

An aerial photograph of a suburban neighborhood. In the foreground, a large green field is bordered by a road on the right and a line of trees on the left. Beyond the field, a residential development with many houses is visible. In the background, there are more houses, some commercial buildings, and a parking lot. The sky is clear and blue.

Dawley

Farm Village

LAND FOR SALE | 26TH & CYNTHIA
Highline Place | Sioux Falls, SD



Land for Sale

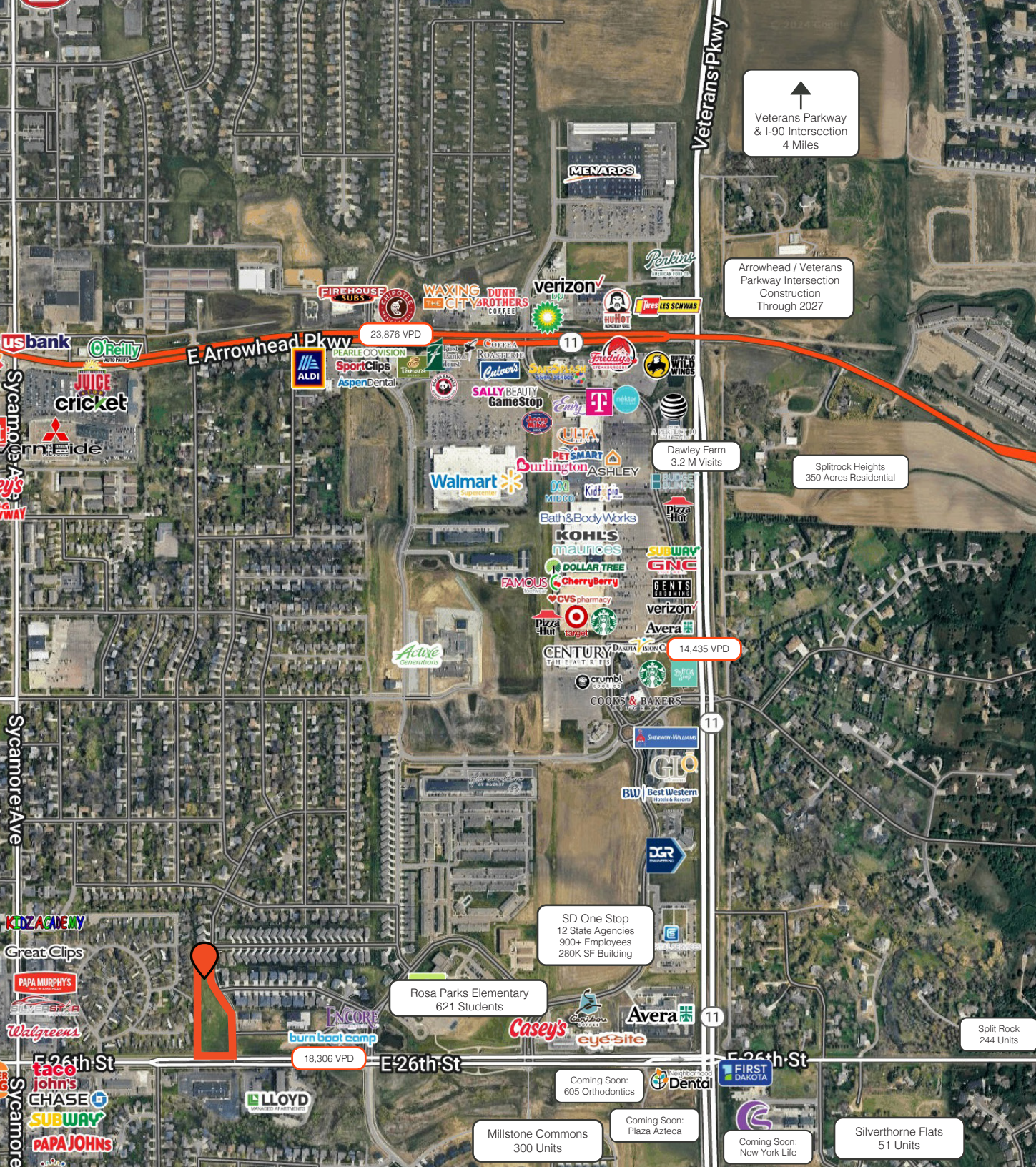
3.06 Acres | 133,293 SF +/-
\$7.00 / SF | \$933,058

