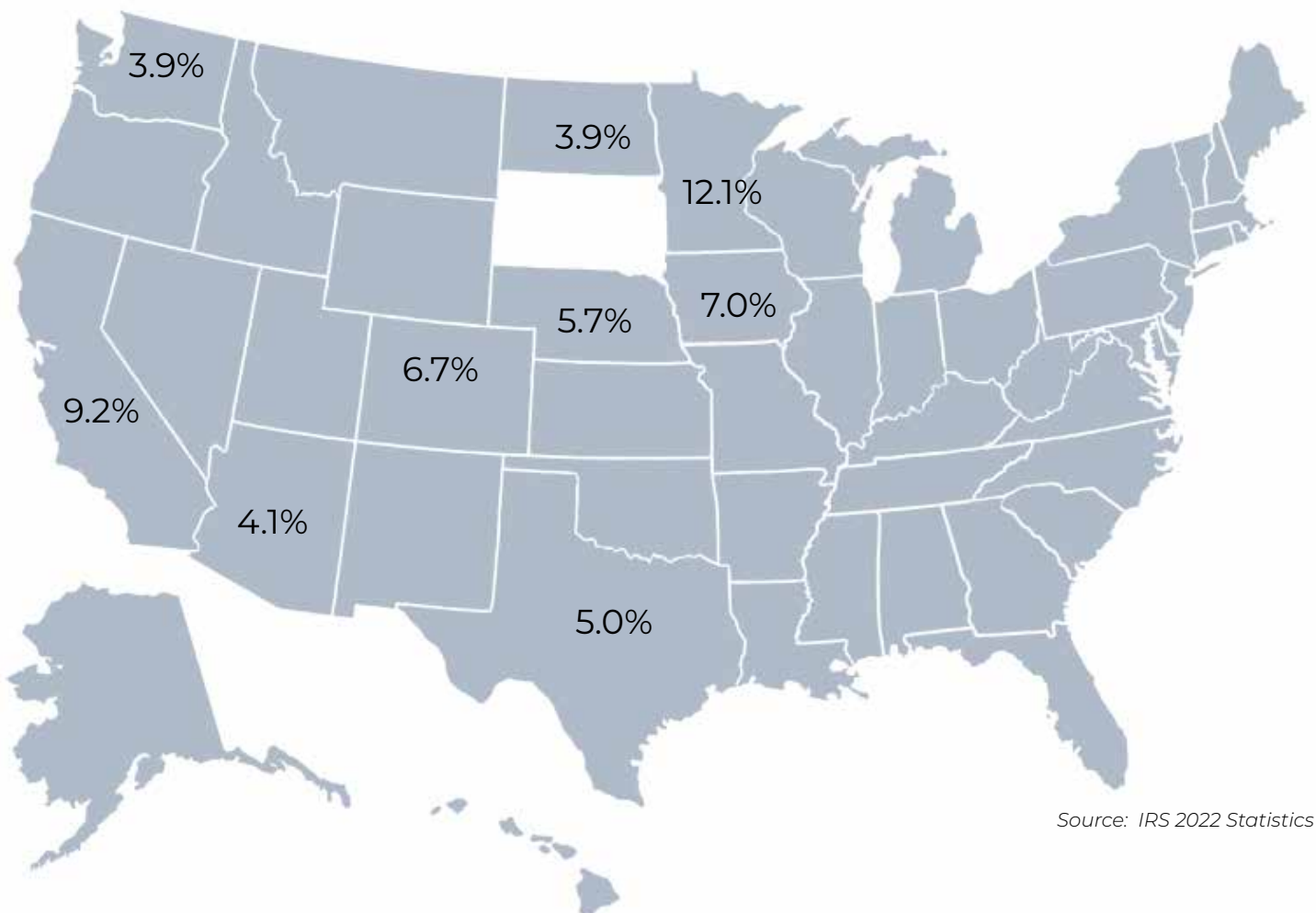
	Metro
Male	51.5%
Female	48.5%

Source: 2024 American Community Survey

Age Distribution



Top States Contributing to South Dakota's Population Growth



Source: IRS 2022 Statistics

Labor Statistics

Availability of Labor

Estimated Available Labor Supply . . . **18,725**

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

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

Metro Area High School Graduates in 2025 . . . **3,500**

Labor Force Growth last 10 Years . . . **20%**

73.3 %

Labor Participation Rate



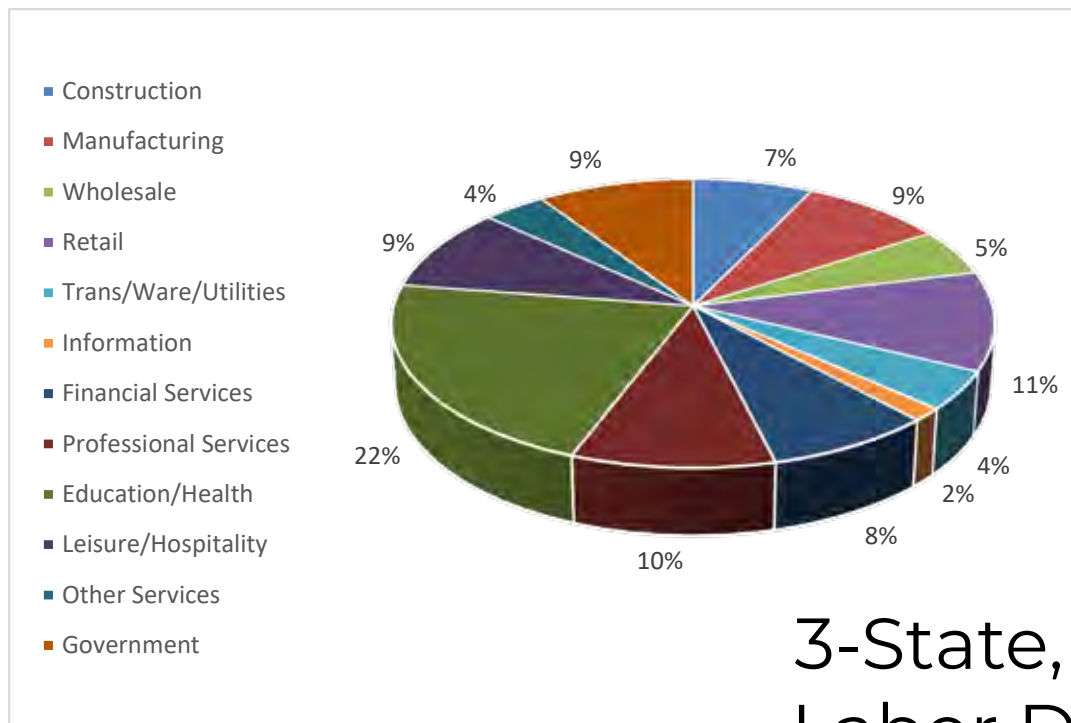
Major Employers

11,009	Sanford Health
9,546	Avera Health
3,687	Sioux Falls School District
3,200	Smithfield Foods
2,295	Hy-Vee Food Stores / Dollar Fresh
2,100	Amazon
1,817	City of Sioux Falls
1,726	Walmart / Sam's Club
1,474	Wells Fargo
1,312	Department of Veterans Affairs
1,120	LifeScape
1,100	Citi
1,029	First PREMIER Bank / PREMIER Bankcard

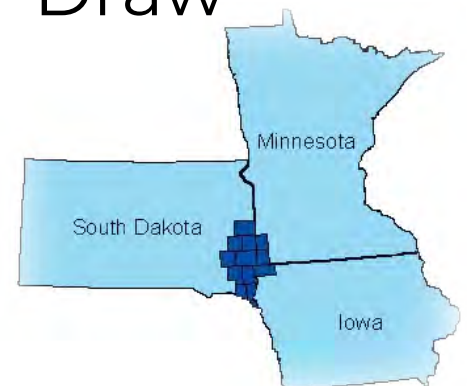
Civilian Labor Force, Employment & Unemployment

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%
2023	164,986	162,061	2,925	1.8%
2024	165,337	162,373	2,965	1.8%
2025	176,568	173,161	3,407	1.9%

Non-ag Wage & Salary Employment by Industry - 2025



3-State, 12-County Labor Draw



Income Stats for 2024

	Metro
Median Family Income	\$112,037
Median Household Income	\$82,509
Per Capita Income	\$45,966

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 percent of the market value. Property taxes are then calculated based on the taxable value of the property.

2025 Levy for the City of Sioux Falls (Commercial & Non-owner Occupied Properties)	
Water	0.019
City	3.661
School (Commercial Rate) *	10.280
County (Minnehaha) *	2.933
Total:	16.893 / \$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 .947 for non-ag. Lincoln County has taxable percentages of .85 for ag and .941 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, which have a full and true value of \$300,000 or more added to real property 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%

2025 Average Experienced Employer Rate: 0.96%
2025 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, recreational vehicles and motor homes.

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 percent) 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:

- Non-realty capital assets investment of not less than \$10 million, and
- The new or expanded business facility is used directly to expand or increase the manufacturing of personal property which is intended to be sold or leased for final use consumption

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 Labor & Regulation.

Revolving Economic Development & Initiative Fund

South Dakota's REDI (Revolving Economic Development and Initiative) Fund is South Dakota's flagship financing tool. It is available to start-up firms, businesses that are expanding or relocating in South Dakota, as well as local economic development corporations. This low-interest loan can be structured in relation to a project's total cost and requires a 10 percent minimum equity contribution, and a shared 1st lien position on financed assets. Projects can include: land purchases; site improvements; construction, acquisition or renovation of a building; or to the purchase and installation of machinery and equipment.

The current REDI base rate is 3 percent.

