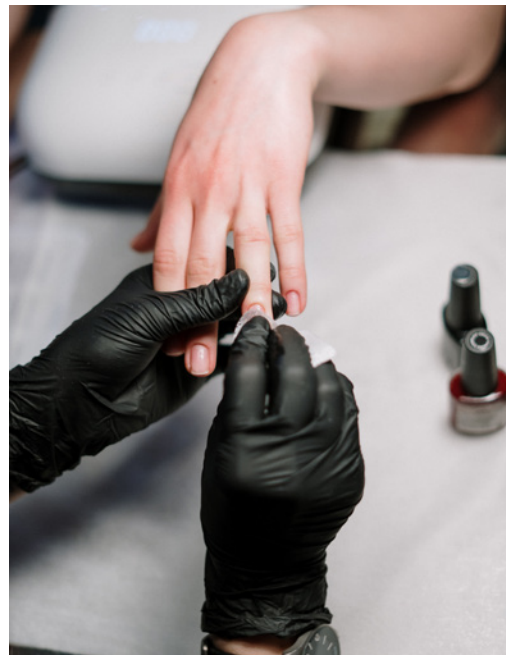




LAND FOR SALE
Highline Place | Sioux Falls, SD







Experience



It All

Dawley Farm Village is an approximately 300-acre expanding development that serves as the perfect one-stop hub for shopping, dining, living and entertainment. The center features over 30 retailers and boasts a growing 5,669 population within just 1 mile. The retail district is surrounded by multiple growing multifamily & residential housing developments.



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 (2)
- 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 (under construction)

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



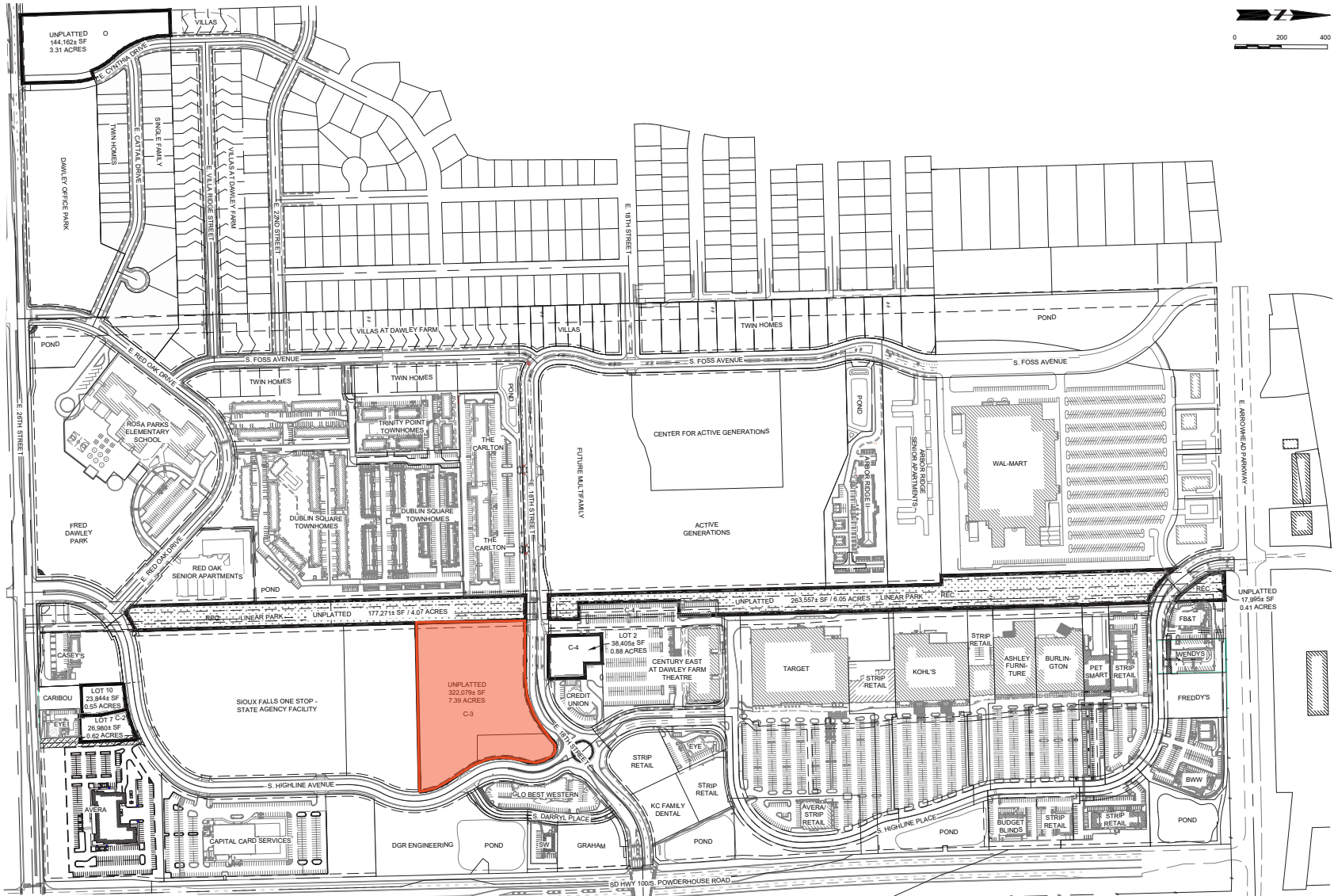
1. Highline Ave Commercial Lots
\$10 - 16.00/SF (based on location & size)
1.0 - 7.39 Acres (subdividable)
2. Highline Ave Commercial Out-lots
\$16.00/SF
0.54 - 0.62 Acres
3. 18th St Commercial Out-lot
\$16.00/SF
0.88 Acres
4. 26th & Cynthia Office Lot
\$7.00/SF
3.31 Acres