Zoning Breakdown

0.97 Acres | 42,253 SF +/-
Zoned C-2

1.60 Acres | 69,696 SF +/-
Zoned RA-2

0.49 Acres | 21,344 SF +/-
Zoned RD-1



Dawley
Farm Village

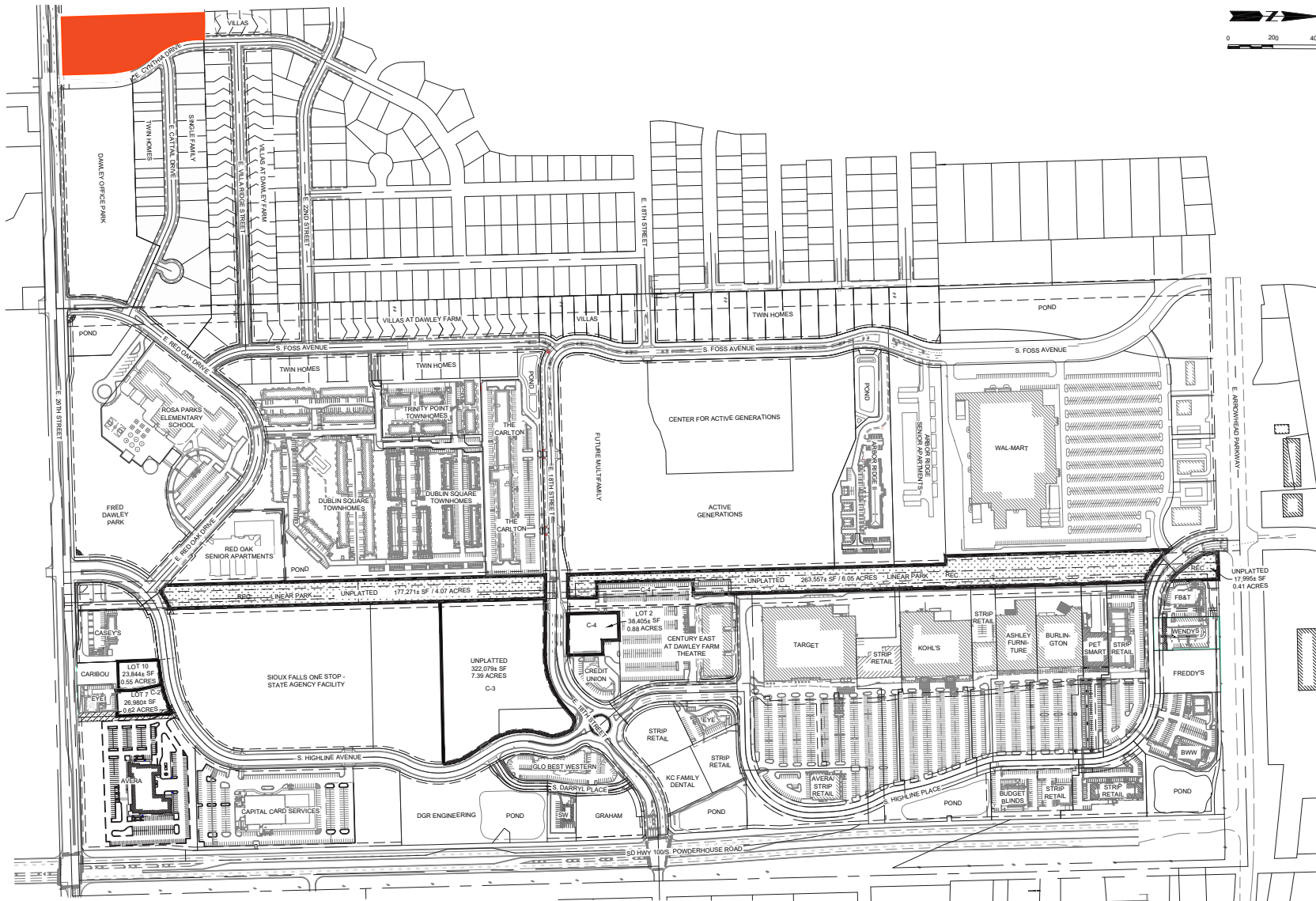
LLOYD

26th & Cynthia Lot

Dawley
Farm Village

LLOYD

3.06 Acres | 133,293 SF +/-