South Dakota Reinvestment 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-and-data/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 U.S. 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 or Customs & Border Protection at 605.338.4384.

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 #220's Manufacturing Foreign Trade Zone site and it is located in Lyons, South Dakota. This site consists of approximately 10 acres.

Foundation Park

--Est. 2015--



South Dakota's 1st Mega-site

Crossroads Location with I-29 & I-90 Access

1,050-Acre Park

Class 1 Rail Frontage

Northern Gateway to Sioux Falls

Zoned I-2

Home to

Amazon
Avera Health
CJ Schwan's
Dakota Carriers
FedEx Freight
FedEx Ground
Krier & Blain
Lamar
Lineage Logistics
Muth Electric
Nordica
Owens & Minor
Scherer, Inc.
Tessler's
U.S. Auto Force

For more information contact:
Dean Dziedzic | 605.274.0474

Sioux Empire Development Parks

Major Tenants

ADP
Avera Health
Avel eCare
Dakota Digital
Daktronics, Inc.
Electronic Systems, Inc.
FedEx
Forum Communications
Glanbia Nutritionals
Goodin Company
Graco, Inc.
Grand Prairie Foods
Outdoor Gear
Pepsi
Poet LLC
Presidio Components
Sanford Foundation
Sanford Health
Sanford Research
SD Army National Guard
Silencer Central
StarMark / Master Brand
Titan Machinery
United States Postal Service
Walmart
Wheeler Tank
Worthington Ag Parts

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 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

Interstate Traffic Counts - 2025

Interstate 29

Exit 73 (Tea Exit) - I-229	50,070
I-229 - 41st Street	58,590
41st - 26th Street	56,830
26th - 12th Street	66,020
12th - Madison Street	64,330
Madison - Russell Street	56,690
Russell - Benson Road	56,470
Benson - 60th St N	46,090
60th St N - I-90	41,790
I-90 - Renner Corner	22,090

Interstate 90

Brandon - SD 100	31,090
SD 100 - I-229	30,540
I-229 - Cliff Avenue	23,150
Cliff - I-29	27,630
I-29 - Marion Road	18,090
Marion Road - Hartford	17,080

Interstate 229

I-29 - Louise Avenue	39,890
Louise - Western Avenue	40,770
Western - Minnesota Avenue	45,300
Minnesota - Cliff Avenue	46,850
Cliff - 26th Street	45,260
26th - 10th Street	35,490
10th - Rice Street	28,120

18.6 Minutes

Average Commute Time

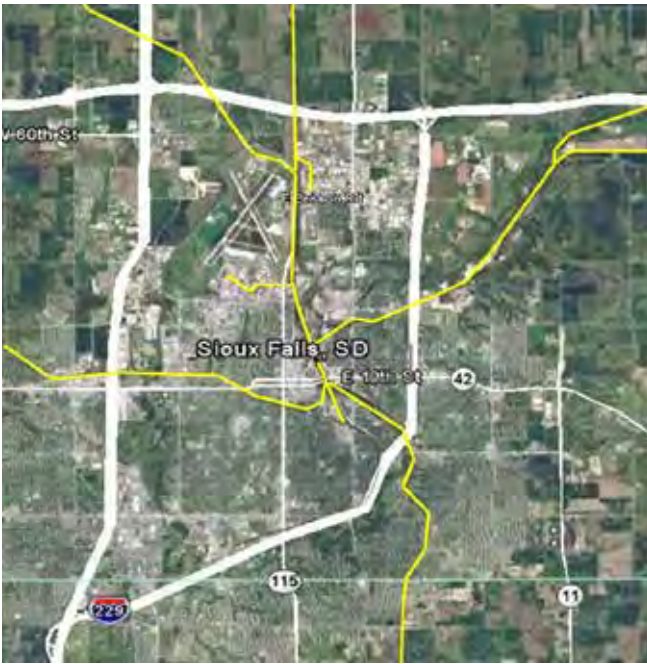
70+

Truck Lines Serving the Region

Interactive Traffic Map

Available at: <https://experience.arcgis.com/experience/cb089bc673df486a8708f2d22b1e740b/page/Page>

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



BNSF

Rail Service Provider

Ellis & Eastern D & I

Short Line Service Providers

Trans-modal 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 temporarily store large components
- 120-foot scale

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

BNSF
E & E
D & I
Rail to Road

www.bnsf.com
<https://ellisandeastern.com/>
www.lgeverist.com; <https://dirailroad.com/>
<https://railtoroad.com/>



Sioux Falls Regional Airport - Joe Foss Field (FSD)

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

Commercial Airline Flights

Daily Flights

- 9 Chicago
- 5 Minneapolis
- 4 Denver
- 3 Dallas/Ft. Worth
- 2 Phoenix (Sky Harbor)
- 1 Atlanta

Weekly Flights

- 6 Phoenix/Mesa
- 4 Las Vegas
- 2 Nashville
- 2 Orlando (Sanford)
- 2 St. Petersburg/Clearwater

Seasonal Weekly Flights

- 2 Ft. Lauderdale
- 2 Fort Myers

Source: Sioux Falls Regional Airport

1.4M+

Passengers in 2025

57M Pounds

of freight / mail passed through the
Sioux Falls Regional Airport in 2025

51,600

Flight operations in 2025

4 Airlines

Delta | United | American | Allegiant

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.

