

**UNDER CONTRACT**

**Dawley**  
Farm Village

**LAND FOR SALE | 18TH STREET OUT-LOT**

Highline Place | Sioux Falls, SD







# Land for Sale

18th St Commercial Out-lot  
\$16.00/SF  
0.88 Acres



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0.88 Acres



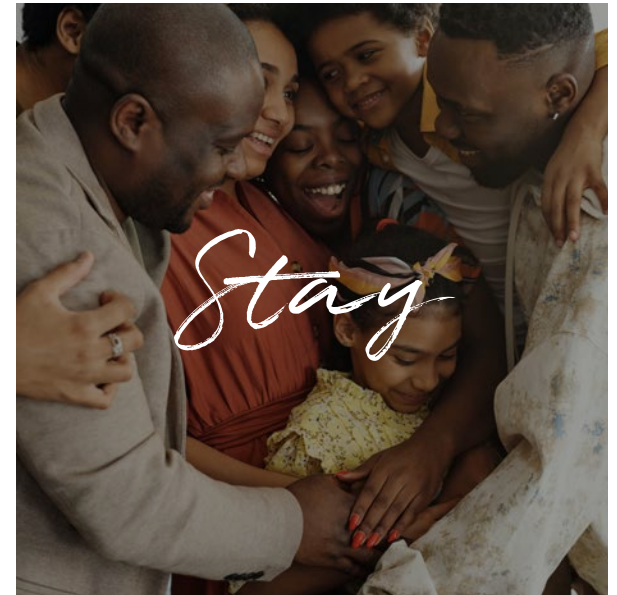


# 18th St Commercial Out-lot

\$16.00/SF  
