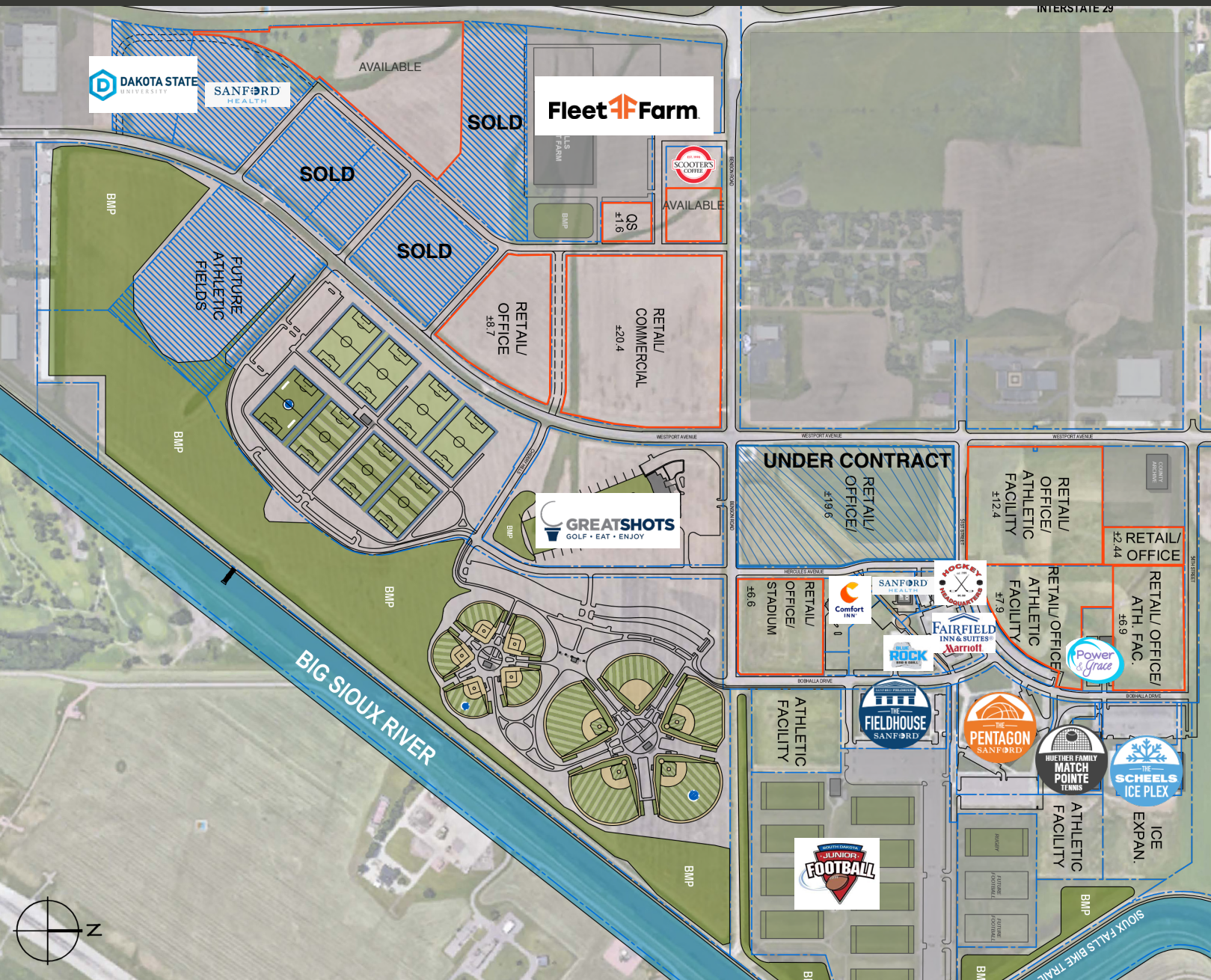


SANFORD SPORTS COMPLEX

MASTER DEVELOPMENT LAND



KRISTEN ZUEGER 605.376.1903 | kristen.zueger@lloydcompanies.com

RAQUEL BLOUNT SIOR 605.728.9092 | raquel@lloydcompanies.com

101 S. Reid Street Ste. 201, Sioux Falls, SD 57103 | 605.323.2820

Find out more at LloydCompanies.com | Information deemed reliable, but not guaranteed.