Xcel Energy Company

Xcel Energy provides electricity to over 90 percent of the electrical customers in Sioux Falls, (approximately 92,000 residential and commercial), as well as customers in 35 rural communities for a total of approximately 105,000 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 30,000 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, natural gas, oil, hydro, wind, and solar. More than 50 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 6,200 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 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 serves a wide range of residential, commercial and industrial members in the southern city limits of Sioux Falls, the Harrisburg and Tea areas, as well as several communities across Lincoln, McCook, Turner and Hutchinson counties — including Davis, Hurley, Irene, Montrose, Spencer and Viborg. To better serve its members, Southeastern has six offices located in Alcester, Marion, Parkston, Salem, south of Sioux Falls and Viborg.

Southeastern proudly serves over 24,000 members across 4,593 miles of power lines, ensuring homes, farms and businesses have the reliable electricity they need. With a team of 62 dedicated employees, they are committed to delivering dependable power and friendly, responsive service. As a member-owned, not-for-profit cooperative, their focus is always on member owners.

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, X, 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, manufacturing, and retail services, the community is wired with multiple carriers for voice and data transport. Providers offer everything from the traditional residential services to robust fiber-optic infrastructure and capacity.

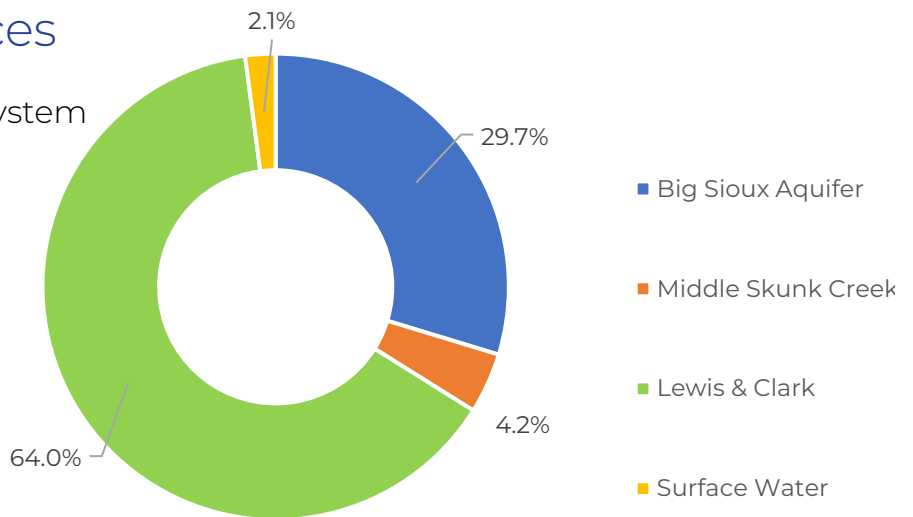
Long-distance network service is provided by a number of national service providers and other independent resellers.

Point of Presence: SDN Communications, Midco, Bluepeak, AT&T, Lumen, Hurricane Electric, Sprint, T-Mobile, and Verizon Business all maintain Points of Presence in the community.

Data Center: The Mark Shlanta Technology Park, located in western Sioux Falls on Le Mesa Drive, is a purpose-built data center. It is the most robust, secure data center facility in South Dakota. For more information visit: <https://sdncommunications.com/services/data-center>