0.88 Acres







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



## Area Neighbors



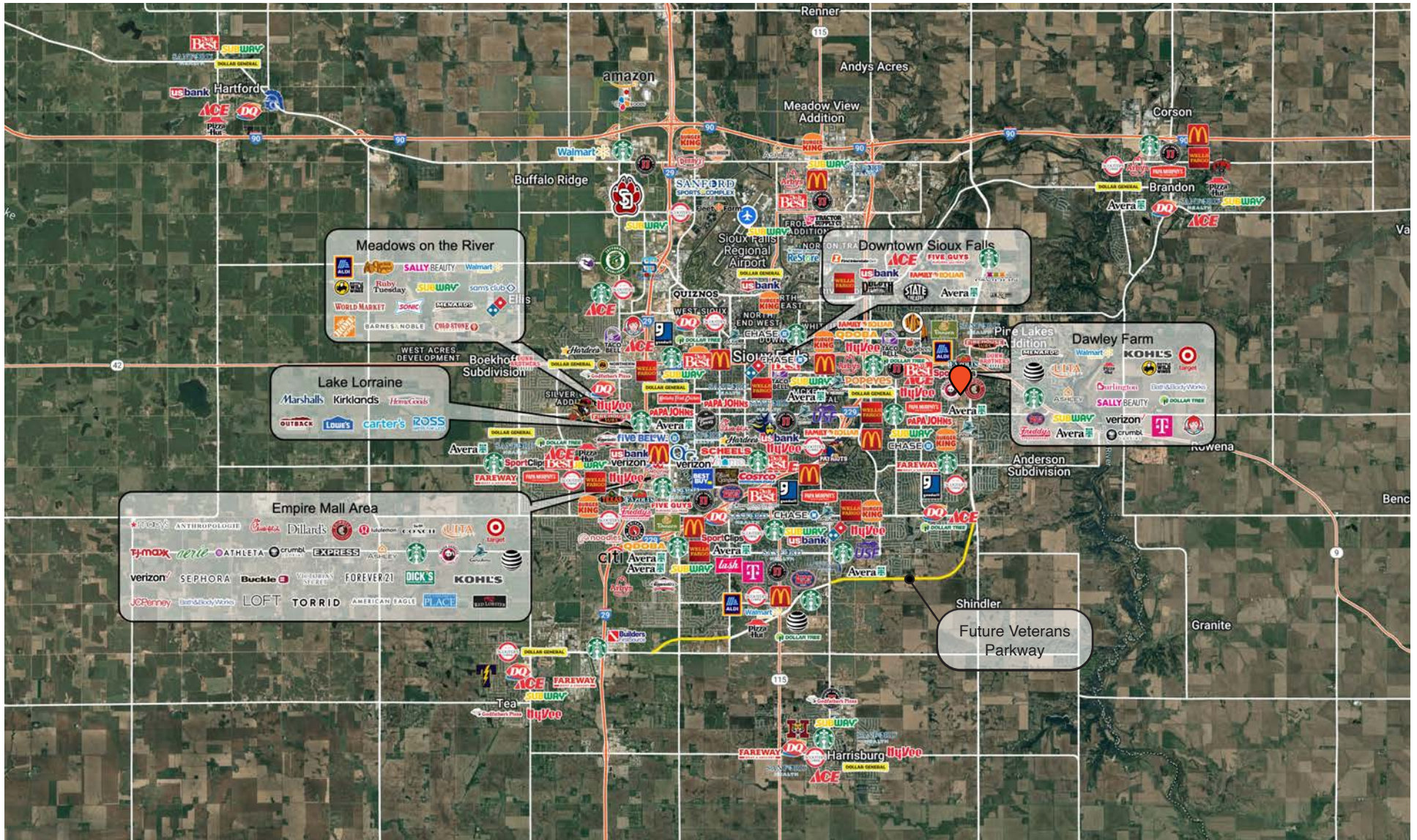


# Area Neighbors



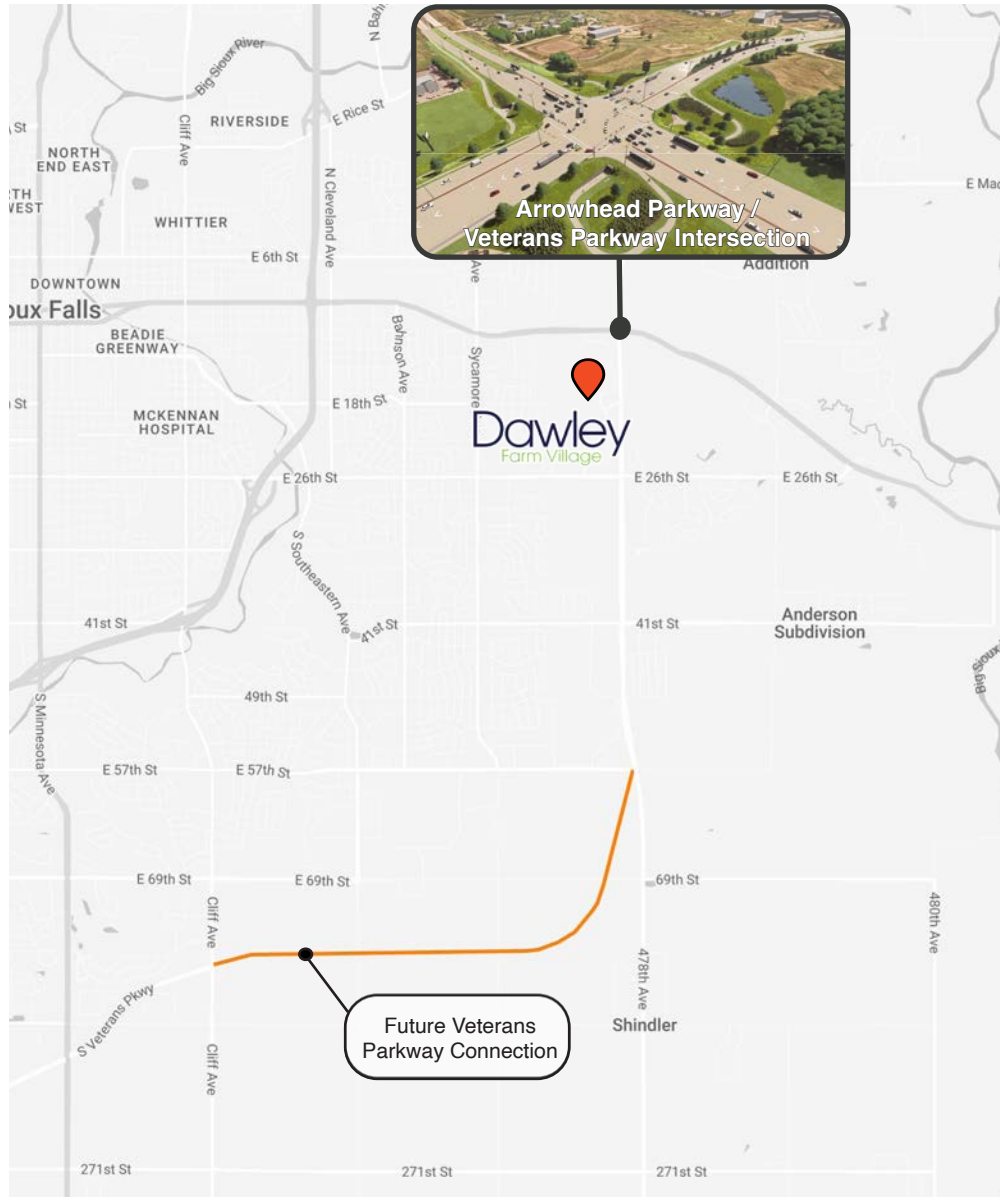


# City Map





# 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.



# Fast Facts & Demographics

**7.4M**  
visits in the past  
12 months

