



Dawley

Farm Village

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



Land for Sale

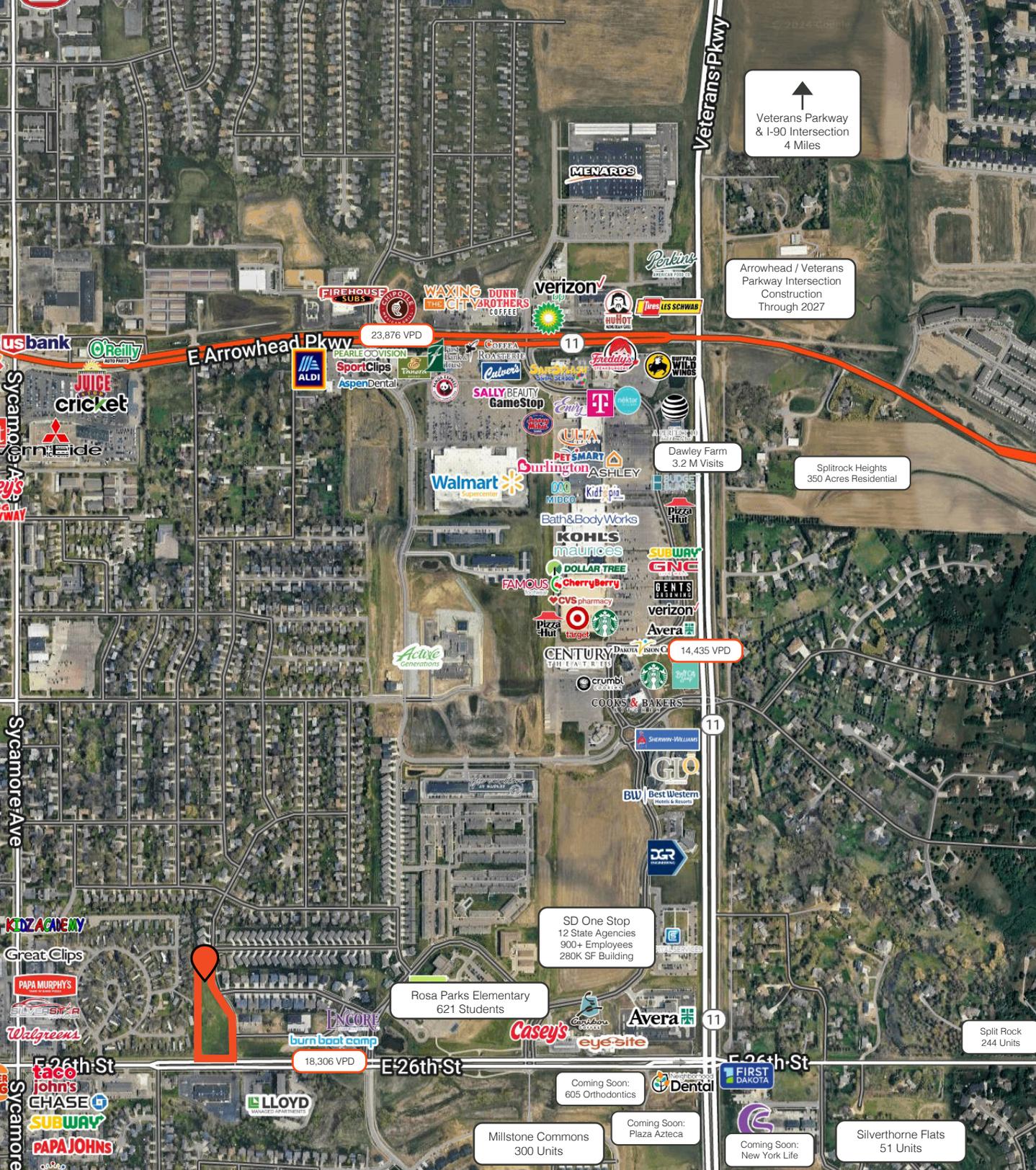
3.06 Acres | 133,293 SF +/-
\$7.00 / SF | \$933,058