Sioux Falls Water Sources

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



54M Gallons

Water Treatment Capacity per Day

27M Gallons

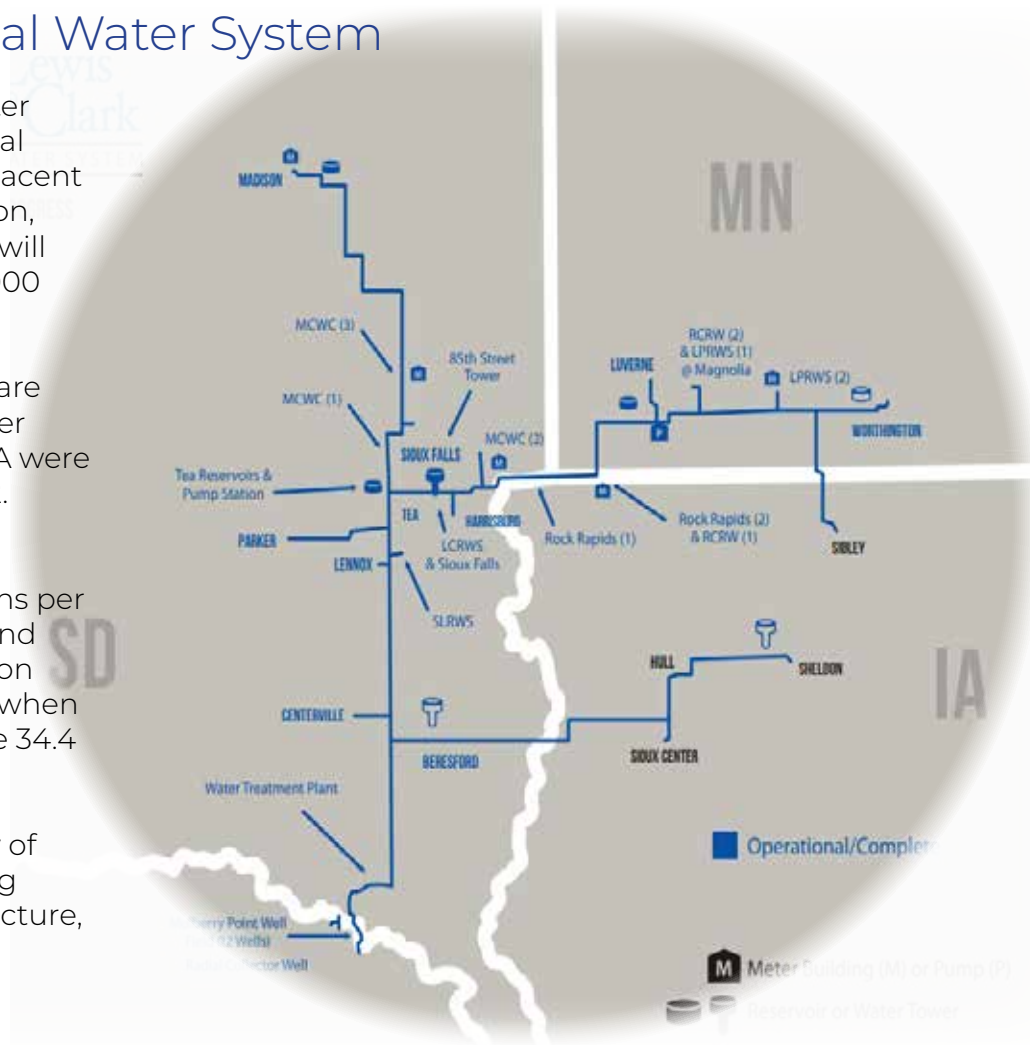
Water Storage Capacity

Lewis & Clark Regional Water System

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.

1017.98 Miles

of Sewer Pipe

21 Lift Stations

30.1 Million

GPD Design Average Flow

60 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 DANR. 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 789 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.gov/government/departments/public-works

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



www.SiouxFallsDevelopment.com



TALENT & WORKFORCE PROGRAMS



TALENT ATTRACTION ◦ TALENT DEVELOPMENT ◦ TALENT RETENTION

HIGH SCHOOL & COLLEGE

TALENT DRAFT DAYS

Immerse high school and college students with opportunities available in Sioux Falls.

TALENT TOURS & TALKS

Connect students with high-demand industries and career opportunities through tours and talks with Sioux Falls area businesses.

COLLEGE

TALENT REBOUND

Encourages higher-ed alumni to rediscover Sioux Falls by connecting with local residents and businesses to inspire them to move back.

INTERN SIOUX FALLS

Strengthens workforce development by promoting internship opportunities in Sioux Falls, connecting businesses with student talent, and highlighting Sioux Falls as a vibrant place to live and work.

CAREER & WORKFORCE

WORK SIOUX FALLS

Focuses on strategic markets to attract top graduates and talent in key industries to Sioux Falls through online recruitment efforts.

TALENT THURSDAYS

Showcases Sioux Falls professionals through social media livestreams highlighting their career journeys and life in Sioux Falls.

MIDDLE SCHOOL

YOUR FUTURE STEM

Helps middle school students understand pathways and job opportunities with STEM-related careers that are poised for growth.

HIGH SCHOOL

CAREER CONNECTIONS

Delivers job shadowing experiences that engage high-potential, at-risk high school juniors and seniors with high-demand careers in Sioux Falls, while supporting dual-credit coursework, skill development, and future employment pathways.

CAREER & WORKFORCE

UPSKILL SIOUX FALLS

Offers employee training and development for high-demand and hard-to-fill occupations.

WIN IN WORKFORCE SUMMIT

Brings together professionals from diverse industries for a one-day conference dedicated to workforce development, focused on exploring strategies for attracting, retaining, and developing talent.

RECRUITMENT COUNCIL

Provides a professional development network offering workshops, networking opportunities, and e-news focused on talent attraction, retention, and development.