PRICING STRUCTURE & PARCELS

Concept only; subject to change



KRISTEN ZUEGER 605.376.1903 | kristen.zueger@lloydcompanies.com

RAQUEL BLOUNT, SIOR 605.728.9092 | raquel@lloydcompanies.com

101 S. Reid Street Ste. 201, Sioux Falls, SD 57103 | 605.323.2820

Find out more at LloydCompanies.com | Information deemed reliable, but not guaranteed.

AREA MAP & SITE FLYOVER VIDEO

[CLICK TO VIEW VIDEO](#)



KRISTEN ZUEGER 605.376.1903 | kristen.zueger@lloydcompanies.com

RAQUEL BLOUNT, SIOR 605.728.9092 | raquel@lloydcompanies.com

PROJECT SUMMARY

SANFORD SPORTS COMPLEX

- Park-like setting with walking connections to shops and sports facilities. Great location to service expanding northwest neighborhoods and the University Center.
- Expanding commercial parks in the area as well with call centers, office and manufacturing nearby.
- Over 1 Million participants and families projected to attend various tournaments and games.
- Availability: Negotiable
- Contact Broker for more information.



SANFORD PENTAGON

- 7.5 Acre site
- Over 100,000 SqFt
- 9 high school and college length courts
- 6 Perimeter courts
- 1 Showcase court
- Designed for league and tournament play as well as individual training
- Plans call for 14 basketball and 24 volleyball tournaments each year
- Other court related sports and open gym rentals available as well
- Opened Fall 2013



HUETHER FAMILY MATCH POINTE

- Approx. 4.1 acre site
- 7 Tennis courts
- Locker rooms and mezzanine viewing area
- Anticipate use by over 250 members of the community per week
- Initial plans for 4 to 5 annual tournaments
- Opened 2014



YOUTH FOOTBALL

- 60 Acres
- Donated to the City of Sioux Falls
- 9 Fields in phase one
- 3 Additional fields to be added
- Opened Fall 2012



GREAT SHOTS GOLF

- Estimated \$12 Million project
- 54,000 SqFt building
- 3 levels with 60 total bays holding over 300 golfers at a time



FLEET FARM

- 185,000 SqFt retail box
- First store built using Fleet Farm's new prototype, which features a modern-looking store with lots of light and glass



DAKOTA ALLIANCE SOCCER

- 8 synthetic turf multipurpose soccer sized outdoor fields
- 62,000 sq-ft. of FieldTurf inside the Sanford Fieldhouse.
- Each Year 7,000 athletes ranging from 3 to 19 participate in the Dakota Alliance Soccer Club's



SANFORD FIELDHOUSE

- Premier indoor sports facility for local, regional and national athletic training, soccer, lacrosse, baseball, softball, football, co-ed sports leagues and POWER fitness programs
- 85,000 SqFt Fieldhouse with 62,000 SqFt of Field Turf @
- State-of-the-art training facilities for indoor soccer, baseball, softball, lacrosse, and football
- Two full amenity locker rooms
- Home to Sanford POWER Athletic Enhancement Program, Sanford Sports Medicine Outreach (Athletic Training Program) and the future home of the National Institute for Athletic Health & Performance



SCHEELS ICEPLEX

- Approximately 11 acre site
- 3 initial sheets with temporary locker room and bleacher in phase one
- Additional sheets and permanent locker rooms, bleachers, mezzanine viewing area and office space in later phases
- Estimated 500 - 700 people per day to visit the facility
- Plans call for 6 tournaments every year
- Opened in 2014



HOCKEY HEADQUARTERS

- 9,600 SqFt hockey merchandise retail center
- Opened 2016



POWER & GRACE GYMNASTICS

- 16,000 SqFt gym
- Two competition-size floors
- Estimated at \$1.5 million project



RETAIL & HOSPITALITY

- Blue Rock Bar & Grill - Remodeled and expanded in 2019
- Fairfield Inn & Suites by Marriott - 82 room hotel
- Comfort Inn & Suites by Choice Hotels - 86 room hotel



