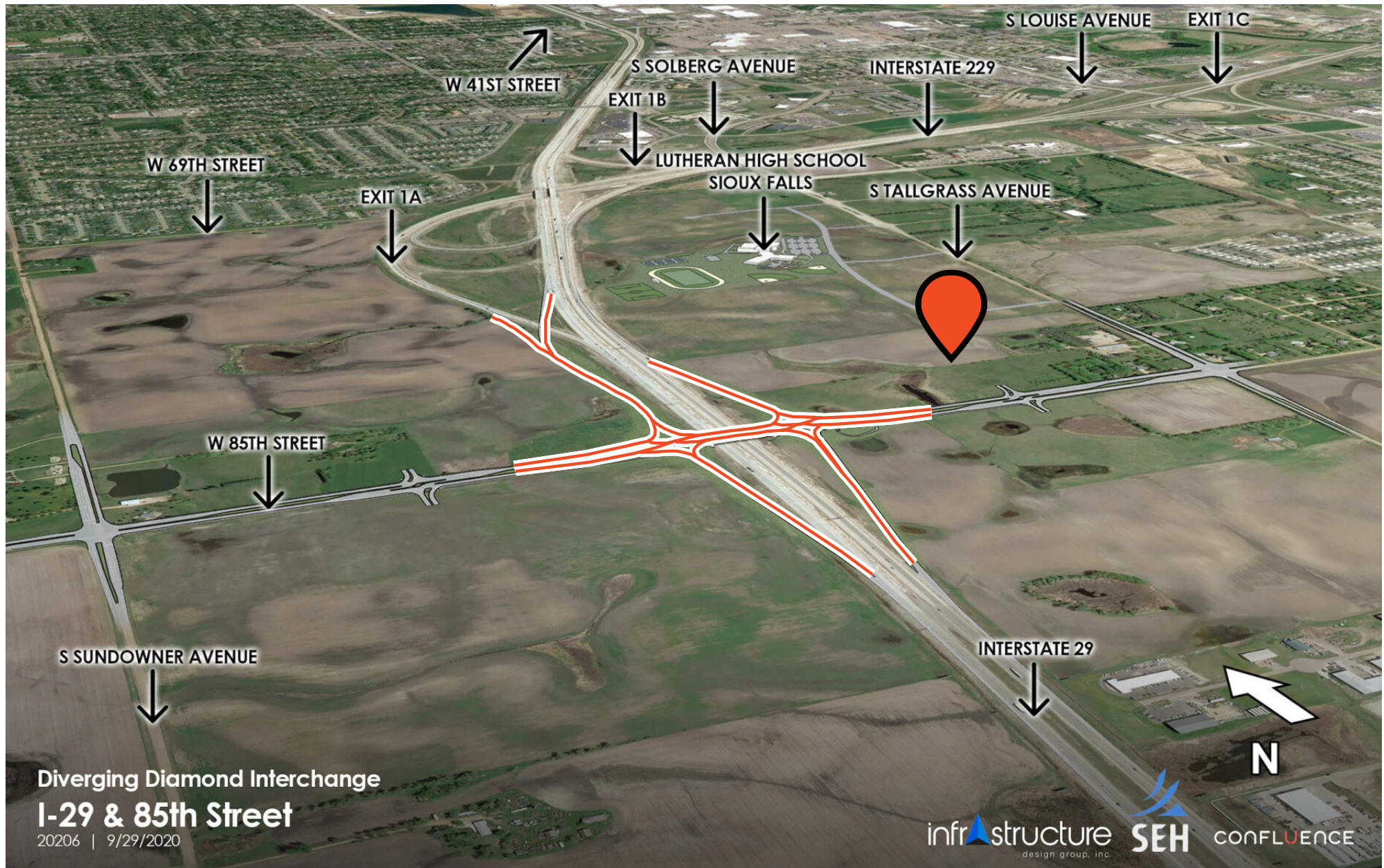


# Exchange at 85th

LAND FOR SALE





## SITE INFORMATION

**Size:** Up to 44.8 acres

**Price:** Contact broker for pricing

**Zoning:** To be zoned commercial, office, LW, RA to accomodate uses

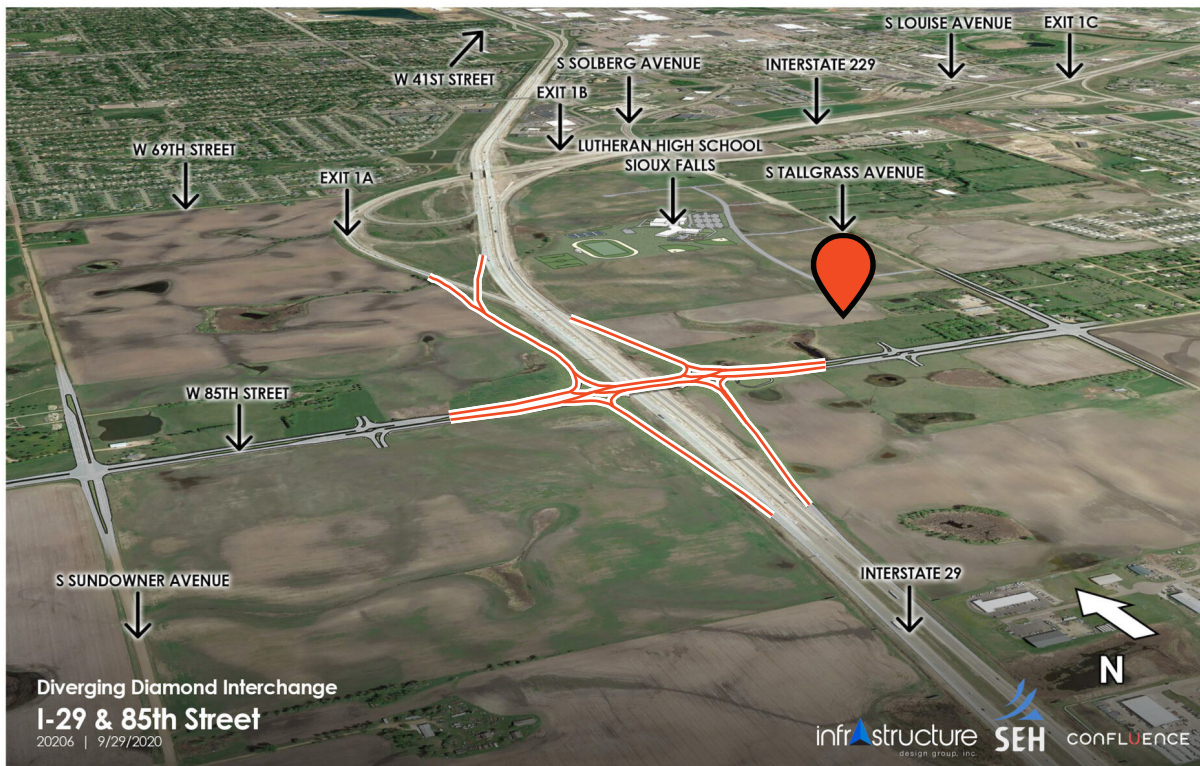
**Location:** 85th & Tallgrass, Sioux Falls, SD



*Approximate outline of subject parcels, subject to change.*

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## FUTURE INTERCHANGE



A diverging diamond interchange has been approved federally to meet the transportation demands of this growing area.

### FAST FACTS:

- Design plans are underway
- 2025 expected completion
- Increase traffic for all surrounding areas, including 85th & Tallgrass
- Many multi-housing family projects planned in the surrounding area
- First interchange into the city of Sioux Falls

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# Exchange at 85th

## LAND FOR SALE



## ECONOMIC DRIVERS

**Bakker Landing Development**  
Business park being developed for retail, commercial, and industrial uses. Current tenants include Sherwin-Williams, Ideal Tent & Event Rental, Omorfia Designs, Casey's, Car Swap, and more.

### Tea, SD

With a growing population of 6,031, the town of Tea is quickly becoming a suburb of Sioux Falls providing frequent traffic from residents. Most have a daily commute that will use I-29 north bound.



### The Empire Mall

South Dakota's premiere family-friendly shopping destination. It serves as the main retail hub for the Eastern half of the state along with sections of northwest Iowa and southwest Minnesota, proving to be an economic engine for the trade area (covering more than 75 miles).

### Avera

Avera Heart Hospital (53 beds), Avera Specialty Hospital (85 beds), and Avera Health Campus are within minutes of the new development offering a steady traffic to the area.