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



↑
Veterans Parkway
& I-90 Intersection
4 Miles

Arrowhead / Veterans
Parkway Intersection
Construction
Through 2027

Dawley Farm
3.2 M Visits

Splitrock Heights
350 Acres Residential

14,435 VPD

SD One Stop
12 State Agencies
900+ Employees
280K SF Building

Rosa Parks Elementary
621 Students

Split Rock
244 Units

Millstone Commons
300 Units

Coming Soon:
Plaza Azteca

Coming Soon:
New York Life

Silverthorne Flats
51 Units

26th & Cynthia Office Lot

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

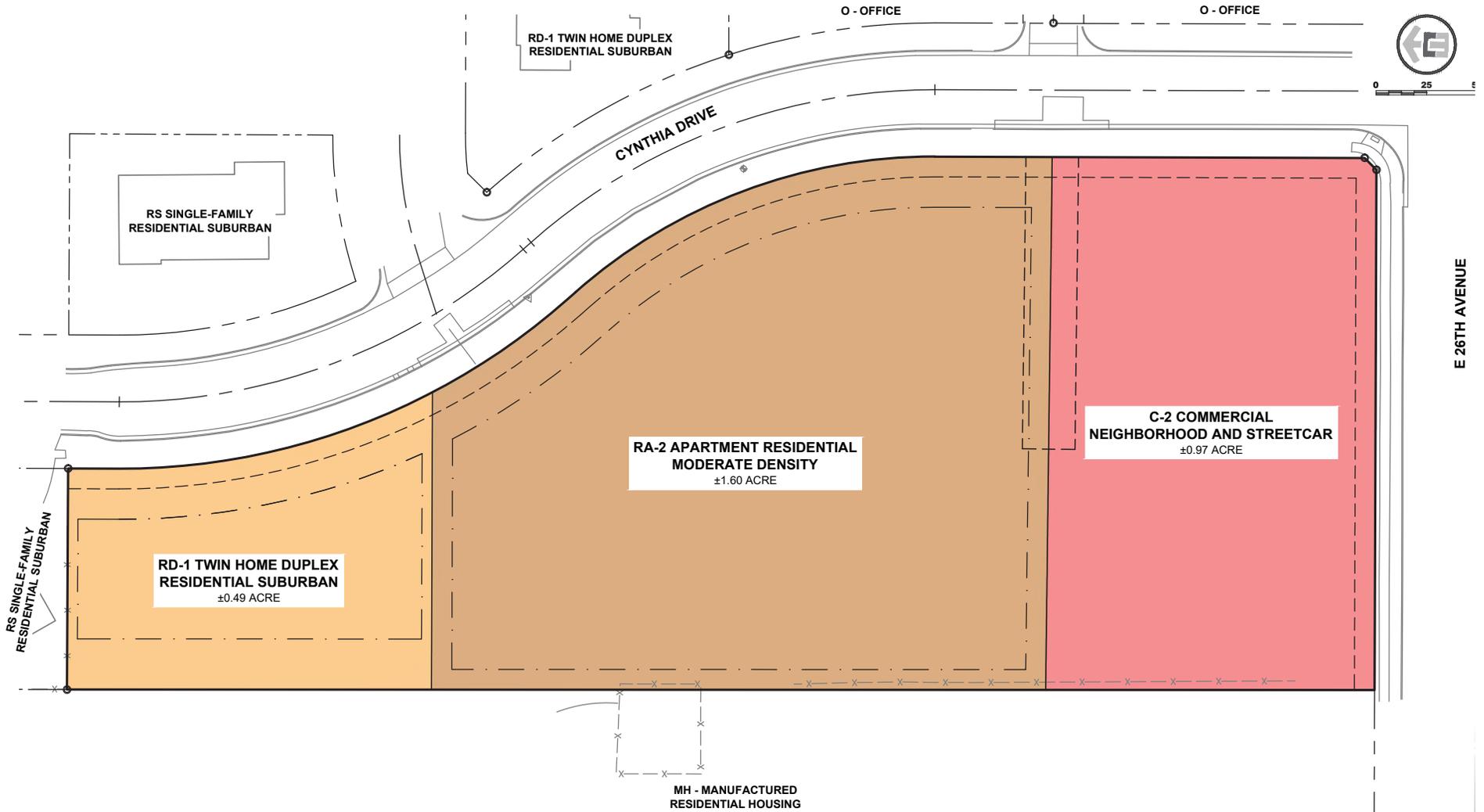


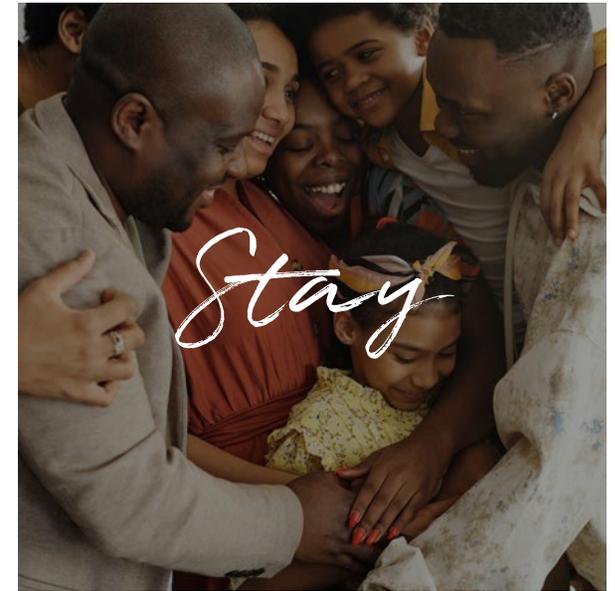
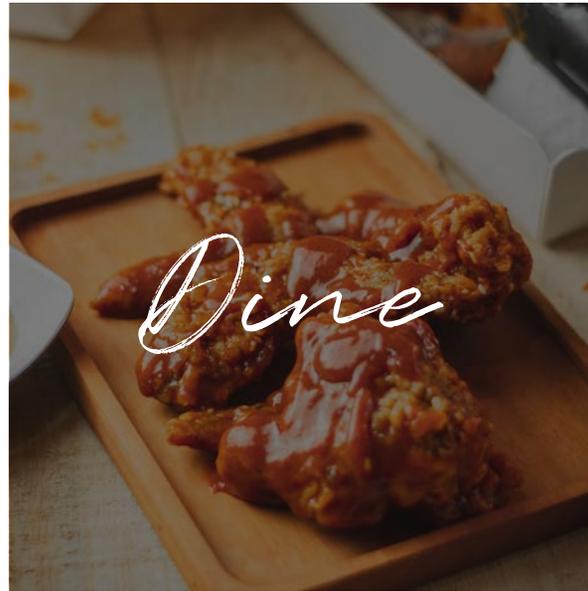
Zoning Map

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

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Zoned RA-2

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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
- Bum 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

