



# Dawley

Farm Village

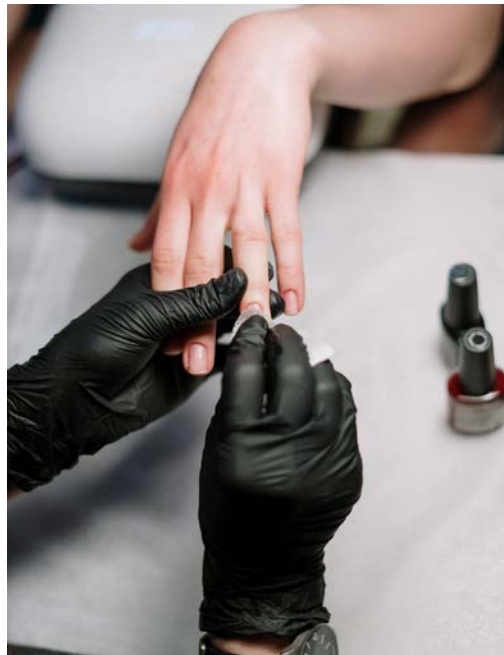
**LAND FOR SALE**  
Highline Place | Sioux Falls, SD











Experience



Dawley Farm Village is an approximately 300-acre expanding development that serves as the perfect one-stop hub for shopping, dining, living and entertainment. The center features over 30 retailers and boasts a growing 5,669 population within just 1 mile. The retail district is surrounded by multiple growing multifamily & residential housing developments.



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
- Bath & Body Works
- Budget Blinds
- Buff City Soap
- Burlington
- CATO
- Dollar Tree
- Famous Footwear
- GameStop
- GNC
- Kay Jewelers
- Kidtopia
- Kohl's
- Mainstream Boutique
- 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:

- Buffalo Wild Wings
- Caribou Coffee
- Cellar 54
- Cherry Berry
- Coffea Roasterie
- Crumbl Cookies
- Culver's
- Freddy's
- Jersey Mike's
- Panda Express
- Panera Bread
- Pizza Hut
- Starbucks
- Subway (2)
- 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 (future)

Services/Other:

- A Perfect 10 Nail & Beauty Bar
- Avera
- Burn Bootcamp
- Century Theaters
- Capital Card Services
- Casey's
- DGR
- Envy Nails & Spa
- Eyesite
- Family Vision
- First Bank & Trust
- Massage Envy
- Midco
- Sports Clips
- Supercuts
- Voyage Federal Credit Union
- Waxing the City



This is an aerial map of a commercial area in Cato, NC. The map shows a network of streets including E Arrowhead Pkwy, E 10th St, E 15th St, E 16th St, E 17th St, E 18th St, E 22nd St, and E 26th St. Major roads like S Foss Ave and S Highline Ave are also visible. The area is densely packed with commercial establishments, including Walmart, Kohl's, Target, CVS, and various restaurants like Subway, Wendy's, and Casey's. Four specific areas are highlighted with colored overlays and numbered: 1 (orange, a large lot near Walmart and Kohl's), 2 (purple, near Casey's and Avera), 3 (teal, near a Dollar Tree and a building with a '3' sign), and 4 (green, near E 22nd St and S Foss Ave). The map also shows residential areas with houses and trees, and some undeveloped land.