\$7.00 / SF | \$933,058



RAQUEL BLOUNT SIOB

605.728.9092

raquel@lloydcompanies.com

26th & Cynthia Office Lot

Dawley | LLOYD
Farm Village

3.06 Acres | 133,293 SF +/-
\$7.00 / SF | \$933,058



RAQUEL BLOUNT SIOR

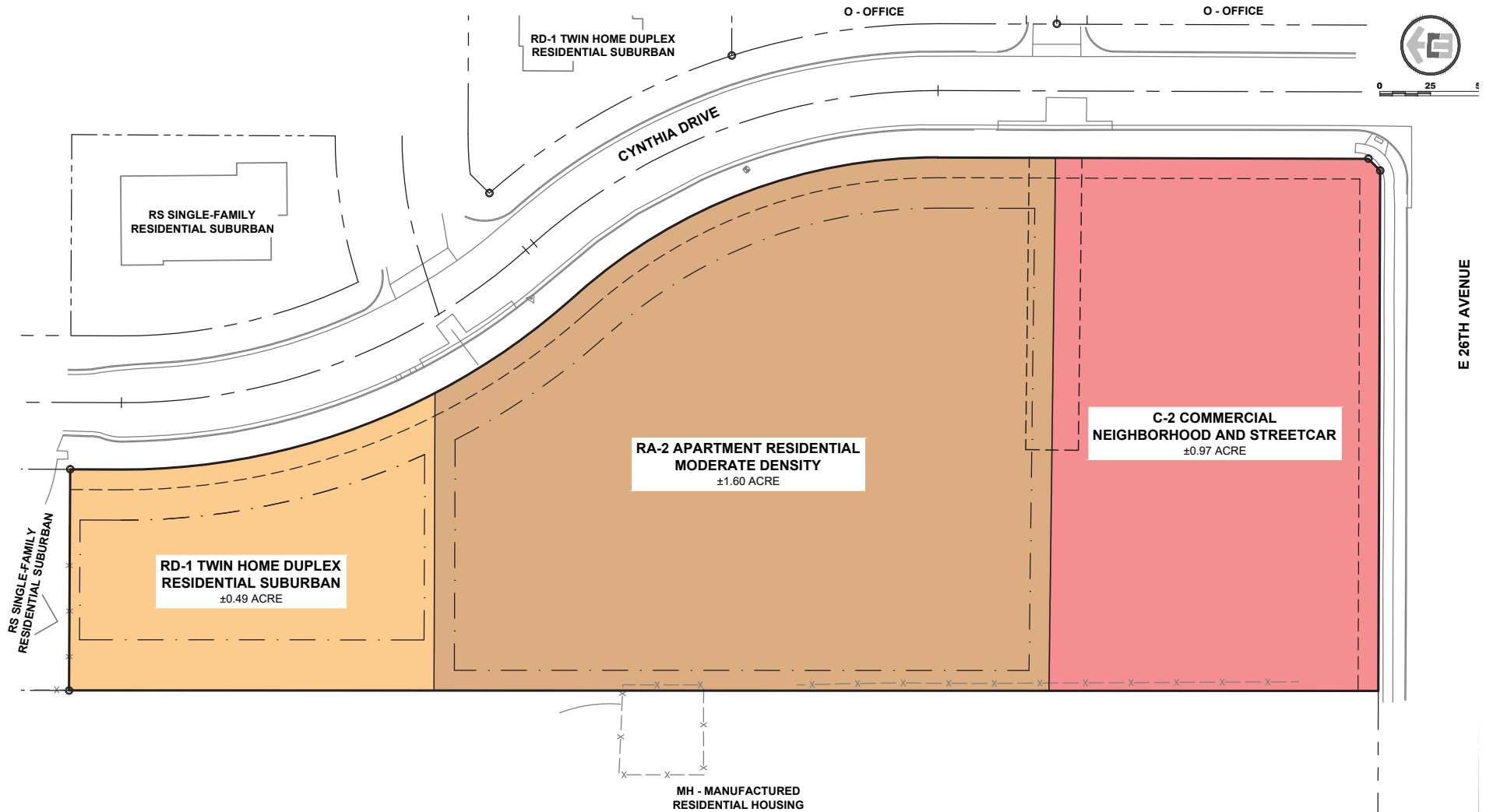
605.728.9092 | raquel@lloydcompanies.com