Highline Ave. Commercial Lots

Dawley
Farm Village



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

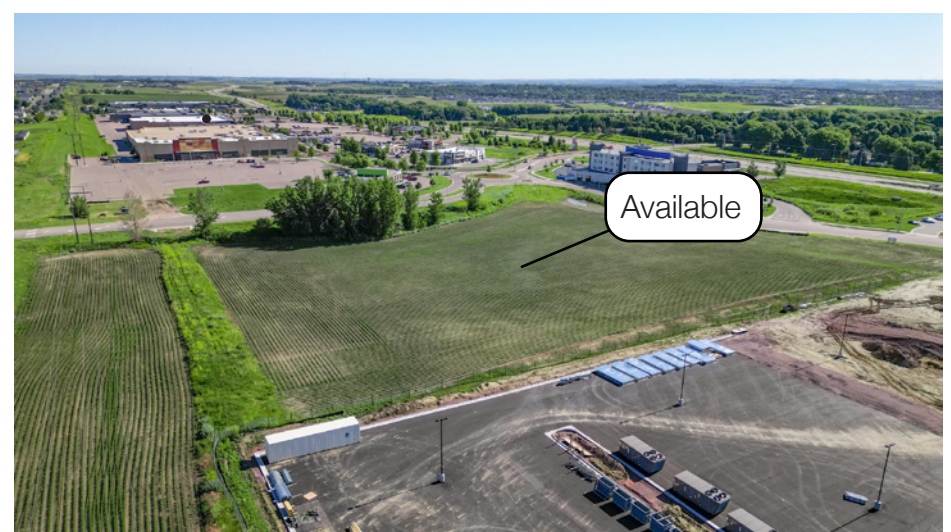


RAQUEL BLOUNT SIOR

605.728.9092 | raquel@lloydcompanies.com

Highline Ave. Commercial Lots

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

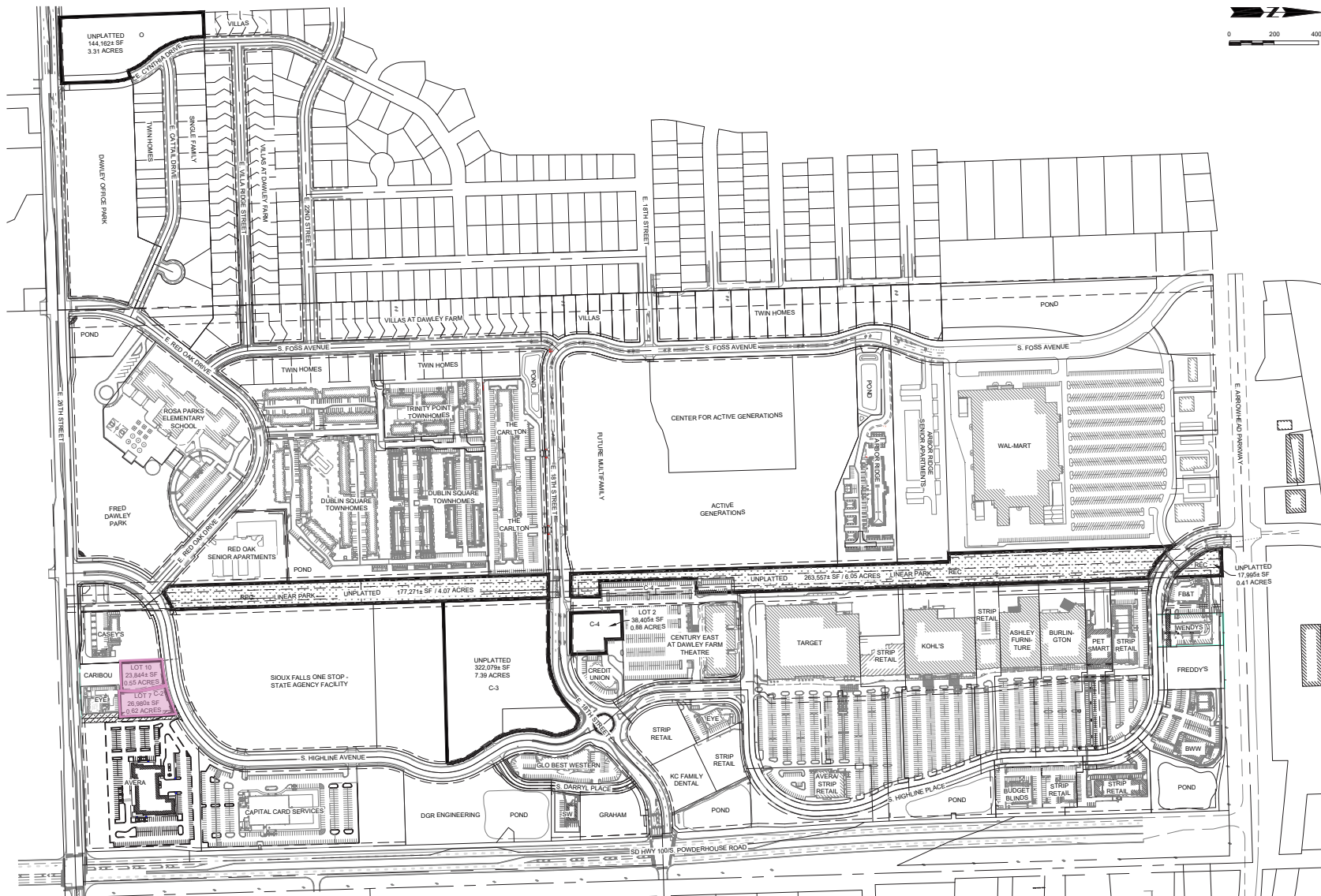


Highline Ave Commercial Out-lots

Dawley
Farm Village

LLOYD

\$16.00/SF
0.54 - 0.62 Acres