Sioux Falls Building Construction

	2025
New Residential	\$217,100,000
Residential Additions & Remodel	\$84,500,000
New Non-Residential	\$711,600,000
Non-Residential Additions & Remodel	\$314,200,000
Total Value	\$1,327,400,000

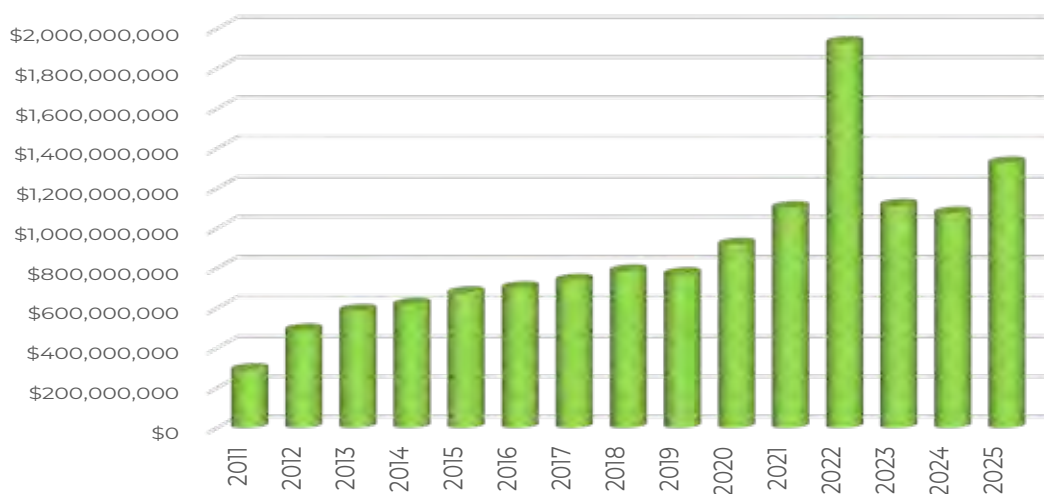
Number of Permits Issued 5,615

Source: Planning & Development Services, City of Sioux Falls



Total Value of Construction

Sioux Falls



\$7.5 billion worth of construction has occurred & 15,065 new housing units have been built in Sioux Falls since 2020



Major Retailers

Ace Hardware (10)
 Aldi (4)
 Ashley Home Furniture (3)
 At Home
 Austad's Golf
 Best Buy
 Buff City Soap (2)
 Builders FirstSource
 Burlington
 Casey's General Stores (15)
 Circle K (22)
 Costco
 Dick's Sporting Goods
 Dillard's
 Duluth Trading Company
 DSW
 Fareway Foods (4)
 Five Below
 Fleet Farm
 Hobby Lobby
 HOM Furniture
 Home Depot
 HomeGoods
 Hy-Vee (8)
 JCPenney
 Kirkland's
 Kohl's (2)
 Kwik Star (11)
 Lewis Drug (14)
 Lowe's
 Macy's
 Marshalls
 Menards (2)
 Old Navy
 PetSmart (2)
 Runnings (2)
 Sam's Club
 Scheels
 Slumberland
 SD Furniture Mart
 Target (2)
 T.J. Maxx
 Verizon (multiple)
 Ulta (2)
 Walgreens (6)
 Walmart (4)
 Williquors

Regional Retail Destination

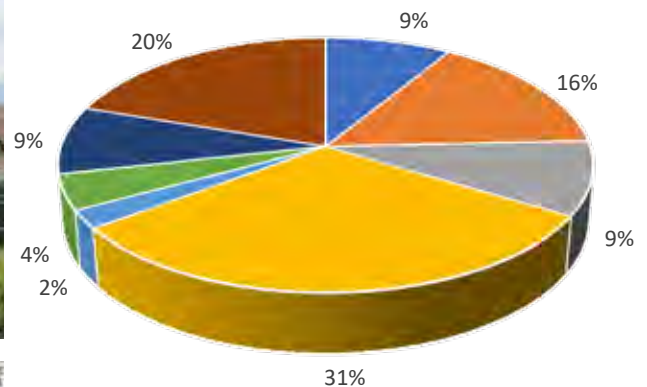
As the largest retail center between Denver and the Twin Cities, Sioux Falls offers the consumer a vast selection of goods from thousands of retail stores scattered throughout the metro area. From quaint, eclectic one-of-a-kind shops in our regional communities and downtown Sioux Falls, to national retailers,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