- Dawley**  
Farm Village
-  **LLOYD**

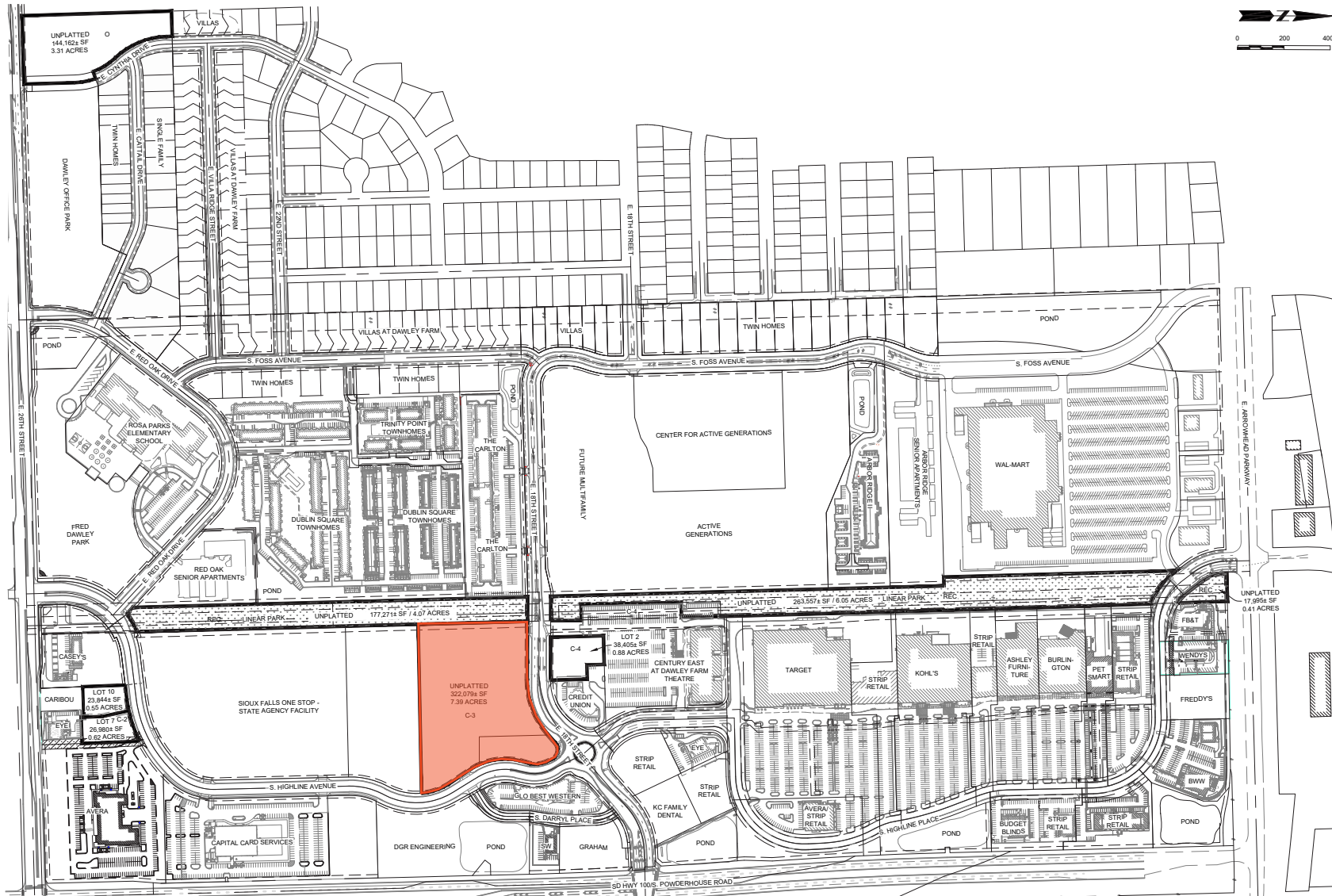


# Highline Ave. Commercial Lots

Dawley  
Farm Village

LLOYD

\$10 - 16.00/SF (based on location & size)  
1.0 - 7.39 Acres (subdividable)



RAQUEL BLOUNT SIOB

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# Highline Ave. Commercial Lots

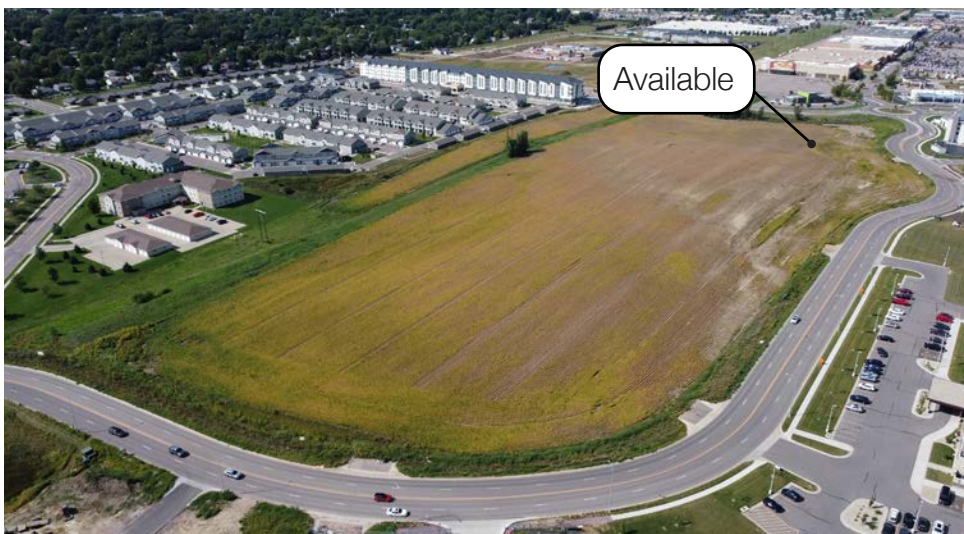
\$10 - 16.00/SF (based on location & size)  
1.0 - 7.39 Acres (subdividable)





# Highline Ave. Commercial Lots

\$10 - 16.00/SF (based on location & size)  
1.0 - 7.39 Acres (subdividable)



