



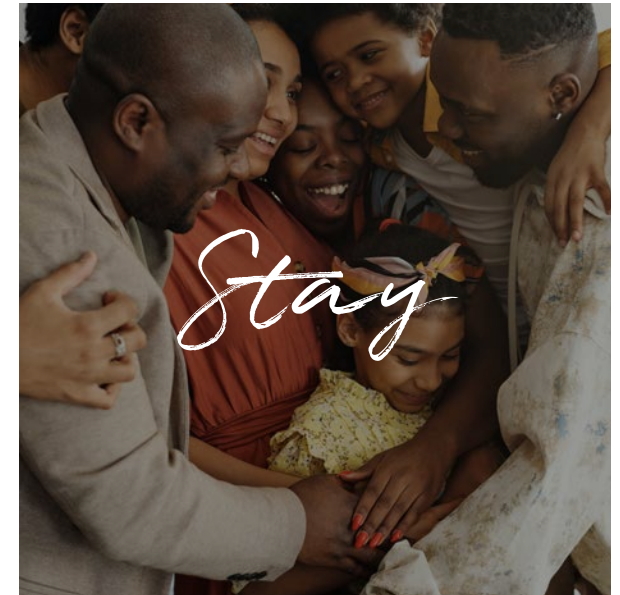
Dawley

Farm Village

LAND FOR SALE
Highline Place | Sioux Falls, SD







Dawley Farm Village is an approximately 300-acre expanding development that serves as the perfect one-stop hub for shopping, dining, living and entertainment.

With shops ranging in apparel, health & beauty, home, and more, Dawley Farm Village is the perfect place to run day-to-day errands and the next shopping spree destination for all. Retailers include:

- AT&T
- Ashley Furniture Homestore
- Bath & Body Works
- Budget Blinds
- Buff City Soap
- Burlington
- CATO
- Cooks & Bakers
- Dollar Tree
- Famous Footwear
- GameStop
- GNC
- Kay Jewelers
- Kidtopia
- Kohl's
- Maurices
- PetSmart
- Sally Beauty
- Sherwin Williams
- Target
- T-Mobile
- Ulta
- Verizon
- Walmart

Satisfying the whole group's cravings with the many styles and options of cuisine. Restaurants include:

- Buffalo Wild Wings
- Caribou Coffee
- Cellar 54
- Cherry Berry
- Coffea Roasterie
- Crumbl Cookies
- Culver's
- Freddy's
- Jersey Mike's
- La Cantina
- Nektar Juice Bar
- Panda Express
- Panera Bread
- Pizza Hut
- Starbucks (2)
- Subway
- Wendy's

Nearby residents and visitors enjoy the convenience of having a variety of dining and entertainment choices. Long & short-term living include:

- Active Generations Senior Living
- Carlton at Dawley Farm
- Dublin Square Townhomes
- Glo by Best Western
- Hillview Apartments
- Red Oak Senior Apartments
- Trinity Point at Dawley Farm
- The Current Apartments

Services/Other:

- A Perfect 10 Nail & Beauty Bar
- Avera
- Blue Tide Car Wash
- Burn Bootcamp
- Century Theaters
- Capital Card Services
- Casey's
- DGR
- Envy Nails & Spa
- Eyesite
- Family Vision
- First Bank & Trust
- Gents Grooming
- Massage Envy
- Midco
- Modern Dental
- Voyage Federal Credit Union
- Waxing the City