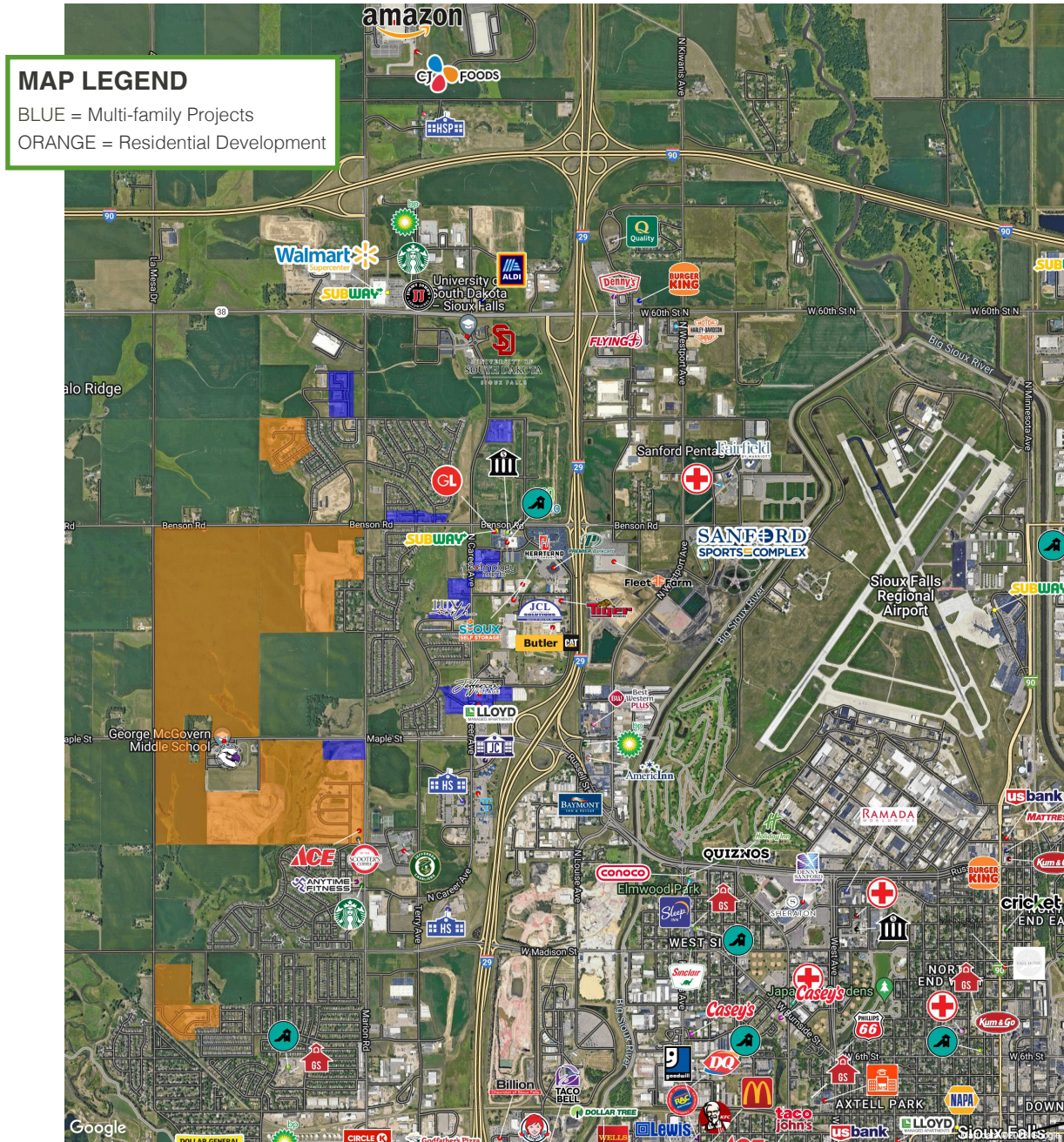
FACILITY PARTICIPANTS

- Sioux Falls Little League
- Sioux Falls Rugby
- Sioux Falls Lacrosse



NW SIOUX FALLS HIGHLIGHTS

Great opportunity to serve a rapidly growing community in northwest Sioux Falls. Sanford Sports Complex is in close proximity to over a thousand projected homes that are expected to be built in the next several years in the Harvest Hills, Jefferson Heights, and Hazeltine developments. Near the new Jefferson High School, George McGovern Middle School, Career & Technical Education Academy, northside Walmart, Southeast Technical Institute, and USD Community College for Sioux Falls.