Ashley
HOMESTORE
1 / 4 or Top 100% Visits
Top 54% Visits

AT&T
3 / 13 or Top 84% Visits
Top 48% Visits

Bath & Body Works
1 / 2 or Top 100% Visits
Top 10% Visits

Buff City Soap
2 / 2 or Top 50% Visits
Top 46% Visits

BUFFALO WILD WINGS
2 / 6 or Top 83% Visits
Top 89% Sales

burn boot camp
1 / 2 or Top 50% Visits
Top 68% Visits

Burlington
1 / 1 or Top 100% Visits
Top 34% Sales

Casey's
12 / 47 or Top 76% Visits
Top 74% Visits

Caribou COFFEE
6 / 10 or Top 50% Visits
Top 16% Sales

CINEMARK
2 / 2 or Top 50% Visits
Top 22% Visits

crumbl cookies
3 / 3 or Top 33% Visits
Top 47% Sales

Culver's
5 / 13 or Top 69% Visits
Top 78% Sales

DOLLAR TREE
12 / 33 or Top 66% Visits
Top 20% Sales

FAMOUS footwear
1 / 1 or Top 100% Visits
Top 52% Visits

Freddy's
FROZEN CUSTARD STEAKBURGERS
1 / 1 or Top 100% Visits
Top 62% Sales

GameStop
2 / 3 or Top 66% Visits
Top 63% Visits

GNC
LIVE WELL
3 / 3 or Top 33% Visits