Land for Sale



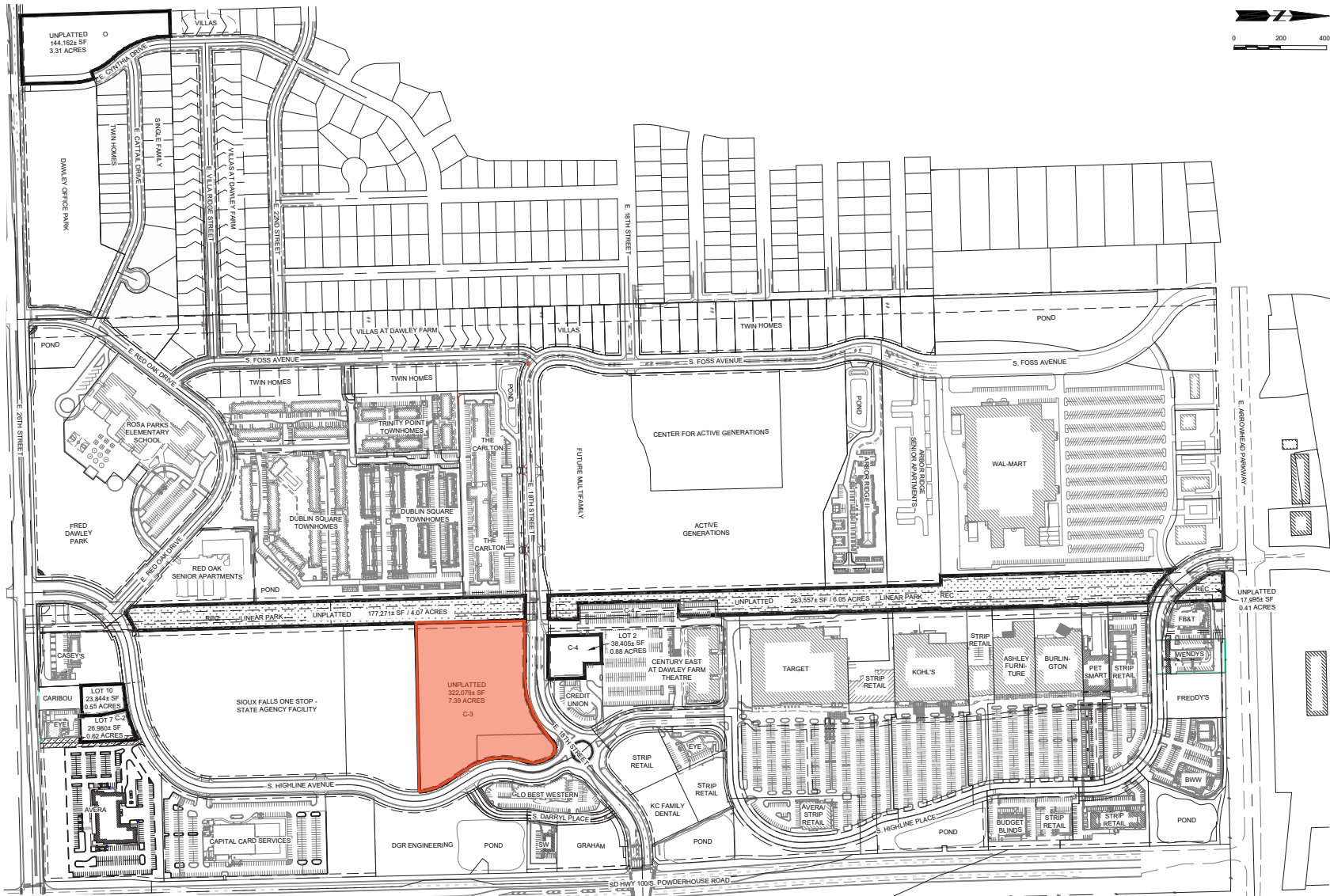
1. Highline Ave Commercial Lots
\$10 - 16.00/SF (based on location & size)
1.0 - 7.39 Acres (subdividable)
2. Highline Ave Commercial Out-lots
\$16.00/SF
0.54 - 0.62 Acres
3. 18th St Commercial Out-lot
UNDER CONTRACT
4. 26th Street Frontage Lot
\$18.00/SF
0.97 Acres

Highline Ave. Commercial Lots

Dawley
Farm Village



\$10 - 16.00/SF (based on location & size)
1.0 - 7.39 Acres (subdividable)



RAQUEL BLOUNT SIOB

605.728.9092 | raquel@lloydcompanies.com

Highline Ave. Commercial Lots

\$10 - 16.00/SF (based on location & size)
1.0 - 7.39 Acres (subdividable)