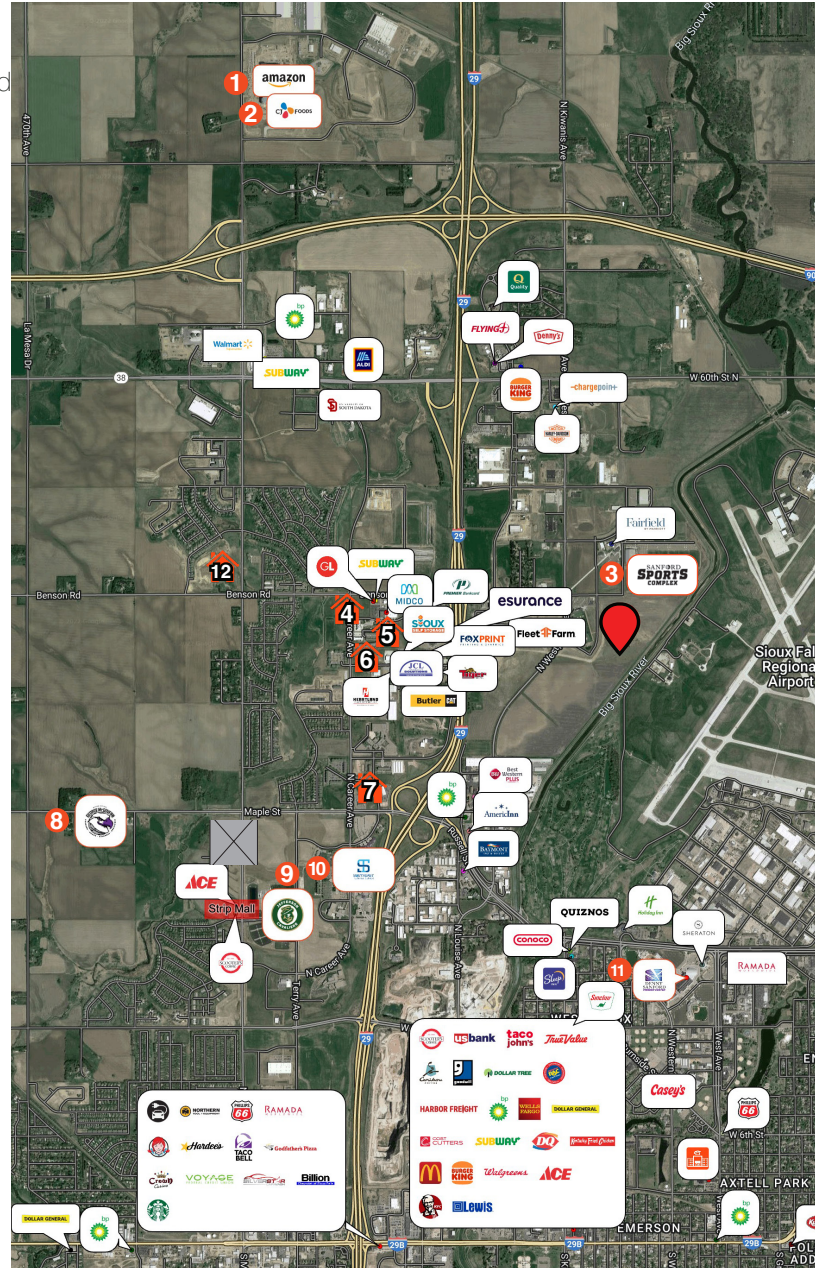


KRISTEN ZUEGER 605.376.1903 | kristen.zueger@lloydcompanies.com
RAQUEL BLOUNT, SIOR 605.728.9092 | raquel@lloydcompanies.com