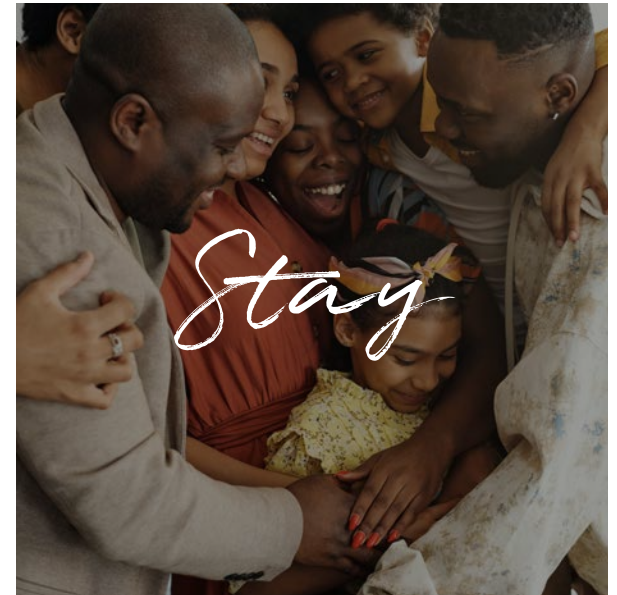
Zoning Map

0.49 Acres | 21,344 SF +/-
Zoned RD-1

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Zoned C-2





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:

- A&W
- 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

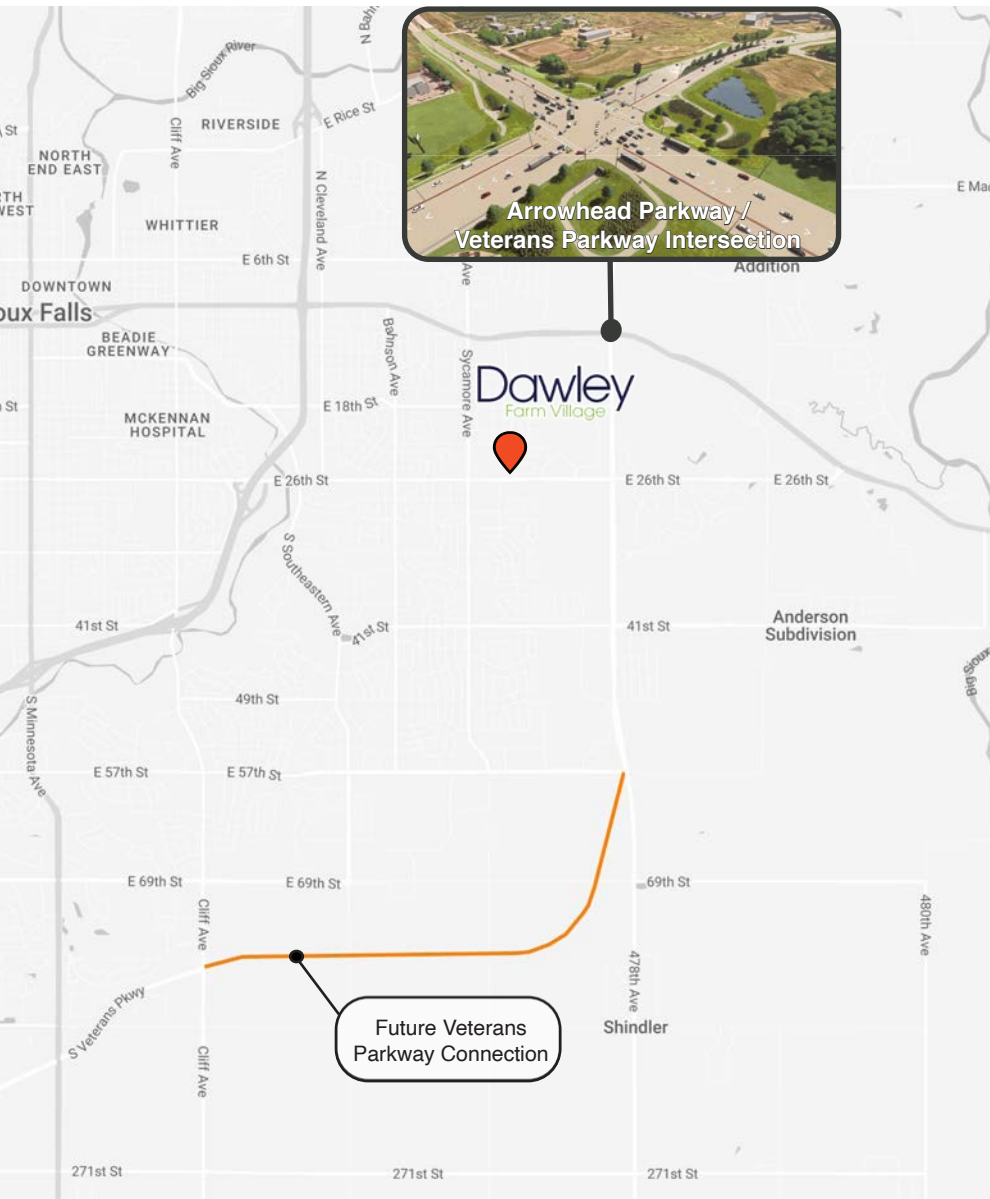
Services/Other:

- 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

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>

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.