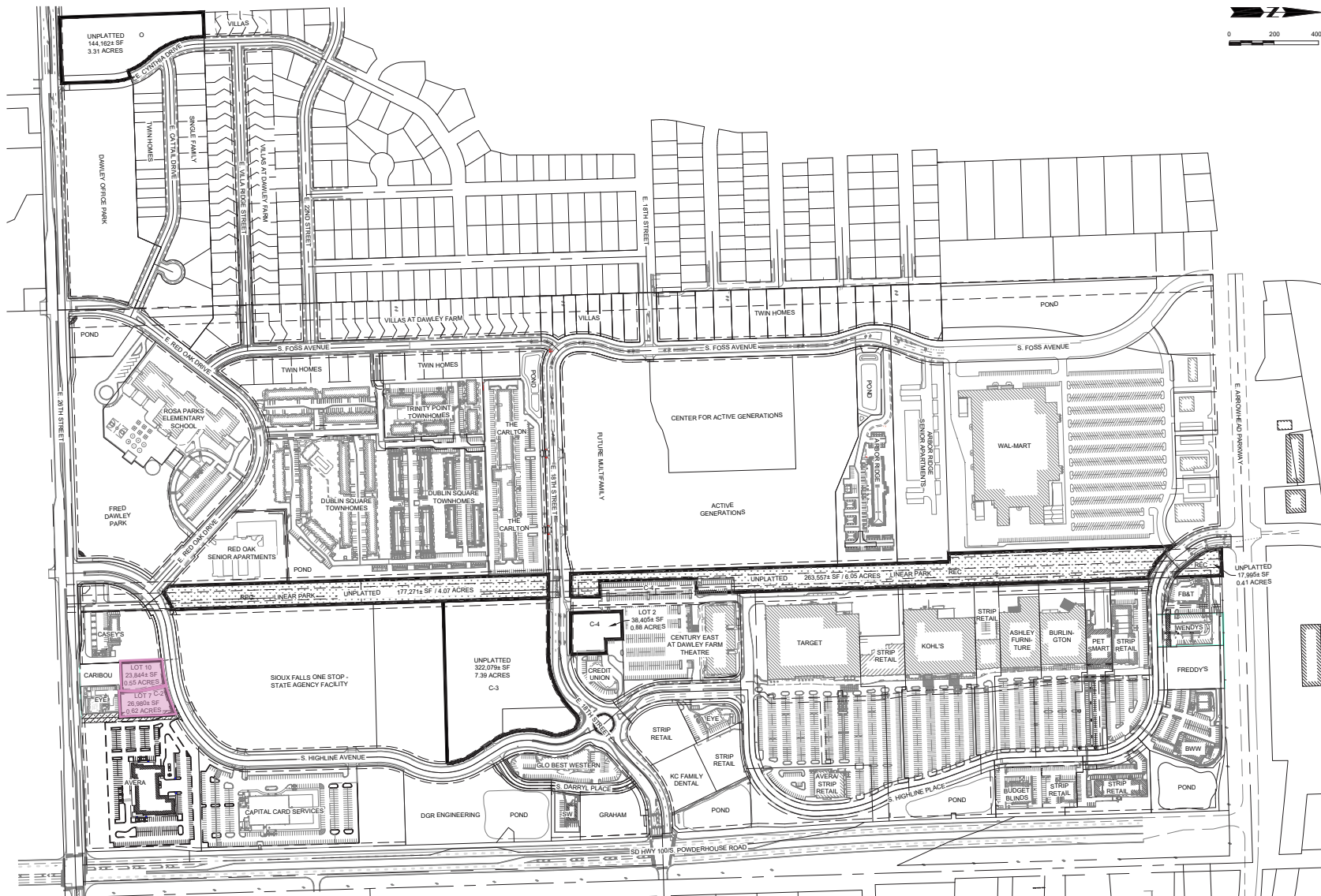


Highline Ave Commercial Out-lots

Dawley
Farm Village

LLOYD

\$16.00/SF
0.54 - 0.62 Acres



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Highline Ave Commercial Out-lots