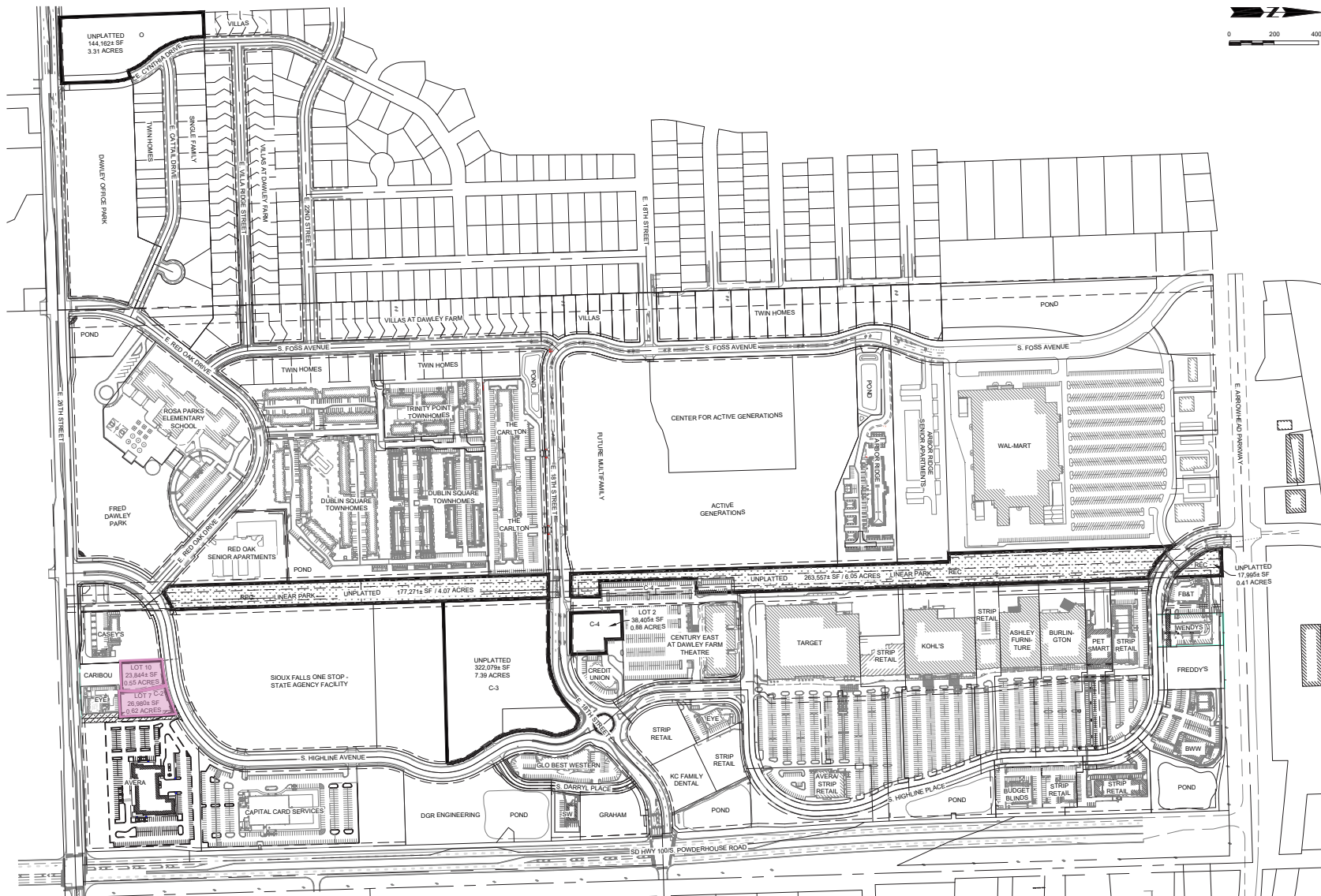


# Highline Ave Commercial Out-lots

Dawley  
Farm Village

LLOYD

\$16.00/SF  
0.54 - 0.62 Acres



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# Highline Ave Commercial Out-lots