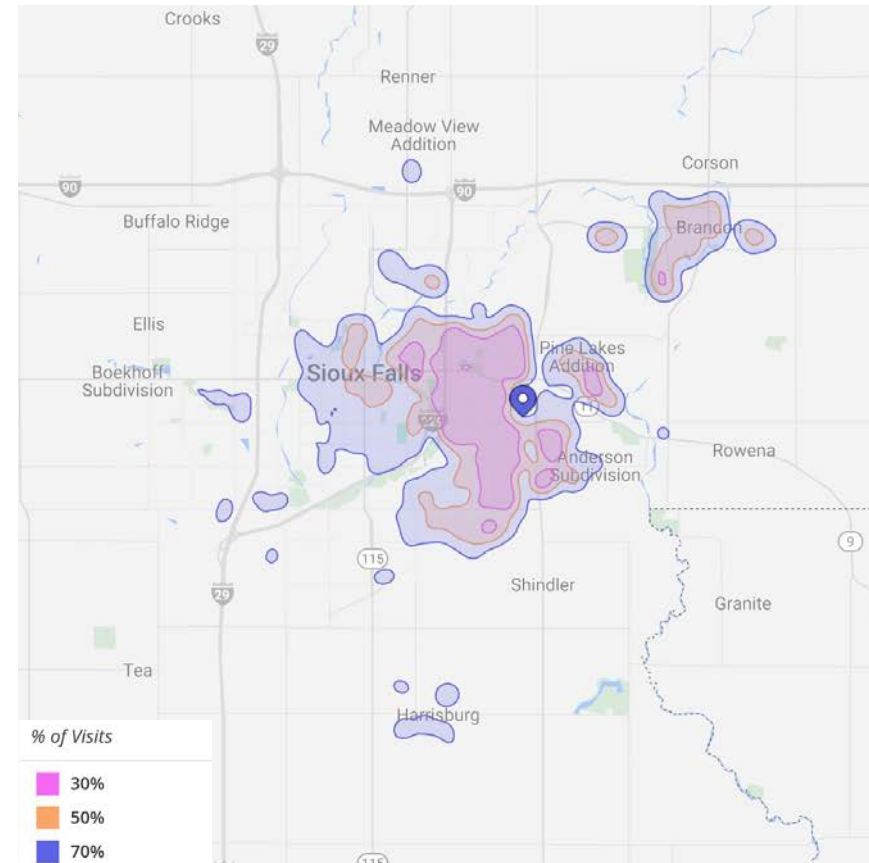
**621.1K**  
visitors in the past  
12 months

**44,654**  
residents within  
3-miles

**35.5**  
median age within  
1-mile

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

**40+**  
retailers



\* Source: Placer.ai. Shoppes at Dawley Farm / S Highline Pl, Sioux Falls, SD | Jan 1, 2024 - Dec 31, 2024 | Vol: 30%, 50%, 70%