\$16.00/SF
0.54 - 0.62 Acres

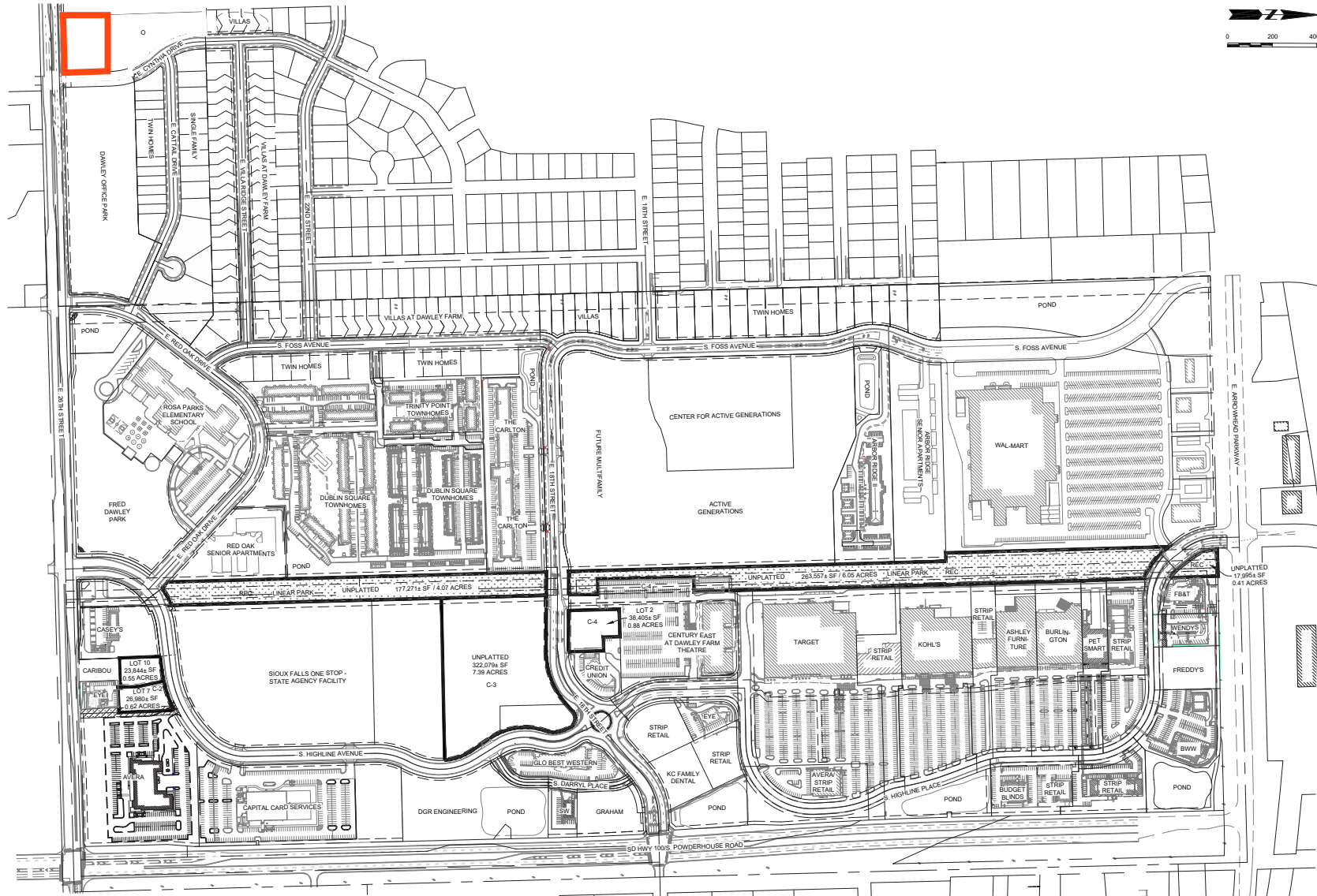


26th Street Frontage Lot

0.97 Acres | 42,253 SF +/-
\$18.00 / SF | \$760,554

Dawley
Farm Village

 **LLOYD**

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26th Street Frontage Lot

Dawley | LLOYD
Farm Village

0.97 Acres | 42,253 SF +/-
\$18.00 / SF | \$760,554



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Dawley Farm Village Retailers

 <p>1 / 4 or Top 100% Visits Top 54% Visits</p>	 <p>3 / 13 or Top 84% Visits Top 48% Visits</p>	 <p>1 / 2 or Top 100% Visits Top 10% Visits</p>	 <p>2 / 2 or Top 50% Visits Top 46% Visits</p>	 <p>2 / 6 or Top 83% Visits Top 89% Sales</p>	 <p>1 / 2 or Top 50% Visits Top 68% Visits</p>
 <p>1 / 1 or Top 100% Visits Top 34% Sales</p>	 <p>12 / 47 or Top 76% Visits Top 74% Visits</p>	 <p>6 / 10 or Top 50% Visits Top 16% Sales</p>	 <p>2 / 2 or Top 50% Visits Top 22% Visits</p>	 <p>3 / 3 or Top 33% Visits Top 47% Sales</p>	 <p>5 / 13 or Top 69% Visits Top 78% Sales</p>
 <p>12 / 33 or Top 66% Visits Top 20% Sales</p>	 <p>1 / 1 or Top 100% Visits Top 52% Visits</p>	 <p>1 / 1 or Top 100% Visits Top 62% Sales</p>	 <p>2 / 3 or Top 66% Visits Top 63% Visits</p>	 <p>3 / 3 or Top 33% Visits Top 23% Sales</p>	 <p>2 / 3 or Top 66% Visits Top 71% Sales</p>
 <p>2 / 4 or Top 75% Visits Top 32% Visits</p>	 <p>2 / 6 or Top 83% Visits Top 78% Sales</p>	 <p>3 / 8 or Top 75% Visits Top 75% Visits</p>	 <p>3 / 3 or Top 33% Visits Top 3% Visits</p>	 <p>12 / 33 or Top 66% Visits Top 20% Sales</p>	 <p>3 / 4 or Top 50% Visits Top 62% Visits</p>
 <p>3 / 3 or Top 33% Visits Top 54% Sales</p>	 <p>13 / 20 or Top 40% Visits Top 34% Visits</p>	 <p>1 / 14 or Top 100% Visits Top 91% Sales</p>	 <p>11 / 22 or Top 54% Visits Top 34% Visits</p>	 <p>18 / 57 or Top 70% Visits Top 83% Sales</p>	 <p>3 / 5 or Top 60% Visits Top 83% Sales</p>
 <p>1 / 5 or Top 100% Visits Top 85% Visits</p>	 <p>3 / 3 or Top 33% Visits Top 22% Visits</p>	 <p>18 / 29 or Top 41% Visits Top 52% Visits</p>	 <p>5 / 15 or Top 73% Visits Top 80% Sales</p>	 <p>1 / 2 or Top 100% Visits Top 63% Visits</p>	 <p>2 / 7 or Top 85% Visits Top 87% Sales</p>