Top 23% Sales

Jersey Mike's
SINCE 1975 SUBS
2 / 3 or Top 66% Visits
Top 71% Sales

KOHL'S
2 / 4 or Top 75% Visits
Top 32% Visits

maurices
2 / 6 or Top 83% Visits
Top 78% Sales

MENARDS
3 / 8 or Top 75% Visits
Top 75% Visits

Panera
BREAD
3 / 3 or Top 33% Visits
Top 3% Visits

PANDA EXPRESS
CHINESE KITCHEN
12 / 33 or Top 66% Visits
Top 20% Sales

PEARLE VISION
EST. 1900
3 / 4 or Top 50% Visits
Top 62% Visits

PET SMART
3 / 3 or Top 33% Visits
Top 54% Sales

Pizza Hut
13 / 20 or Top 40% Visits
Top 34% Visits

SHERWIN-WILLIAMS
1 / 14 or Top 100% Visits
Top 91% Sales

Starbucks
11 / 22 or Top 54% Visits
Top 34% Visits

SUBWAY
18 / 57 or Top 70% Visits
Top 83% Sales

Target
3 / 5 or Top 60% Visits
Top 83% Sales

T Mobile
1 / 5 or Top 100% Visits
Top 85% Visits

ULTA BEAUTY
3 / 3 or Top 33% Visits
Top 22% Visits

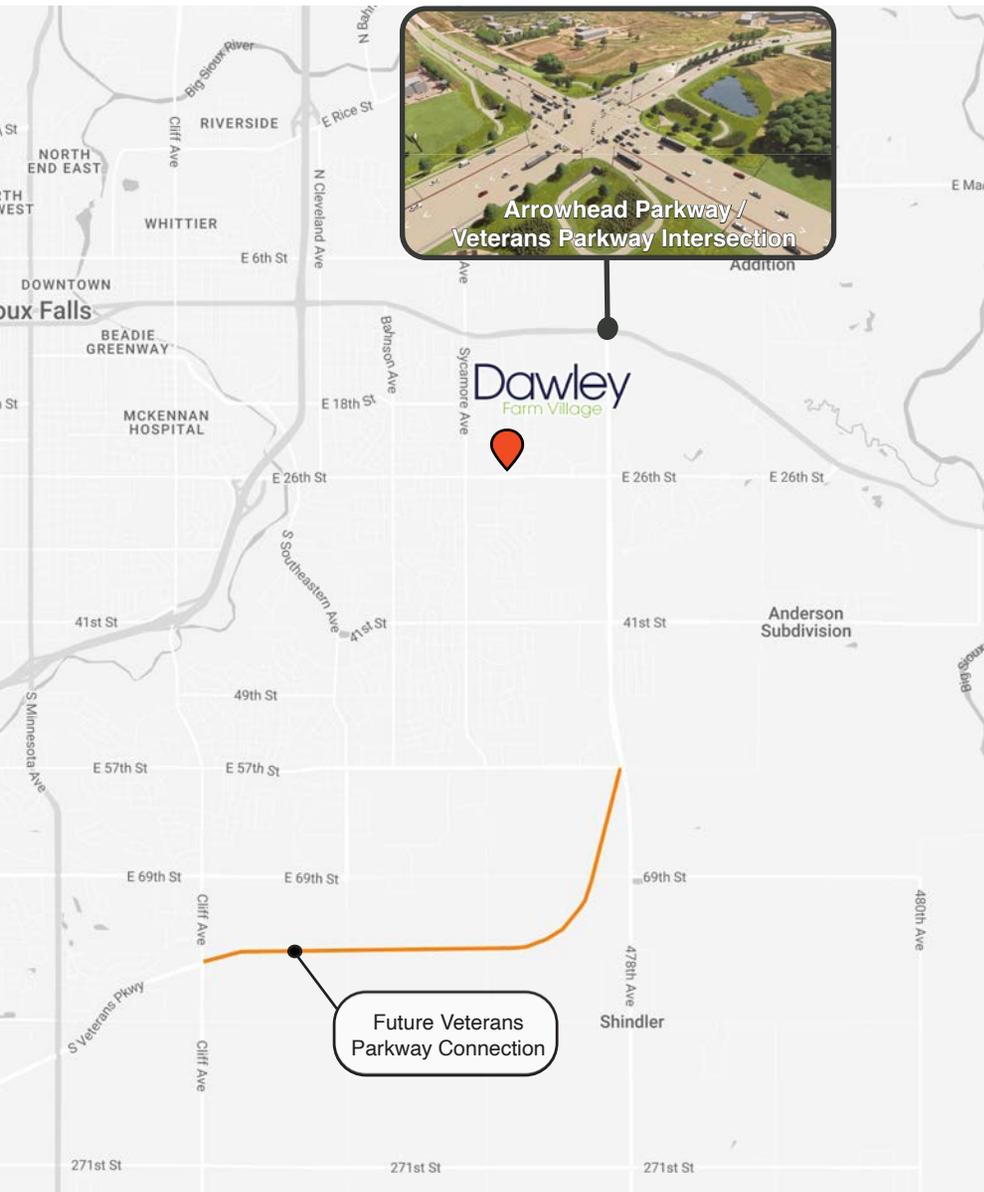
verizon
18 / 29 or Top 41% Visits
Top 52% Visits