\$16.00/SF  
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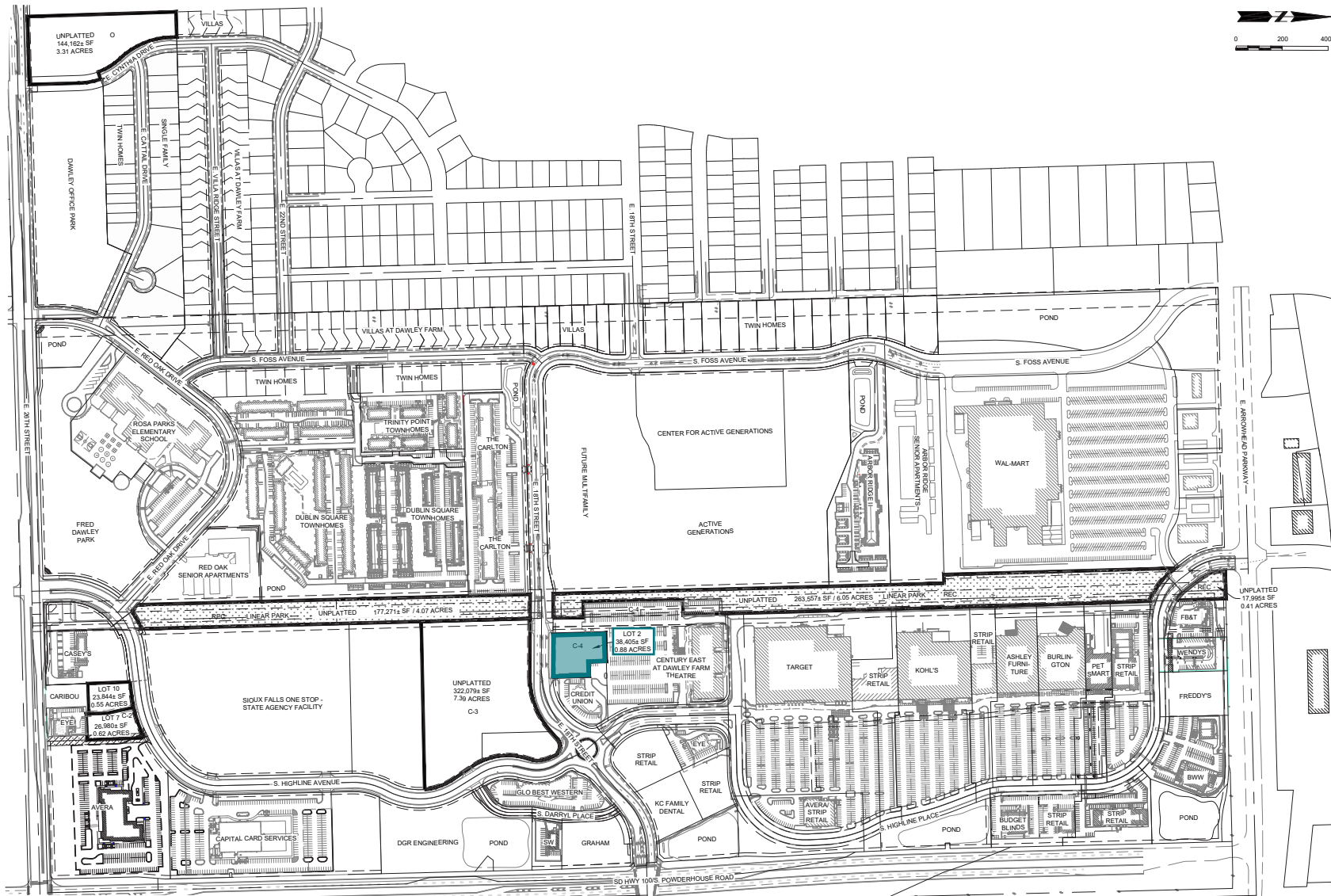


# 18th St Commercial Out-lot

Dawley  
Farm Village

LLOYD

\$16.00/SF  
0.88 Acres



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# 18th St Commercial Out-lot

\$16.00/SF  
0.88 Acres





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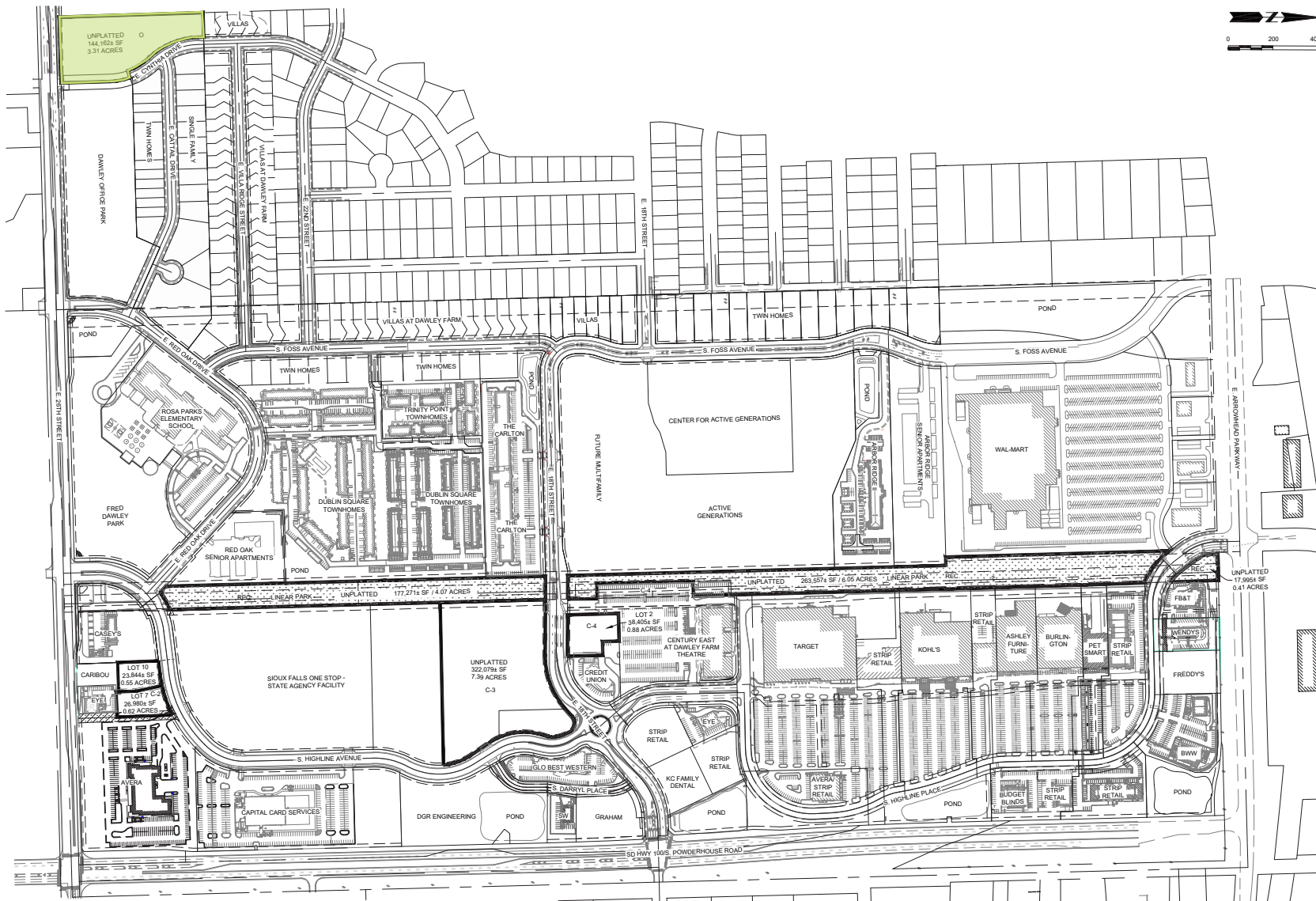