Visitor Data

7.6M
visits in the past
12 months

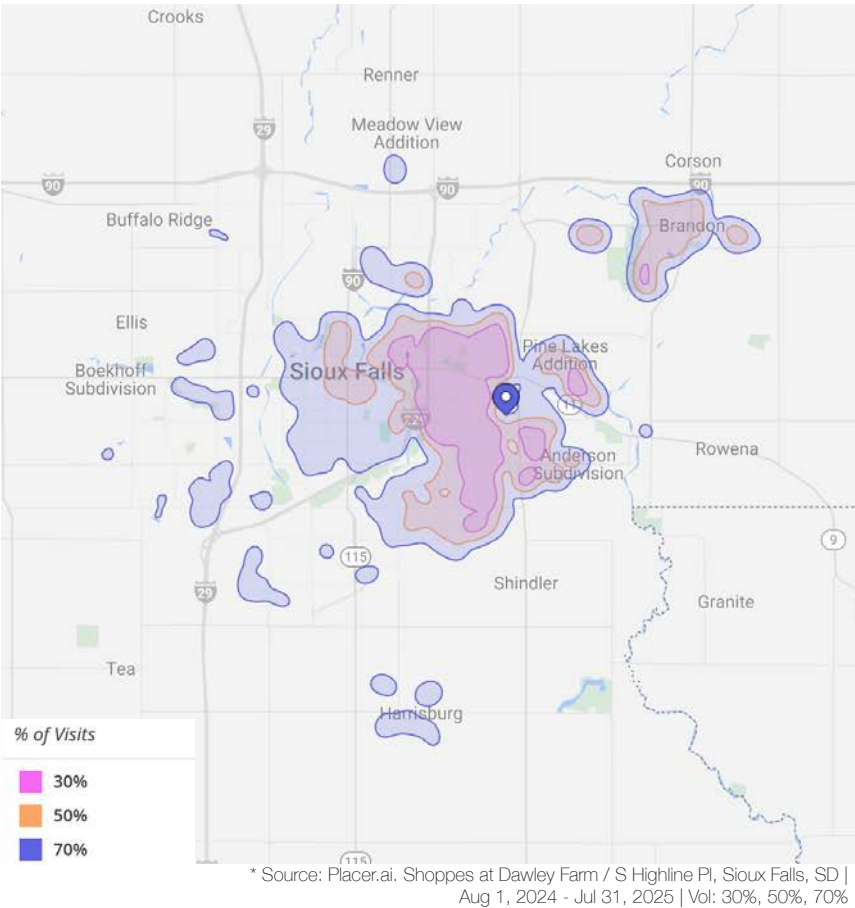
634.1K
visitors in the past
12 months

+5.05%
visits YoY

47 min
average
dwell time

12.02
visit
frequency

40+
retailers




	1-mile	3-mile	5-mile	MSA
Population	9,071	62,826	126,189	314,596
Daytime Population	7,370	45,754	138,793	341,444
Median Household Income	\$78,541	\$80,494	\$77,203	\$83,100

Economic Drivers



Active Generations built its new campus for seniors that offers adult daycare; social, recreational, & educational activities; nutrition & food delivery services; counseling services, and more.

 **600+ Patrons**




Glo by Best Western, built in 2020, serves the east side as one of the newest and only hotels in the area.

 **79 Beds**



Capital Services built their new headquarters in 2021 and chose Dawley Farms Village as a result of majority of their employees living near the center.