### The Edges Development

Business park including offices for Citi Bank Corporate Office (1.3k employees), Windsor Mortgage Corporate Office (25 employees), Pathward Financial (formerly MetaBank; 1,000 employees), Sammons Financial Corporate Office, and more. Within this development are also Killarney Crossing Apartments (142 units) & Donegal Pointe Center Apartments (190 units).

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## AERIAL IMAGES



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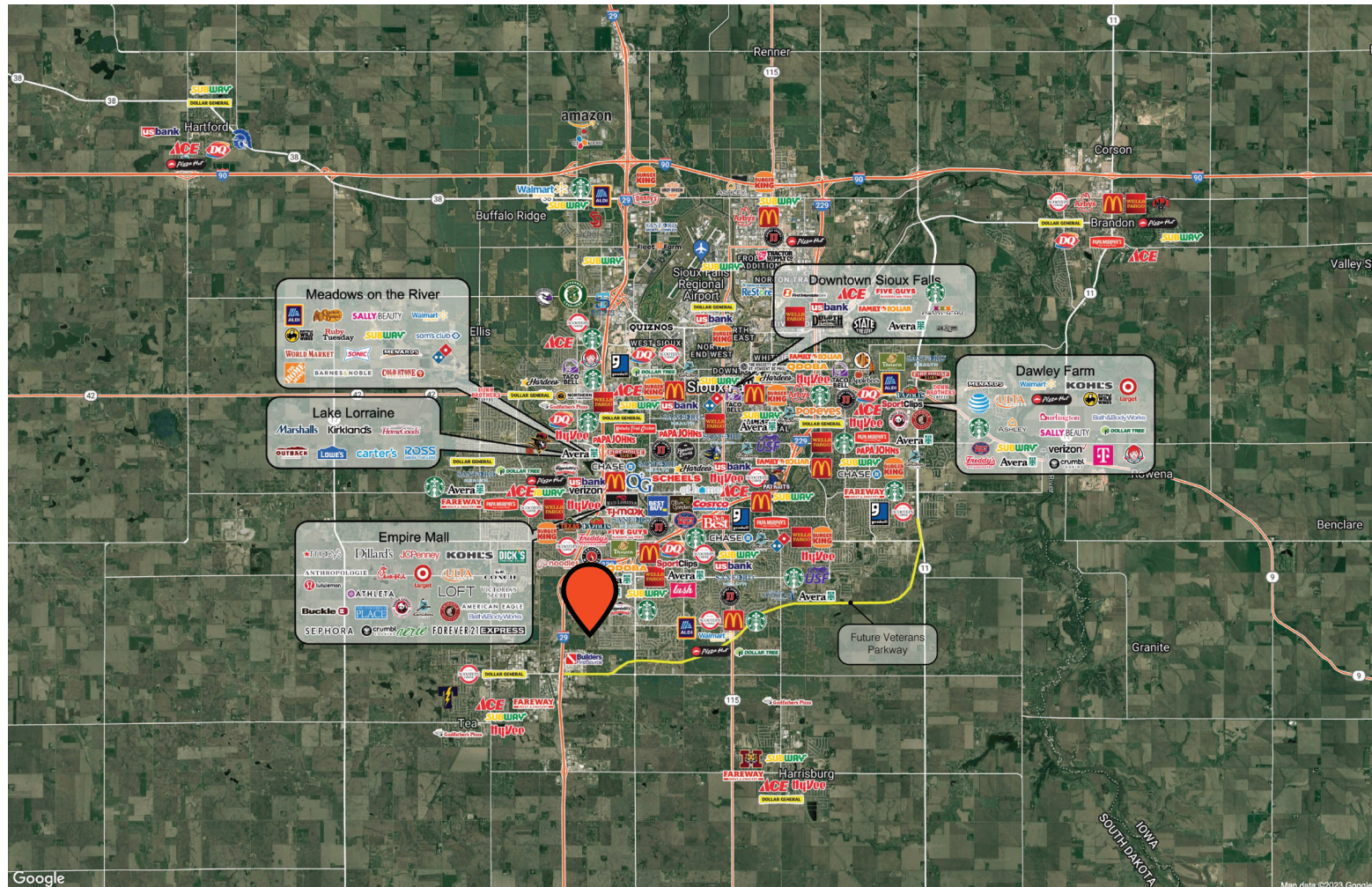


# Exchange at 85th

LAND FOR SALE



## SIOUX FALLS MAP



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## 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.

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
2023	213,891	304,555
2028	219,756	312,586

### 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