RAQUEL BLOUNT SIOB

605.728.9092 | raquel@lloydcompanies.com

Highline Ave Commercial Out-lots

\$16.00/SF
0.54 - 0.62 Acres



\$16.00/SF
0.88 Acres

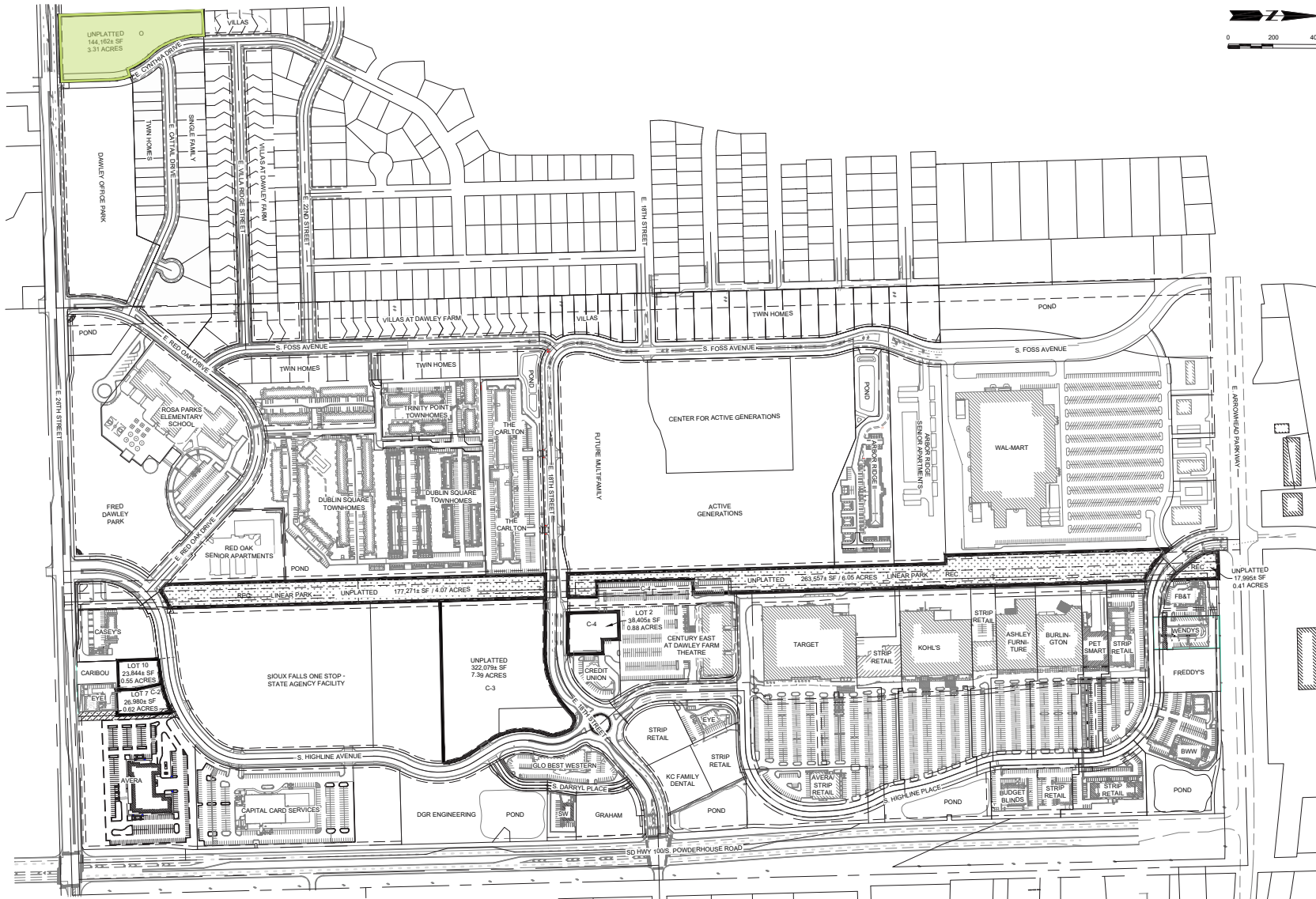


18th St Commercial Out-lot

\$16.00/SF
0.88 Acres



\$7.00/SF
3.31 Acres



raquel@lloydcompanies.com

26th & Cynthia Office Lot

Dawley | LLOYD
Farm Village

\$7.00/SF
3.31 Acres



RAQUEL BLOUNT SIOR

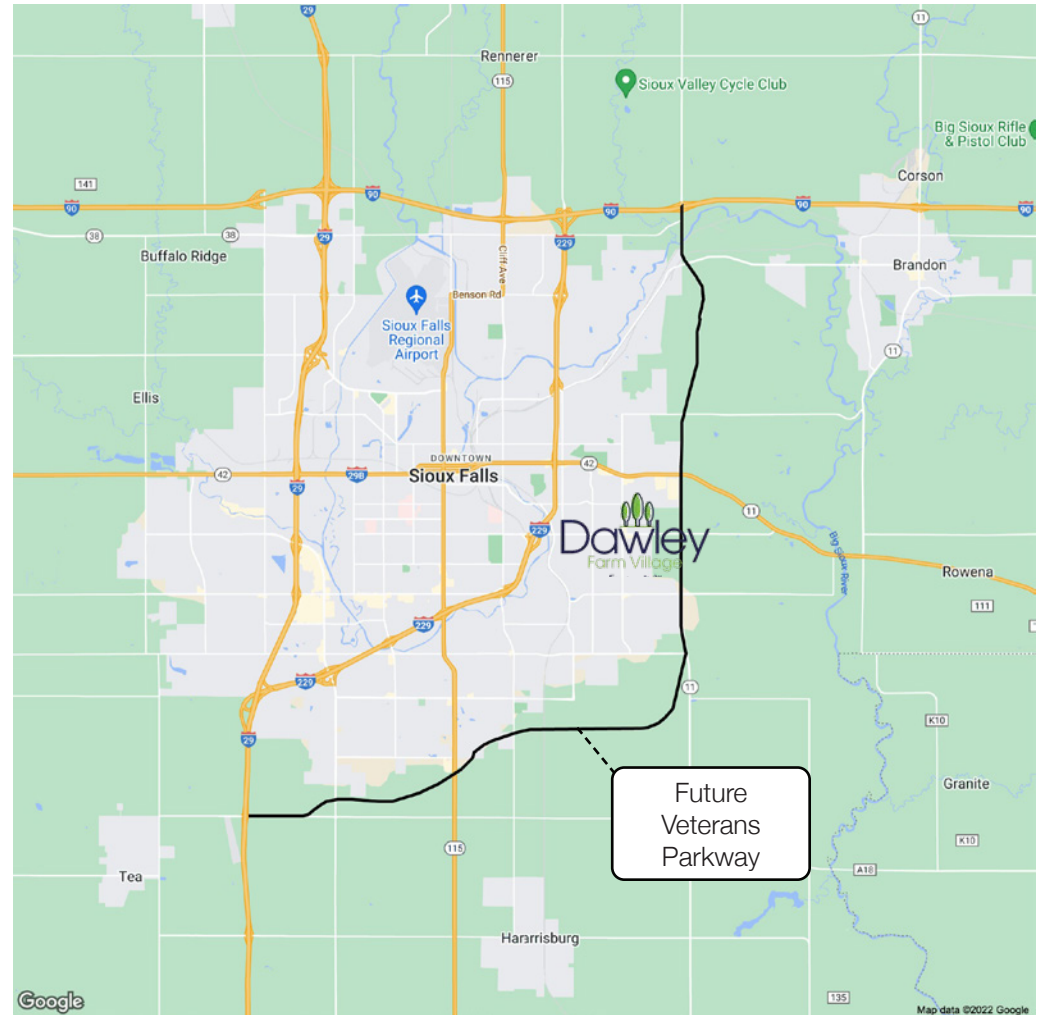
605.728.9092 | raquel@lloydcompanies.com

Ease of Access

Dawley Farm Village is located at the crossroads of Veterans Parkway and Highway 42. Just minutes from I-229 and I-90, Dawley Farm is at the heart of the rapidly-growing east region of Sioux Falls. Conveniently located less than 15 minutes from both Downtown Sioux Falls and Brandon, the shopping center brings in visitors from the city of Sioux Falls and neighboring rural communities.