 **150 Employees**




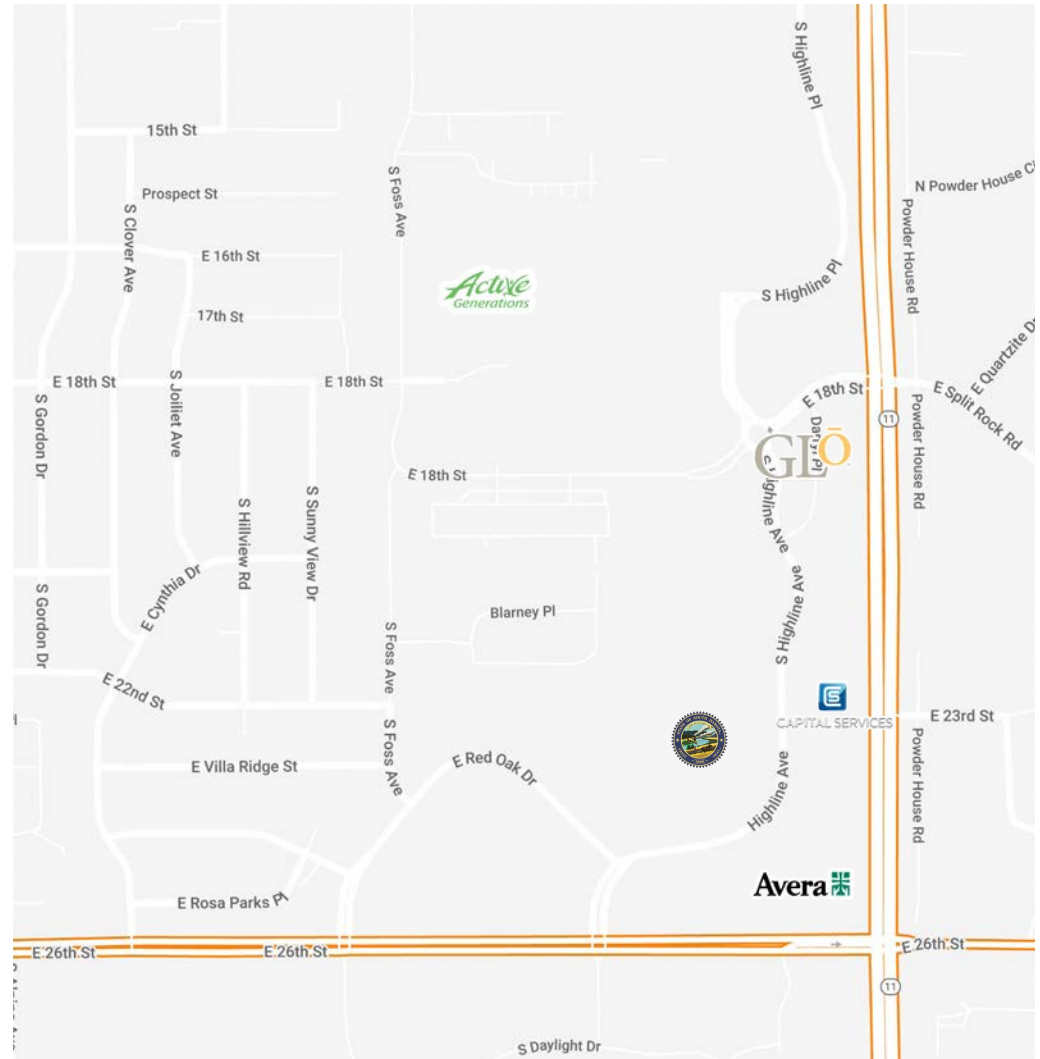
Avera built their newest 3-story, 86,000 sq/ft Medical Care, Urgent Care, & Emergency Center that services Sioux Falls & rural surrounding communities.