Visitor Data

7.4M
visits in the past
12 months

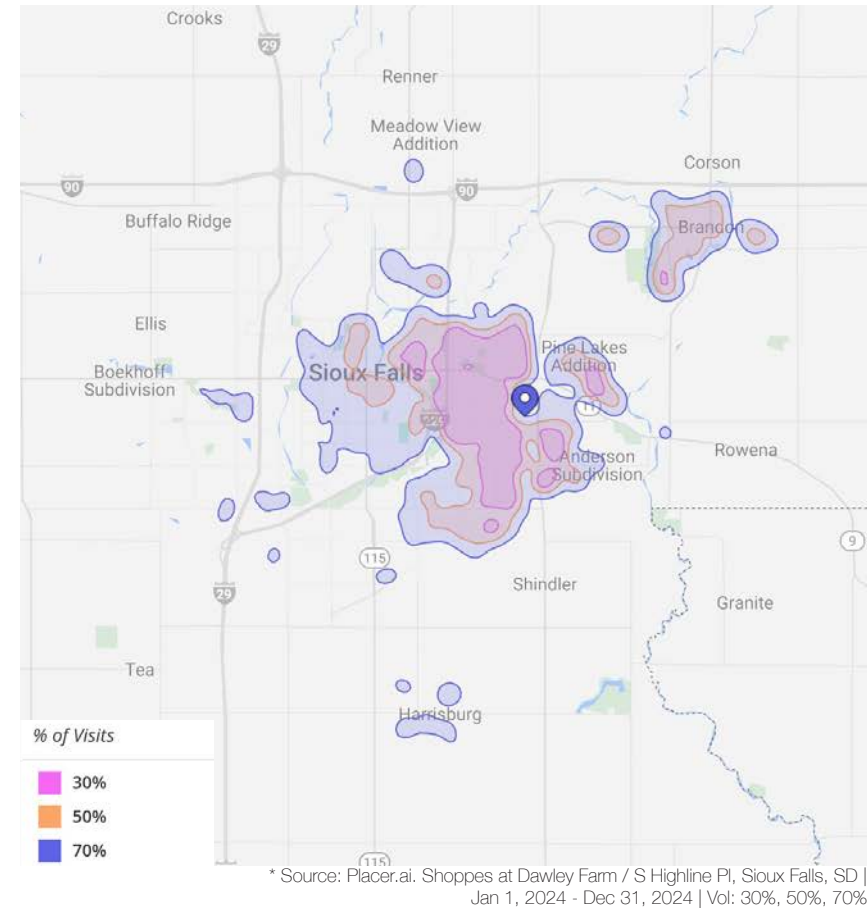
621.1K
visitors in the past
12 months

44,654
residents within
3-miles

35.5
median age within
1-mile

\$269,444
median home value
within 1-mile

40+
retailers




	1-mile	3-mile	5-mile	MSA
Population	10,414	66,998	129,129	311,500
Daytime Population	8,888	52,921	141,935	336,494
Median Household Income	\$84,887	\$83,510	\$75,849	\$80,234