The State of South Dakota Transportation Commission approved plans to complete construction on the remaining 8.5 miles that make up the southern section of Veterans Parkway. This project is the final stage in connecting I-29 and I-90 with construction expected to begin in 2023 and an anticipated completion date in 2026. This 6-lane (3 in each direction) addition is aimed to largely reduce congestion on nearby roads and prepare Sioux Falls for 2050 transportation system needs. With this addition, it is anticipated that the area of Dawley Farms Village will largely increase in traffic.

The area is also very accessible by other means of transportation with bike paths and bus routes developed around and through the shopping area. The center is designed with ample sidewalk & bike path space to be pedestrian-friendly and welcoming neighboring residents to visit.



One Stop Office

Construction for the South Dakota One Stop office at Dawley Farm Village began in March 2024. This new 280,000-square-foot facility, developed by Dream Design International, will consolidate 12 state agencies into a four-story building, accommodating up to 200 state employees.

The building will enhance service accessibility and employee amenities, including outdoor patios and a nearby bus stop. Operations are expected to start in early 2025.

Dawley
Farm Village



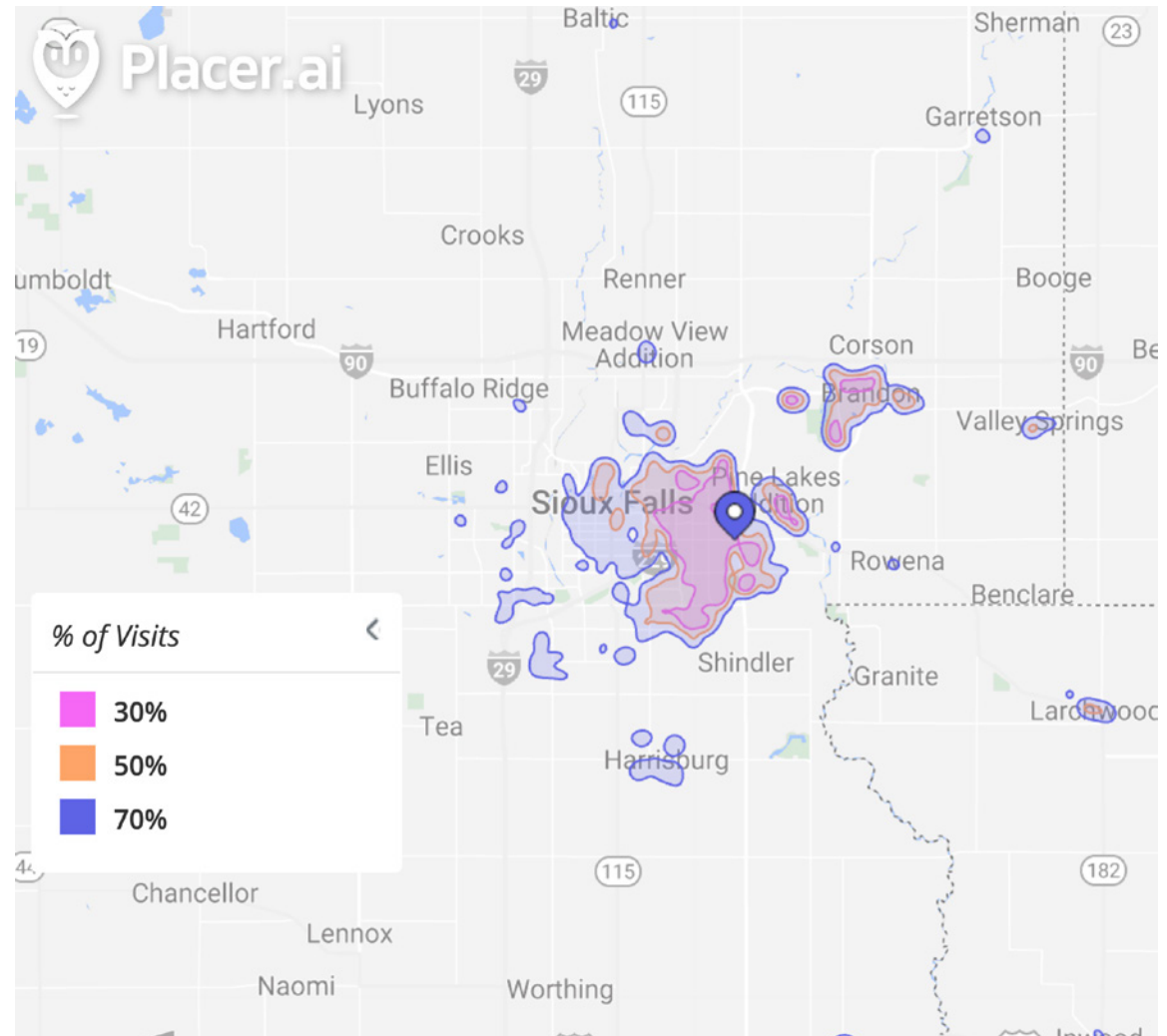


Visitor Data

7.2M
visits in the past
12 months

615.1K
visitors in the past
12 months

30+
retailers




Shoppes at Dawley Farm / S Highline Pl, Sioux Falls, SD | May 1st, 2023 - Apr 30th, 2024 | True Trade Area | Vol: 30%, 50%, 70% 50 mi

Economic Drivers



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

 **250 - 500 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**




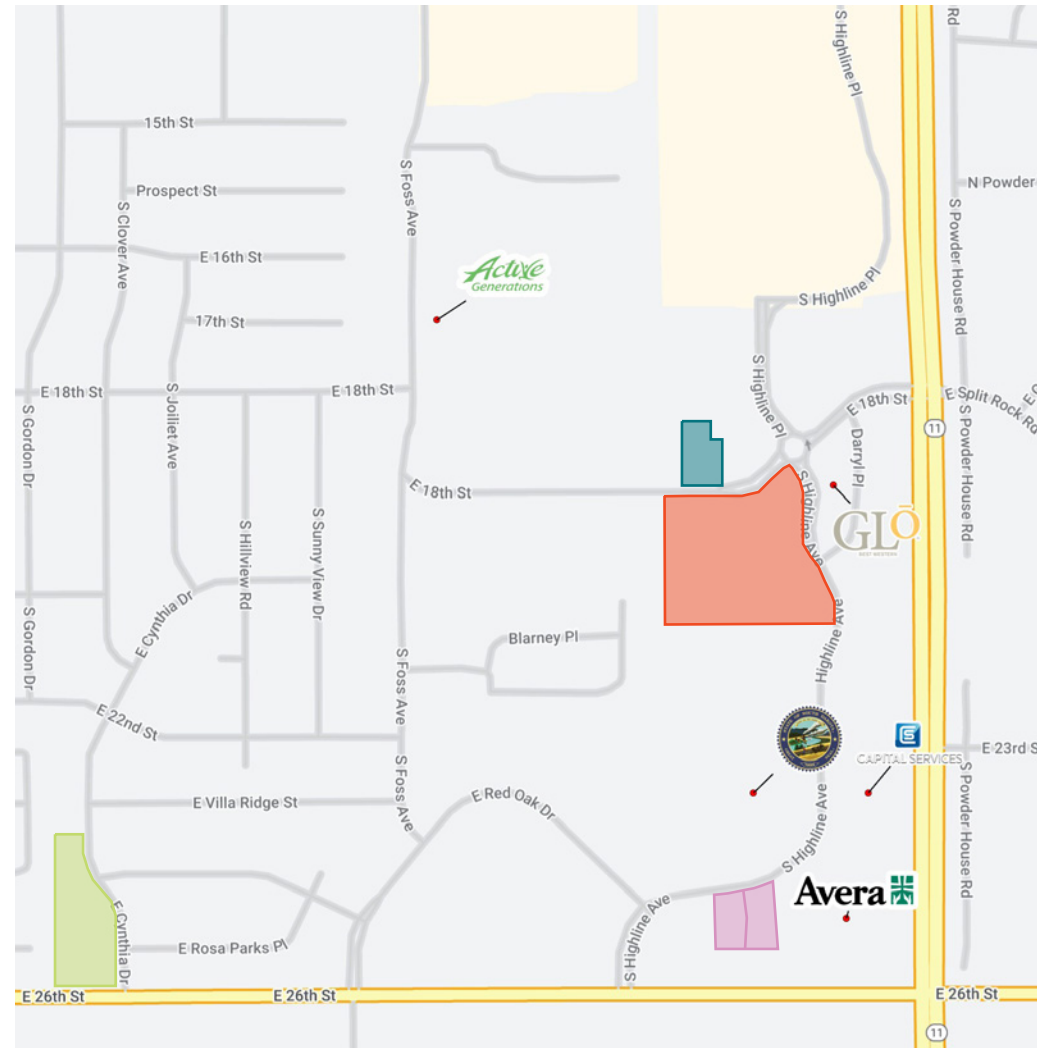
Avera is in the midst of building their newest 3-story, 86,000 sq/ft medical center that will service Sioux Falls & rural surrounding communities.

 **120 Employees**



The Sioux Falls One Stop will be 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**



RAQUEL BLOUNT SIOR

605.728.9092 | raquel@lloydcompanies.com



Demographics

	1-mile	3-mile	5-mile	MSA
Population	8,720	61,975	124,499	311,500
Daytime Population	6,784	44,654	136,310	311,087
Median Household Income	\$83,135	\$81,819	\$76,181	\$80,234

* Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2024 geography.