 **120 Employees**

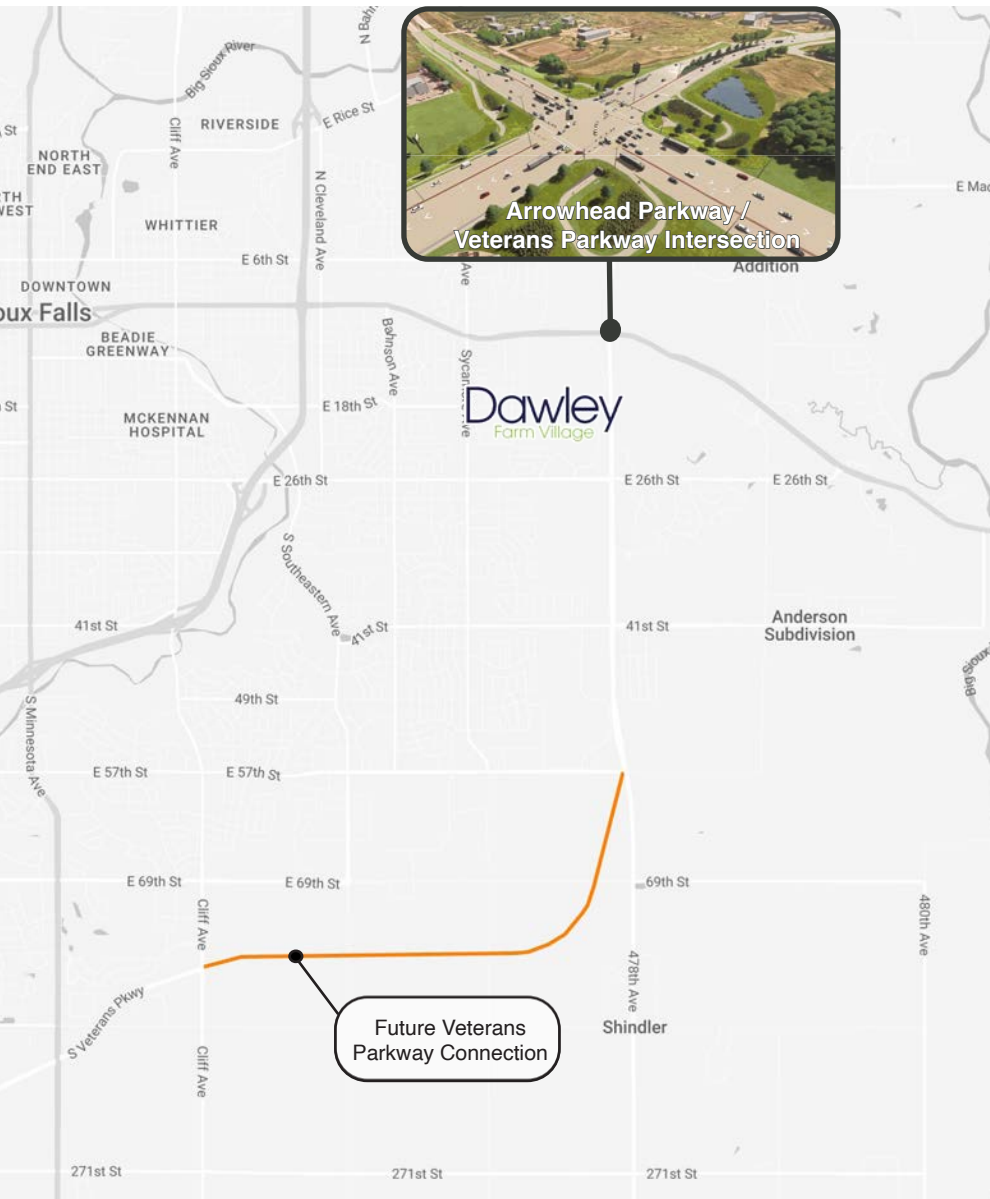


The Sioux Falls One Stop is a state-of-the-art building, combining 12 state agencies previously located throughout Sioux Falls into one location, including the Department of Health, the Department of Labor & Regulation and the Department of Social Services.

 **900+ Employees**



Ease of Access & Transportation Upgrades



Arrowhead & Veterans Parkway Intersection

South Dakota's Largest Intersection

Featuring 10 lanes on one roadway, 9 lanes on the other. Plus, three pedestrian underpasses for enhanced walkability and safety

\$39.2M Investment

Extensive improvements, including underground utilities, grading, retaining walls, concrete paving, street lighting, traffic signals, and a landscaped median

Improved Accessibility

Designed to reduce congestion and improve traffic flow, directly benefiting business and residents. Completion expected by Spring 2027.

Future Veterans Parkway Connection

8.5 Mile Expansion

Enhances connectivity between I-29 and I-90, streamlining travel to and from Dawley Farm Village. Construction began in 2023 and is expected to be complete in 2026.

\$210M Investment

6 lane expansion (3 lanes each direction) designed to mirror I-229. Supports long-term transportation demands through 2050.

Improved Safety & Accessibility

Provides safer crossings, pedestrian access, and a bike-friendly design, supporting eastside growth with users in mind.

2025 AREA DEMOGRAPHICS

	1 mile	3 miles	5 miles	MSA
Total Population	9,071	62,826	126,189	314,596
Projected Population (2030)	9,842	67,990	136,829	341,444
Daytime Population	7,370	45,754	138,793	314,319
Median Age	36.2	36.2	37.1	36.9
Area Households	3,461	24,597	51,070	124,541
Median Household Income	\$78.5k	\$80.4k	\$77.2k	\$83.1k
Median Home Value	\$350k	\$327k	\$318k	\$328k
Educational Attainment (Associates Degree +)	43.1%	51.4%	51.6%	52.2%

Experience 
It All

Demographics

Sioux Falls, South Dakota's largest city, is one of the fastest growing areas in the nation with population growth rate nearly four times the national average. It serves as the largest retail hub between Denver and the Twin Cities and offers residents & visitors an ample selection of commodities and services. Being located in the heart of the Midwest, Sioux Falls draws shoppers from a four-state area. Employment across the state is projected to increase by 7.7% by 2032, further solidifying its reputation as an economic leader.

Sioux Falls has low business costs with a high quality of life. There's no state, corporate or personal income tax, no inheritance tax and no limits to what your business can achieve.