	1-mile	3-mile	5-mile	MSA
Population	10,414	66,998	129,129	314,596
Daytime Population	8,888	52,921	141,935	341,444
Median Household Income	\$84,887	\$83,510	\$75,849	\$83,123



# 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.



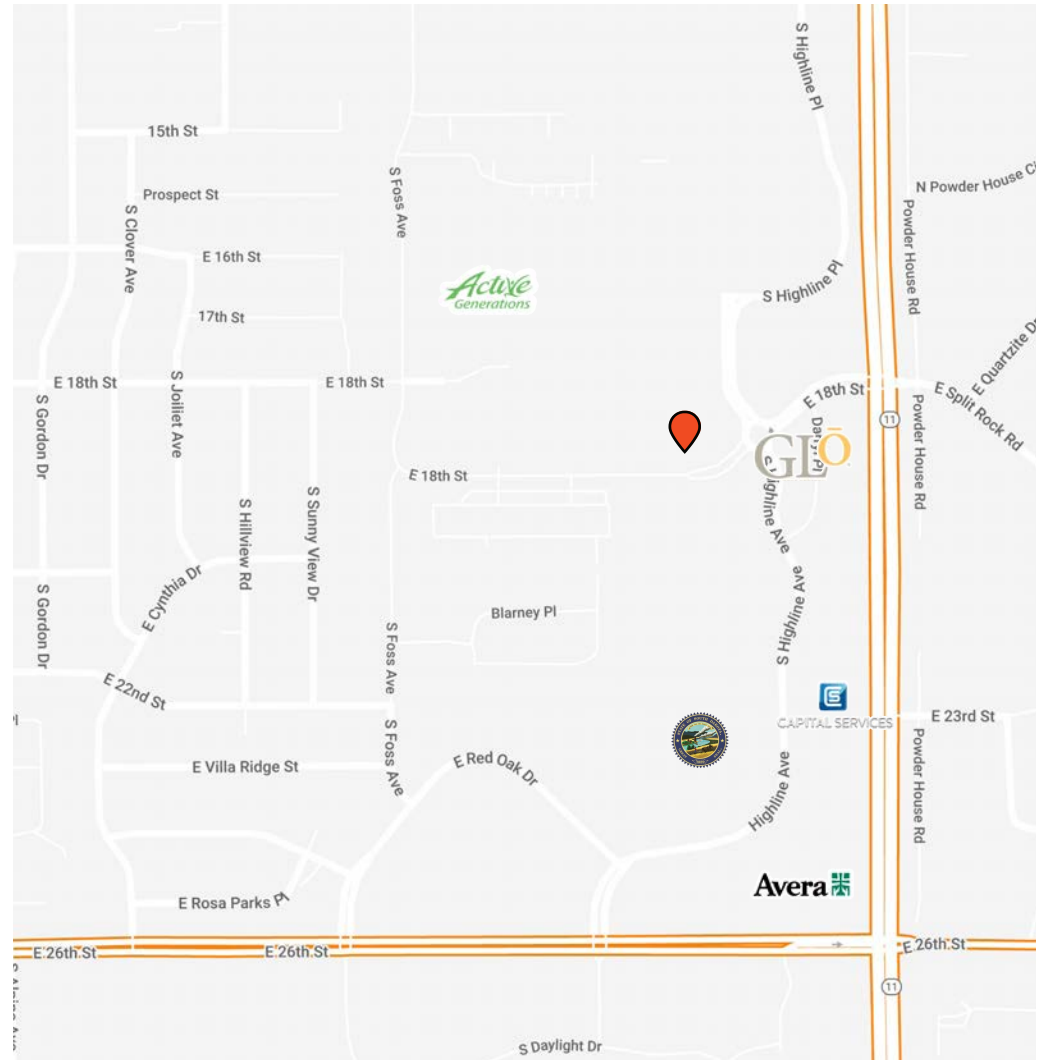
**120 Employees**



The Sioux Falls One Stop 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**





# Sioux Falls 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

Smithfield

3,239

Avera

8,200

HyVee  
EMPLOYEE OWNED

2,390



3,627

amazon

1,600



LAND FOR SALE

# PAWLEY FARM VILLAGE

Highline Place | Sioux Falls



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