# 26th & Cynthia Office Lot

Dawley  
Farm Village

LLOYD

\$7.00/SF  
3.31 Acres



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# 26th & Cynthia Office Lot

Dawley | LLOYD  
Farm Village

\$7.00/SF  
3.31 Acres



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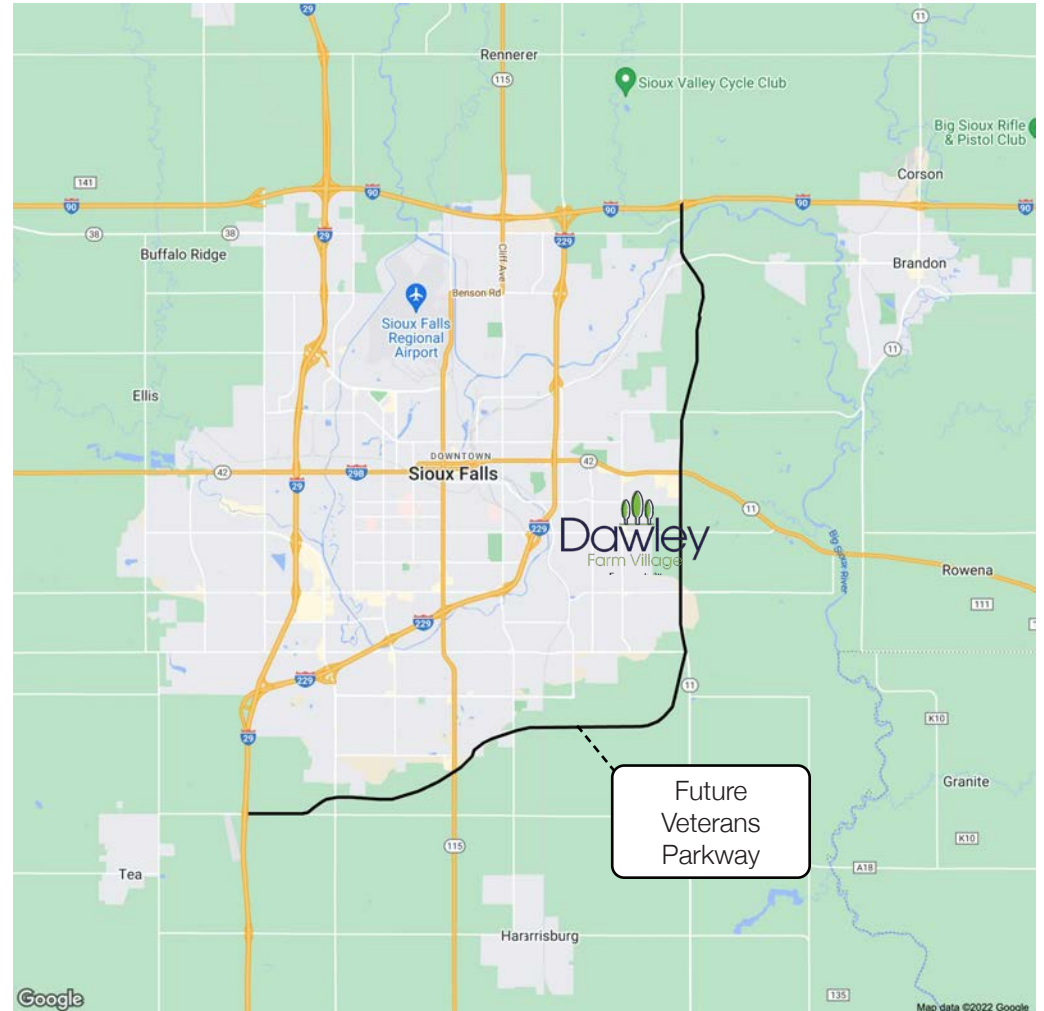