POPULATION PROJECTION

Year	Sioux Falls	MSA
2025	219,588*	314,596
2030	235,786	341,319

*Source: The City of Sioux Falls

FAST FACTS



#1 City for Small
Businesses
(B2B Review 2025)



#2 Best Tax
Climate in the U.S.
(Tax Foundation 2024)



#3 Hottest
Job Market
(ZipRecruiter 2023)



Top 25 Safest
Cities in America
(WalletHub 2025)

4M

of Visitors to
Sioux Falls in 2024

1.8%

Sioux Falls MSA
Unemployment Rate
(June 2025)



No Corporate
Income Tax



Third City in
Economic Strength
(Policom 2023)

TOP EMPLOYERS

SANFORD
HEALTH

10,929

Avera

8,200



3,627

Smithfield

3,239

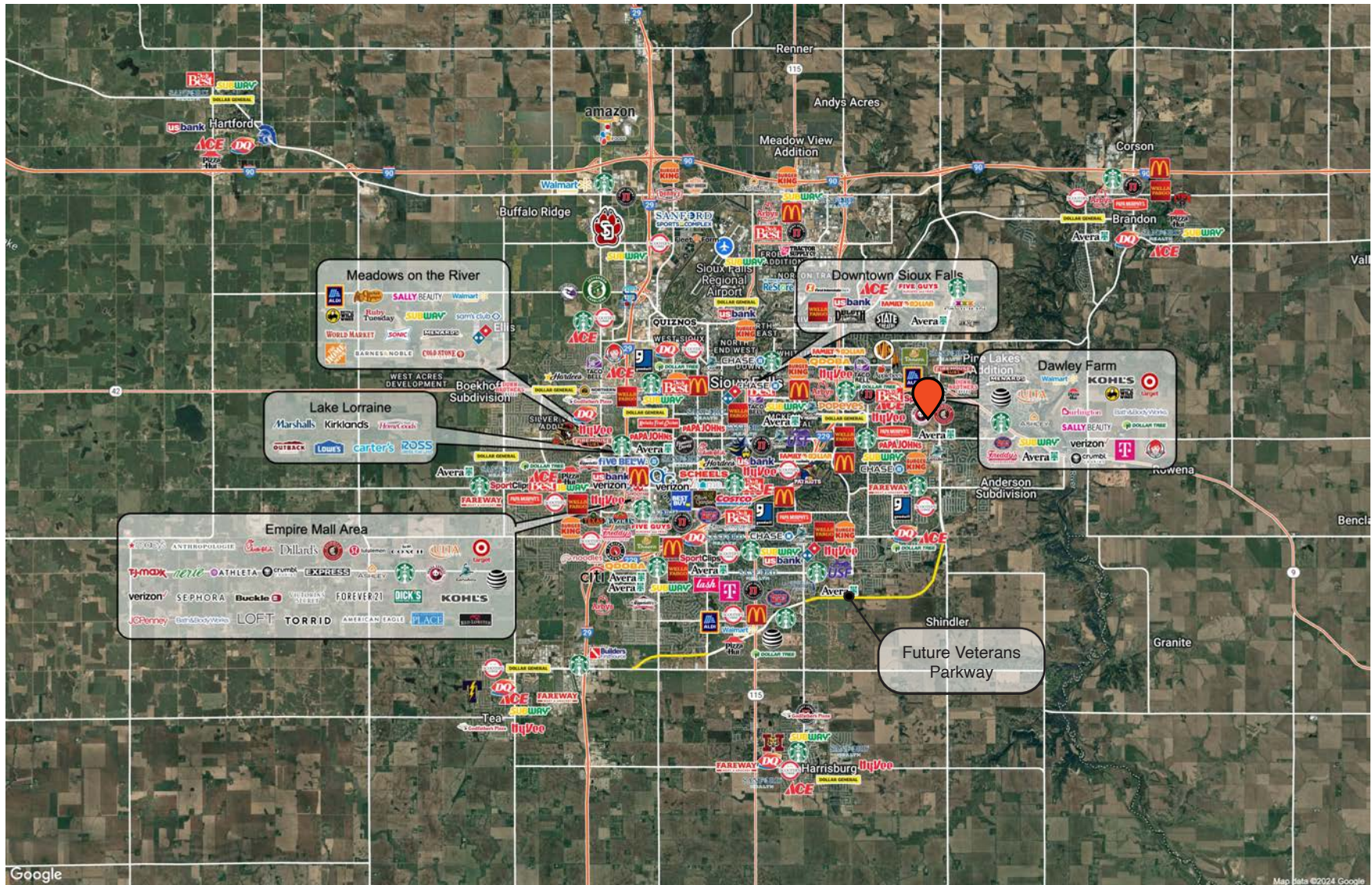
HuVee
EMPLOYEE OWNED

2,390

amazon

1,600

City Map



Dawley Farm Village Photos



Dawley Farm Village Photos



LAND FOR SALE

PAWLEY FARM VILLAGE

Highline Place | Sioux Falls



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