ECONOMIC DRIVERS

1. **Amazon Fulfillment Center** - 1,000 Employees
2. **CJ Foods** - 600 Employees
3. **Sanford Sports Complex** - 500-acre sporting campus comprised of multiple sporting complexes/venues including:
 - **The Pentagon** - 160K SF venue that hosts competitions - basketball, volleyball, mixed martial arts, wrestling, cheer/dance, - concerts, special events, and more. Hosting events year round for up to 3,250 people.
 - **The Fieldhouse** - a multi-use indoor athletic facility that hosts the region's top training and fitness programs.
 - **The Diamonds** - brand-new synthetic turf baseball fields and five synthetic turf softball fields.
 - **The Crossing** - offers eight new multipurpose synthetic turf fields for soccer, lacrosse, football and variety of other sports
 - **Great Shots** - state-of-the-art driving range with full-service restaurant and bar to accompany
 - **Hotels**
 - Fairfield Inn & Suites - 63 Suites
 - Comfort Inn & Suites - opening in spring of 2023
4. **Technology Heights I & II** - 78 Units
5. **Thelin Center** - 96 Units
6. **Lux North** - 216 Units
7. **Jefferson Village** - 29 Units
8. **McGovern Middle School** - 917 Students
9. **Jefferson High School** - 1,470
10. **Southeast Technical College** - 2,166 Students
11. **Denny Sanford Premier Center** - multipurpose facility that houses sporting events, concerts conventions, meetings, banquets, and more
12. **The Brixx** - 400 units

Information deemed reliable, but not guaranteed



KRISTEN ZUEGER 605.376.1903 | kristen.zueger@lloydcompanies.com
RAQUEL BLOUNT, SIOR 605.728.9092 | raquel@lloydcompanies.com

SIoux FALLS MSA DEMOGRAPHICS

Sioux Falls is one of the fastest-growing areas in the nation with a population growth rate nearly four times the national average. As the largest retail center between Denver and the Twin Cities, Sioux Falls offers the consumer a vast selection of goods with thousands of retail stores scattered throughout the metro area. Employing approximately 12.4 percent of the metro labor force, the retail sector has a primary market area of 650,000+ consumers and draws shoppers from a four state area.

Source: City of Sioux Falls Planning Department
<https://siouxfallsdevelopment.com/community-profile/>

*Prior to December 31, 1992, the Sioux Falls Metropolitan Statistical Area consisted of Minnehaha County. On December 31, 1992, the Federal Office of Management and Budget revised the MSA designation to include Lincoln County. The 2005-2012 MSA figures include the counties of McCook & Turner.

Major Employers:

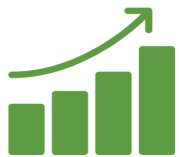
- Sanford Health - 11,239
- Sioux Falls School District - 3,688
- Citi - 1,427
- Avera Health - 7,888
- HyVee Food Stores - 3,050
- First PREMIER Bank - 1,266
- Smithfield Foods - 3,700
- Wells Fargo - 2,364
- Walmart/Sam's Club - 1,464

POPULATION		
YEAR	SIoux FALLS	MSA*
2010	153,888	228,261
2014	165,800	240,202
2021	202,600	285,387

PROJECTED POPULATION		
YEAR	SIoux FALLS	MSA
2025	208,800	325,391
2030	217,000	370,693
2035	233,200	422,608

AGE DISTRIBUTION	
AGE (YEARS)	SIoux FALLS
0-19	28.1%
20-64	59.2%
65+	12.6%

SIoux FALLS HIGHLIGHTS



Lincoln County- One of the Fastest Growing Counties in U.S
 (City of Sioux Falls 2020)



Best City for Young Professionals
 (SmartAsset 2021)



A Top Ten for Financial Independence
 (Choose Fi 2021)



Top Five Hottest Job Market
 (ZipRecruiter 2020)



Top City for Millennials Buying Homes
 (SmartAsset 2020)



High Economic Strength Rankings from Policom
 (Policom 2020)



Second Best City to Start a Career
 (Zippia 2020)



Top Six Happiest Cities in America
 (WalletHub 2020)

KRISTEN ZUEGER 605.376.1903 | kristen.zueger@lloydcompanies.com
RAQUEL BLOUNT, SIOR 605.728.9092 | raquel@lloydcompanies.com