Walmart
5 / 15 or Top 73% Visits
Top 80% Sales

WAXING THE CITY
1 / 2 or Top 100% Visits
Top 63% Visits

Wendy's
2 / 7 or Top 85% Visits
Top 87% Sales

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

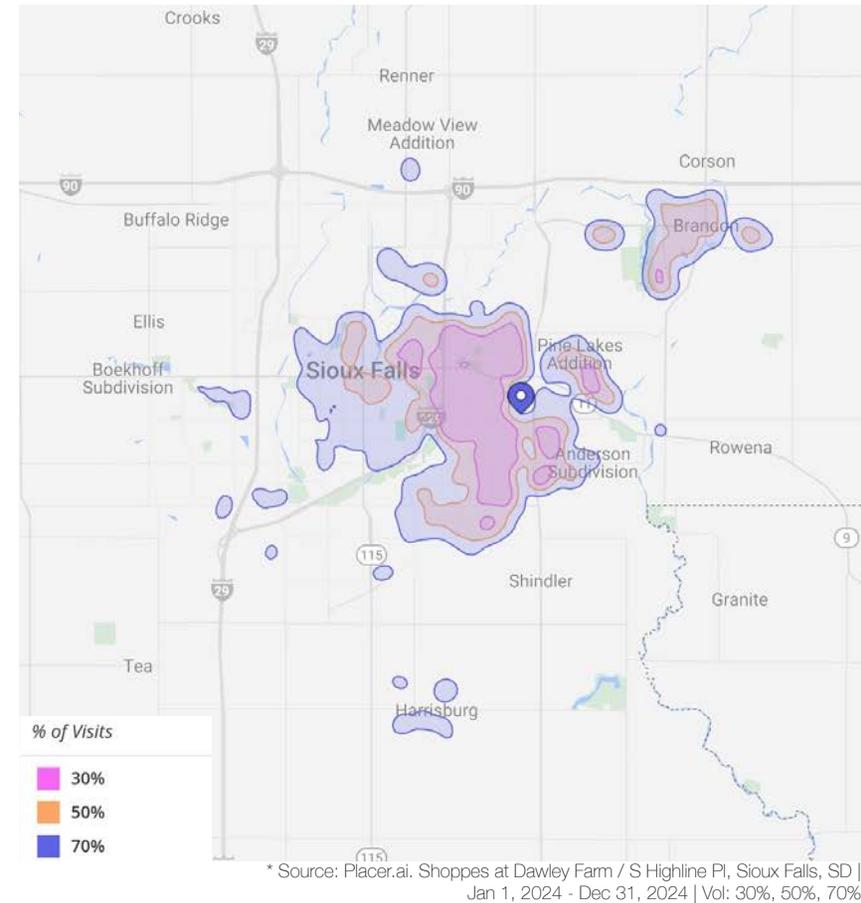
621.1K
visitors in the past
12 months

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

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**



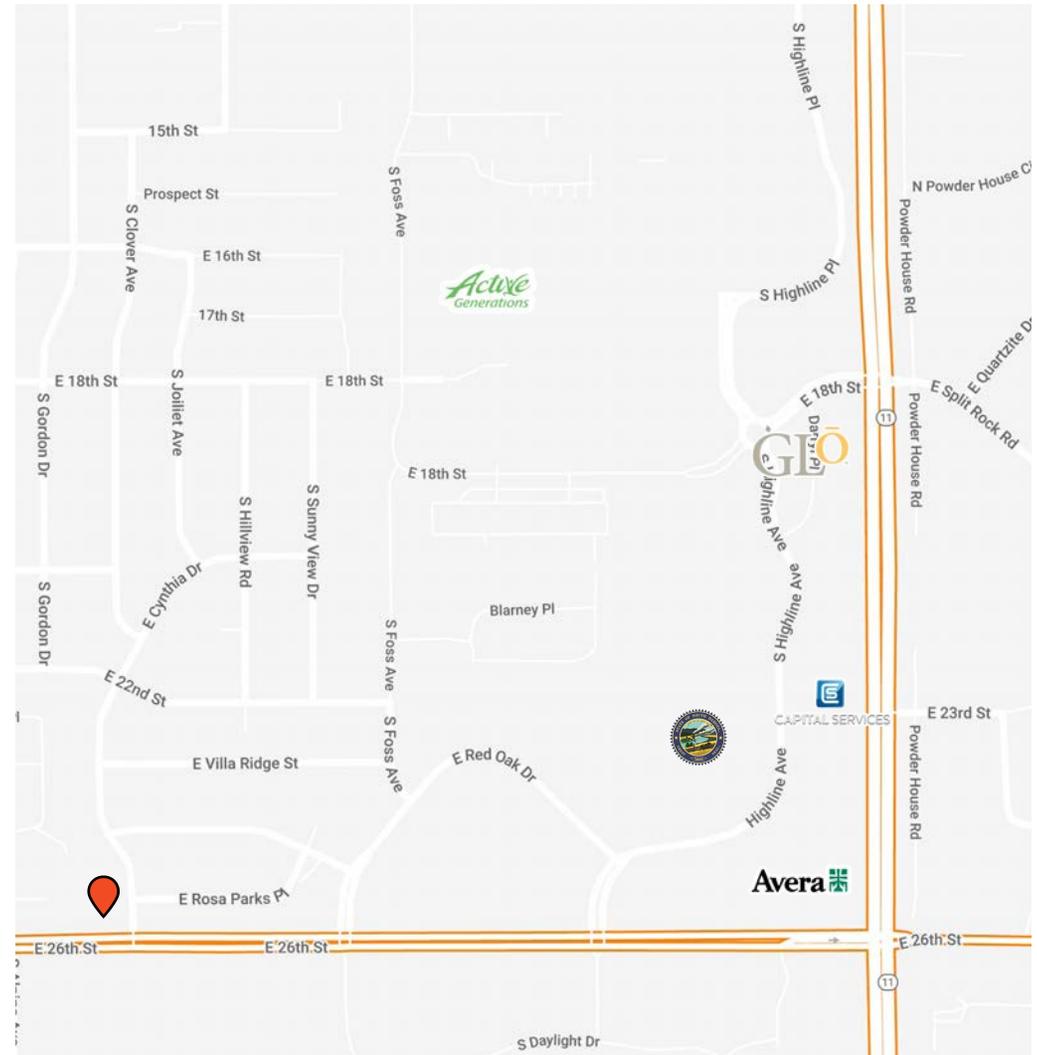
Avera built their newest 3-story, 86,000 sq/ft Medical Care, Urgent Care, & Emergency Center that services Sioux Falls & rural surrounding communities.

 **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
2,390

amazon
1,600

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 | LloydCompanies.com

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