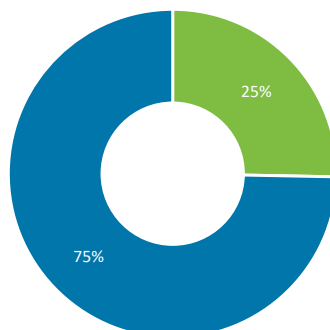
700,000+

Retail Population draw from a 4-State Area

Retail Distribution



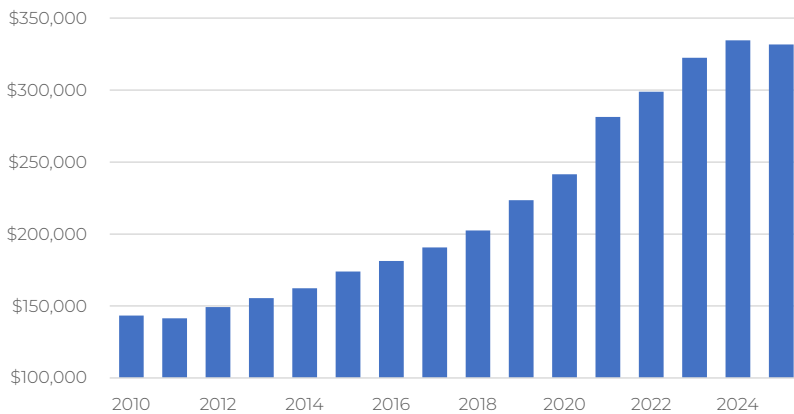
- Building Materials & Garden Supplies
- General Merchandise
- Food Stores
- Automotive Dealers & Service Stations
- Apparel & Accessory Stores
- Furniture & Homefurnishings
- Eating & Drinking Places
- Miscellaneous Retail



The Sioux Falls Metro generated over 25% of the state's retail sector sales in 2025.

Source: SD Department of Revenue

Median Existing Home Prices - Q4



Monthly Apartment Rent

1 Bedroom	\$850-1050
2 Bedroom	\$950-1400
3 Bedroom	\$1100-1700

Cost of Living Comparison

Component Weight	100%	13%	28%	10%	10%	4%	35%
	All Items	Food	Housing	Utilities	Trans- portation	Health	Misc.
Denver, CO	110.0	101.9	120.2	87.3	98.8	119.1	112.1
Madison, WI	103.9	99.9	108.5	96.3	98.8	107.5	104.4
Lincoln, NE	93.7	97.7	77.0	94.1	97.3	103.3	104.1
St. Paul, MN	93.2	104.1	79.5	94.7	97.2	96.1	98.7
Rapid City, SD	99.8	102.9	97.0	88.5	100.8	111.3	98.7
Minneapolis, MN	92.0	101.5	80.4	95.7	96.5	91.0	96.1
Omaha, NE	89.8	99.4	80.4	85.1	90.3	95.9	94.1
Sioux Falls, SD	87.5	95.7	75.4	84.5	89.1	103.8	92.6

Source: Council for Community & Economic Research Cost of Living Index, 2025 Annual Average / US Average = 100

Public Schools

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

The Sioux Falls School District encompasses preschool and early childhood programs, 25 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, with programs like Spanish Immersion continuing through middle and high school. Advanced and accelerated learning opportunities, as well as a full continuum of Advanced Placement courses and dual-credit classes, are available, as are a vast array of extracurricular activities and clubs. Quality programming is available for families outside of the school day with options for before and after school care throughout the city.

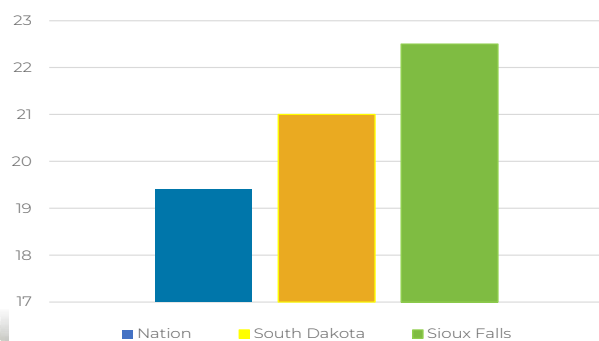
Additional public school systems within the metro area bordering Sioux Falls include: Baltic, Brandon Valley, Canton, Dell Rapids, Garretson, Harrisburg, Lennox, Tea Area, Tri-Valley and West Central.

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 5,400 students.



2025 ACT Scores



~3,500 Grads

received their diplomas from area high schools in 2025

59,000+

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
100+ Majors, Minors, & Pre-professional specializations
Master's: Education, Sports Administration & Leadership, Accountancy, Genetic Counseling, MBA
Enrollment: 2,500+
Average # of Graduates: 550-650
800.727.2844 | 605.274.0770
www.augie.edu

University of Sioux Falls

Private, 4-Year Liberal Arts University
90+ Academic Program Offerings
A.A., Bachelor's, Master's, Doctorate
Enrollment: 1,300+
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
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