# Ease of Access

Dawley Farm Village is located at the crossroads of Veterans Parkway and Highway 42. Just minutes from I-229 and I-90, Dawley Farm is at the heart of the rapidly-growing east region of Sioux Falls. Conveniently located less than 15 minutes from both Downtown Sioux Falls and Brandon, the shopping center brings in visitors from the city of Sioux Falls and neighboring rural communities.

The State of South Dakota Transportation Commission approved plans to complete construction on the remaining 8.5 miles that make up the southern section of Veterans Parkway. This project is the final stage in connecting I-29 and I-90 with construction expected to begin in 2023 and an anticipated completion date in 2026. This 6-lane (3 in each direction) addition is aimed to largely reduce congestion on nearby roads and prepare Sioux Falls for 2050 transportation system needs. With this addition, it is anticipated that the area of Dawley Farms Village will largely increase in traffic.

The area is also very accessible by other means of transportation with bike paths and bus routes developed around and through the shopping area. The center is designed with ample sidewalk & bike path space to be pedestrian-friendly and welcoming neighboring residents to visit.









# Daily Traffic & Visits

  
**7.1K**  
visits/day

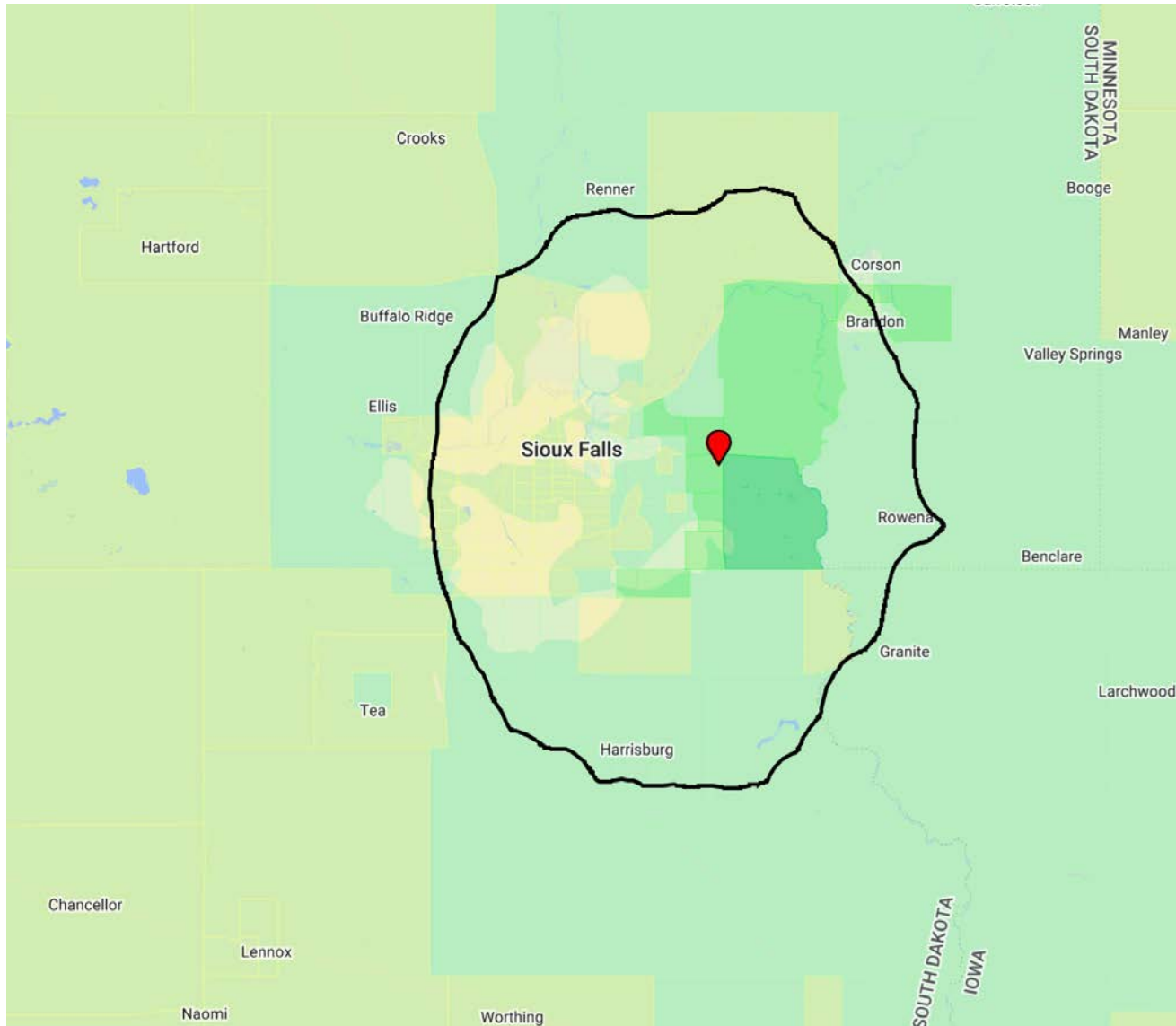
  
**30+**  
retailers



\* Source: Traffic counts - Esri. Visits calculated using a daily average of the year's visits based on Safe Graph yearly store area data. Visits are tracked using location sharing technologies on smartphones & is defined as a 5 minute or longer duration of being within the defined area.



# Visitor Data



**7.1K**  
visits/day



**2.6M**  
2021 visits

## Key

- 121,540 or more total visits in 2021
- 26,980 to 121,540 total visits in 2021
- 5,890 to 26,980 total visits in 2021
- 5 to 5,890 total visits in 2021
- Majority of Visits Origination


\* Source: Safe Graph. Visits over the year 2021 and where the traveler(s) originate (usually work or home). Visits are tracked using location sharing technologies on smartphones & is defined as a 5 minute or longer duration of being within the defined area.



# Economic Drivers



Active Generations is building its new campus for seniors that will offer adult daycare; social, recreational, & educational activities; nutrition & food delivery services; counseling services, and more.

 **250 - 500 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**

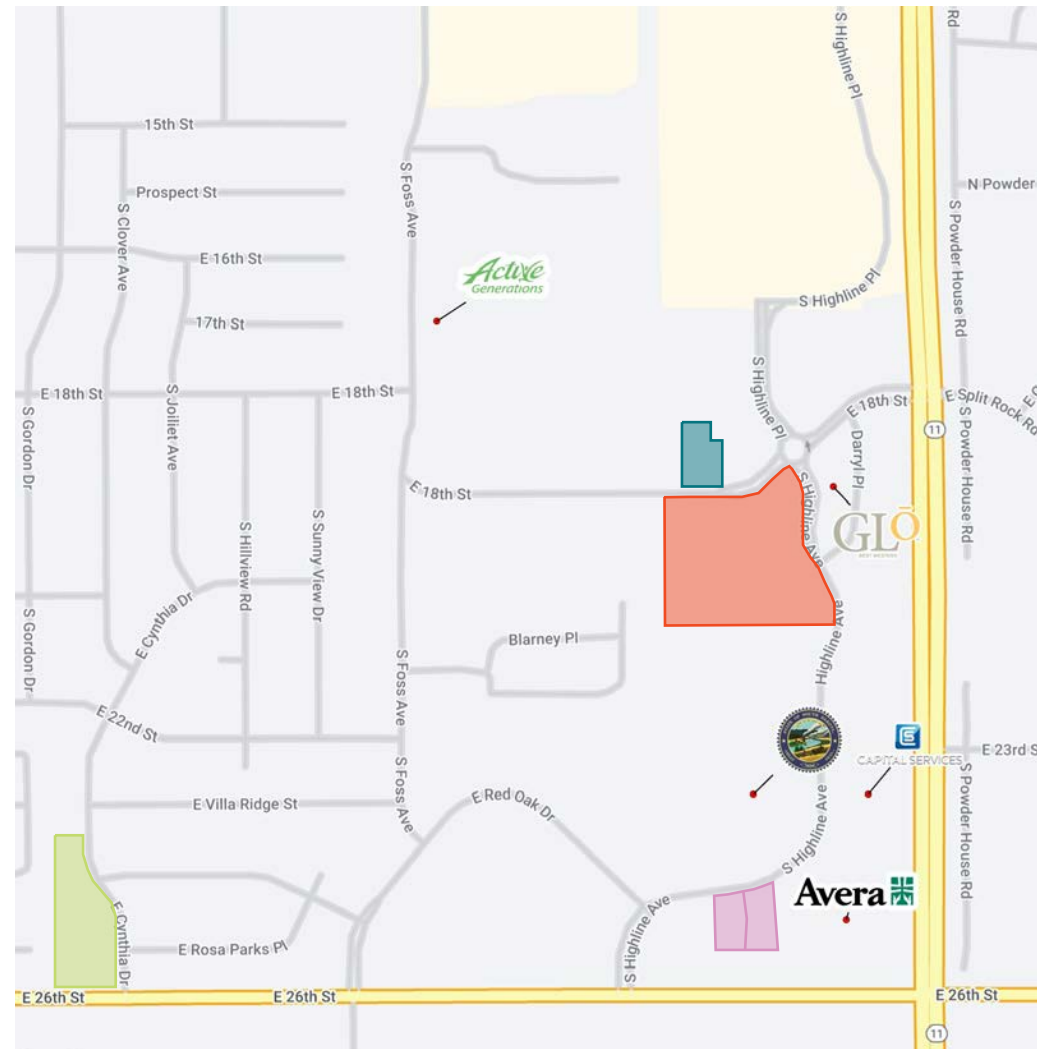


Avera is in the midst of building their newest 3-story, 86,000 sq/ft medical center that will service Sioux Falls & rural surrounding communities.