Residents

The Dawley Farm Village surrounding area has been growing exponentially over the years especially when it comes to housing. With ample housing developments under construction and many in planning phases, this growth is expected to continue into the coming years. Not only does the area feature many multi-family complexes, but also single-family homes that hold a median value of \$269,444 (1-mile radius).



74.5%
households with
2+ people*



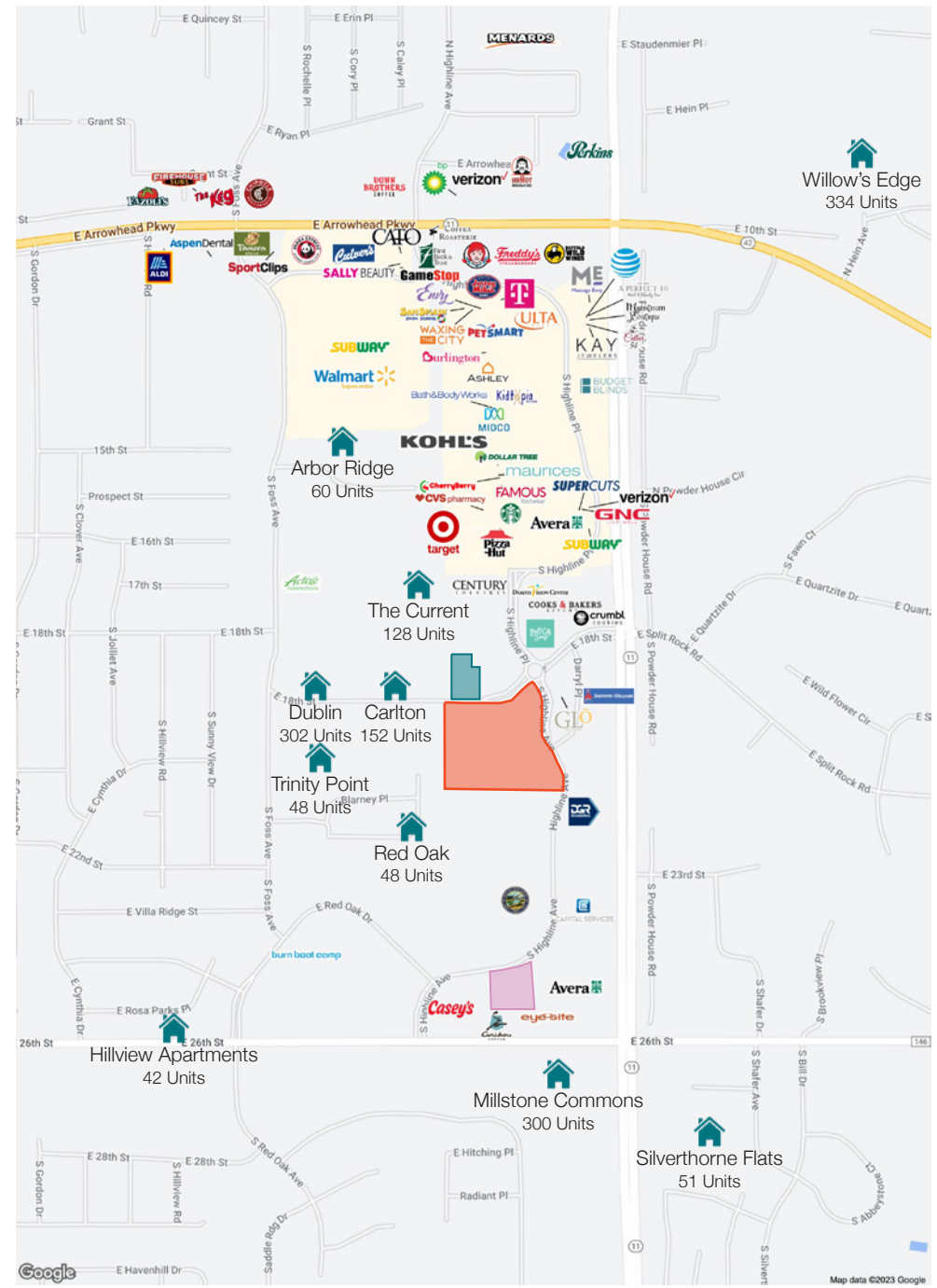
>750
units under
construction



56.1K
residents within
3 miles

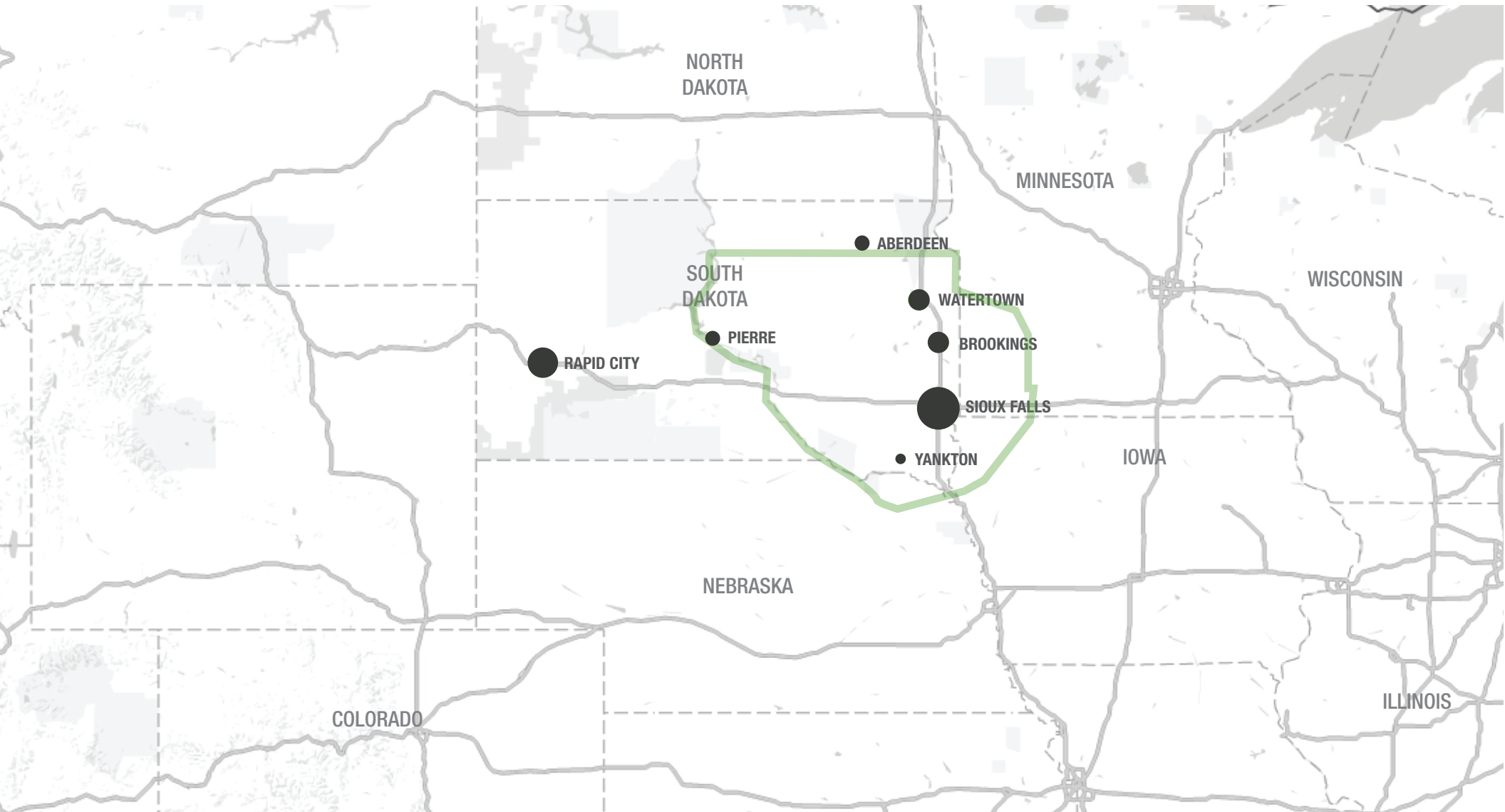


118.1K
residents within
5 miles



* Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2022 geography.

Trade Area



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.

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
2024	213,891	311,500
2029	230,570	336,494

FAST FACTS



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



**Best City for Young
Professionals**
(SmartAsset 2023)

2.1%

**Minnehaha
Unemployment Rate**
(January 2024)



**#3 Hottest
Job Market**
(ZipRecruiter 2023)

1.19M

**# of Visitors to
Sioux Falls in 2022**



**Third City in
Economic Strength**
(Policom 2023)



**No Corporate
Income Tax**



**Top Eight Happiest
Cities in America**
(WalletHub 2023)

TOP EMPLOYERS

**SANFORD
HEALTH**

10,750

Avera

8,298



3,688

Smithfield

3,600

HyVee
EMPLOYEE OWNED

2,939

amazon

2,505

LAND FOR SALE

PAWLEY FARM VILLAGE

Highline Place | Sioux Falls



RAQUEL BLOUNT, SIOR

VP OF COMMERCIAL REAL ESTATE

raquel@lloydcompanies.com

605-728-9092

150 E 4th Place | Suite 600 | Sioux Falls, SD 57104 | 605.323.2820

Property details contained herein are intended for general informational purposes only. Lloyd Real Estate, LLC has not independently verified any of the information that it has been provided and makes no representation or warranty of any kind as to its accuracy or completeness. Use this information at your own discretion, and always consult with qualified professionals or experts in the relevant field for specific guidance. Nothing contained herein shall be deemed to constitute legal, financial, or professional advice.