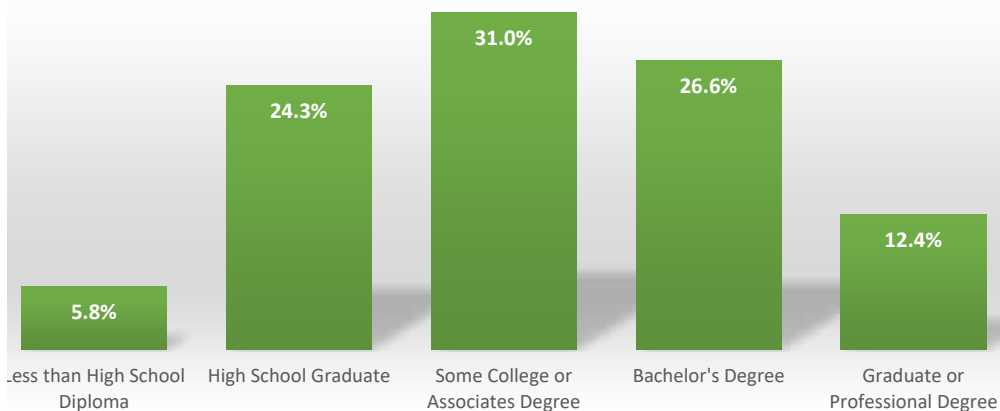
Southeast Technical College

Technical Institute - 65 programs
AA Science Degrees, Diplomas, Certificates, Non-Degree Courses
Enrollment: ~2,800
Average # of Graduates: 900-1,000
800.247.0789
www.southeasttech.edu

Dakota Wesleyan University

Associate Degree in Nursing (Starting 8/2025)
Annual Enrollment: ~25
605.995.2650
www.dwu.edu

Educational Attainment



Source: 2024 American Community Survey



~6,000 Grads

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

Kairos University

Graduate Theological Institution
Online Master's & Doctoral Degrees; Graduate
& Non-degree Certificates
605.336.6588
www.kairos.edu

Mount Marty University

Nurse Anesthesia Doctoral Program
Annual Enrollment: 110
Average # of Graduates: 35
605.322.8090
www.mountmarty.edu

Stewart School

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

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: 3,800+
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: 12,100+
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: 10,400+
Graduates: 2,200-2,300
877.269.6837
www.usd.edu

~8,000 Students

attend Post-secondary Institutions in the Metro Area

~110,000

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



Municipal Government

1889

Year Sioux Falls was Incorporated

86.3

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.sioxfalls.gov	

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.gov	

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.gov	



#1

ISO Rating

12

of Fire Stations

209 & 308

of Fire Firefighters & Police Officers

Climate

Stats

Annual Average Temperature	46.0°F
Average Relative Humidity	60% (Noon)
Annual Precipitation	27.85 Inches
Annual Percentage of Possible Sunshine	56%
Average Annual Wind Speed	10.7 MPH
Annual Total Snow	42.5 Inches
Annual Heating Degree Days (65°F Base)	7,249
Annual Cooling Degree Days (65°F Base)	847
First Fall Freeze Date	September 15
Last Spring Freeze Date	May 20



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

Average Temperatures - °F

	Mean	High	Low
January	17	27	8
February	22	32	12
March	34	45	24
April	47	59	35
May	59	70	47
June	69	80	58
July	74	85	63
August	72	82	61
September	63	75	51
October	49	61	38
November	34	45	24
December	22	31	13

Something for everyone

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

Over 700 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 80+ outdoor sculptures displayed year round along the sidewalks in downtown Sioux Falls. Recognized as one of the premier annual public sculpture exhibits in the country, SculptureWalk features pieces selected through a blind jury process, with works loaned by artists to create a rotating exhibition each year.

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

700+

Restaurants & Coffee Shops

Concerts

with Touring Artists

Symphony

Orchestra based in Sioux Falls

Zoo

Butterfly House & Aquarium

Parks & Rec

900 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

...

Indoor Recreation Center

...

7 Aquatic Centers / Swimming Pools
Wading Pool / Spray Pads

...

Great Plains Zoo
45 Acres
1,000 Animals / 137 Species
Children's Petting Zoo
Carousel & Train Rides
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.siouxfalls.gov/activities-recreation
www.gfp.sd.gov



84 Parks

encompassing 3,452 Acres in the City

18 Golf Courses

within 20 miles of Sioux Falls

42 Miles

of Recreation Trail

4

Minor League Sports Teams

Baseball	Canaries
Basketball	Skyforce
Hockey	Stampede
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 Creek Nature Area
(Valley Springs)

Big Sioux Recreation Area
(Brandon)

Lake Alvin Recreation Area
(Harrisburg)

Lake Vermillion Recreation Area
(Montrose)

Major Health Care 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 health care 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 1,500 doctors, 230 Physician Assistants, and 140 Residents staff the hospitals and clinics within the metro area.

Numerous biotech companies are located in Sioux Falls focusing 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 Hospital
- Avera Heart Hospital of SD
- Avera Orthopedic Hospital
- 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
- Sioux Falls Specialty Hospital
- Veteran's Memorial Hospital





Sioux Falls Development Foundation

200 North Phillips Avenue, Suite 301, Sioux Falls, SD 57104
605.339.0103
www.siouxfallsdevelopment.com