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**




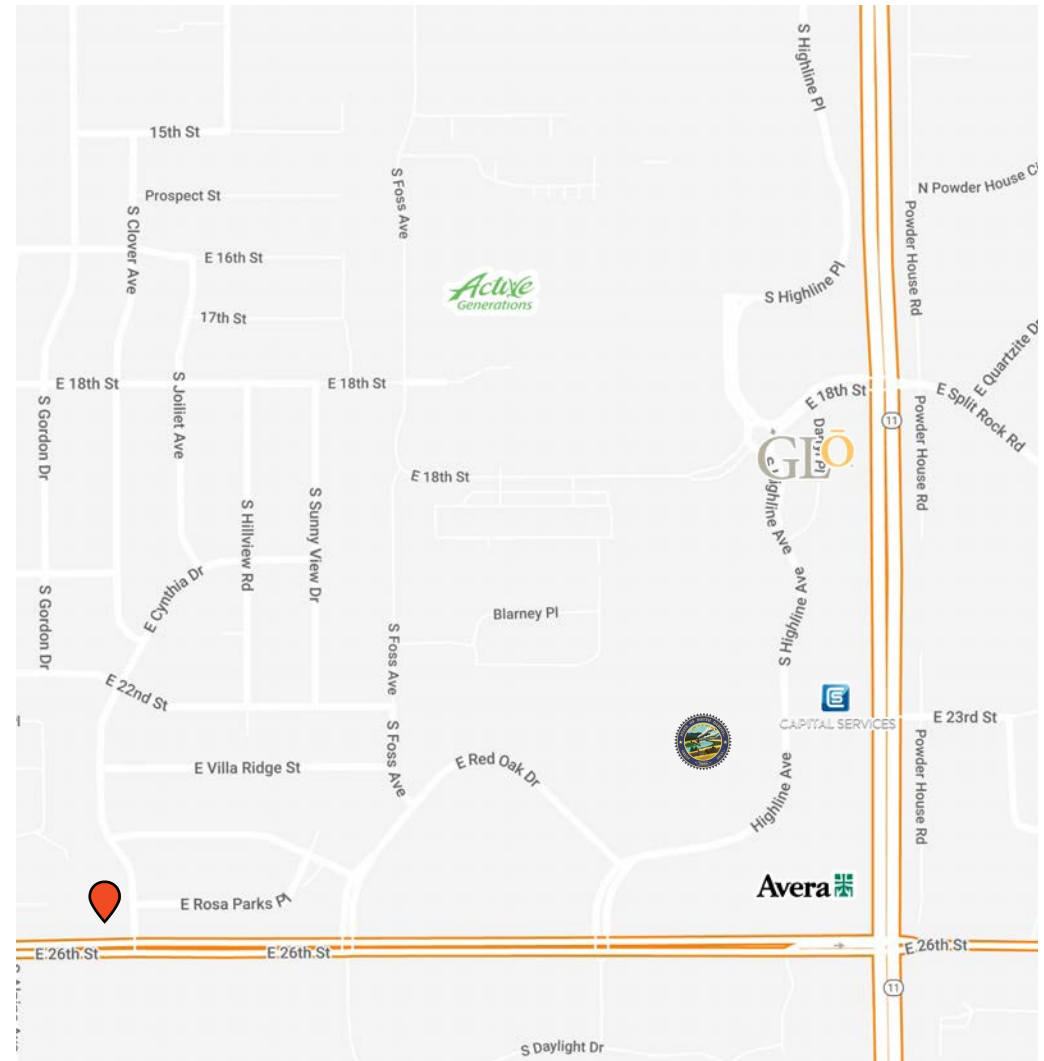
Avera built their newest 3-story, 86,000 sq/ft Medical Care, Urgent Care, & Emergency Center that services Sioux Falls & rural surrounding communities.

 **120 Employees**



The Sioux Falls One Stop 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**



2024 AREA DEMOGRAPHICS

	1 mile	3 miles	5 miles	MSA
Total Population	8,720	61,975	124,499	311,500
Projected Population (2029)	9,856	66,707	134,040	336,494
Daytime Population	6,784	44,654	136,310	311,087
Median Age	35.5	35.5	36.6	36.4
Area Households	3,273	24,108	50,014	122,443
Median Household Income	\$83k	\$82k	\$76k	\$80k
Median Home Value	\$323k	\$307k	\$296k	\$301k
Educational Attainment (Associates Degree +)	44.4%	51.7%	52.0%	53.2%

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
2024	219,588*	311,500
2029	230,570	336,494

*Source: The City of Sioux Falls

FAST FACTS



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



Best City for Young
Professionals
(SmartAsset 2023)

1.4%

Minnehaha
Unemployment Rate
(September 2024)



#3 Hottest
Job Market
(ZipRecruiter 2023)

2.2M

of Visitors to
Sioux Falls in 2023



Third City in
Economic Strength
(Policom 2023)



No Corporate
Income Tax



Top Eight Happiest
Cities in America
(WalletHub 2023)

TOP EMPLOYERS

SANFORD
HEALTH

10,929

Avera

8,200



3,627

Smithfield

3,239

HyVee
EMPLOYEE OWNED

2,390

amazon

1,600

LAND FOR SALE

PAWLEY FARM VILLAGE

Highline Place | Sioux Falls



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