 **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.



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# Demographics

	1-mile	3-mile	5-mile	MSA
Population	5,669	56,115	118,072	202,191
Daytime Population	4,958	38,189	128,487	222,657
Median Household Income	\$72,853	\$73,247	\$66,390	\$66,990

\* Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2022 geography.

# Residents

The Dawley Farm Village surrounding area has been growing exponentially over the years especially when it comes to housing. With ample housing developments under construction and many in planning phases, this growth is expected to continue into the coming years. Not only does the area feature many multi-family complexes, but also single-family homes that hold a median value of \$269,444 (1-mile radius).



**74.5%**  
households with  
2+ people\*



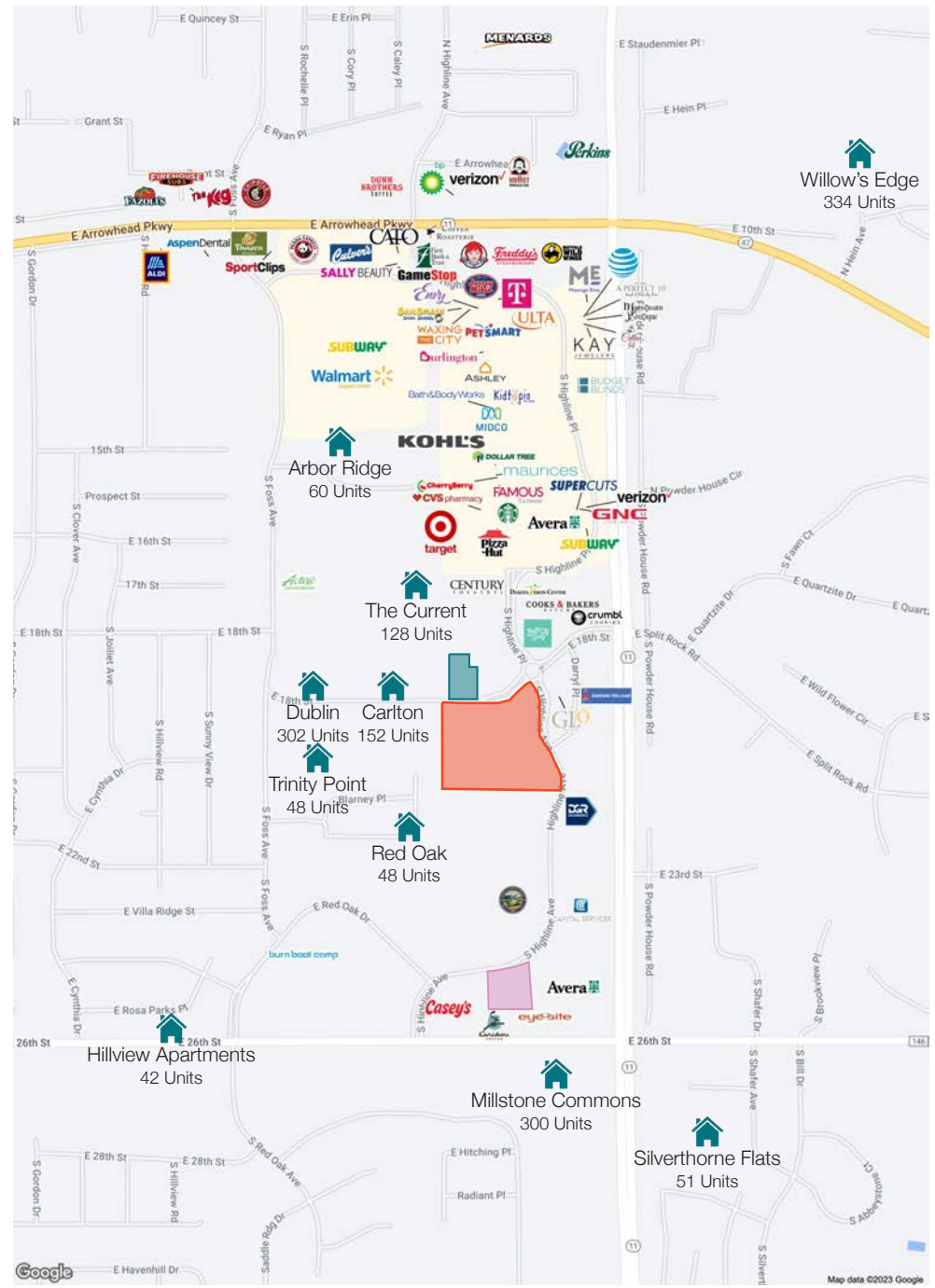
**>750**  
units under  
construction



**56.1K**  
residents within  
3 miles



**118.1K**  
residents within  
5 miles

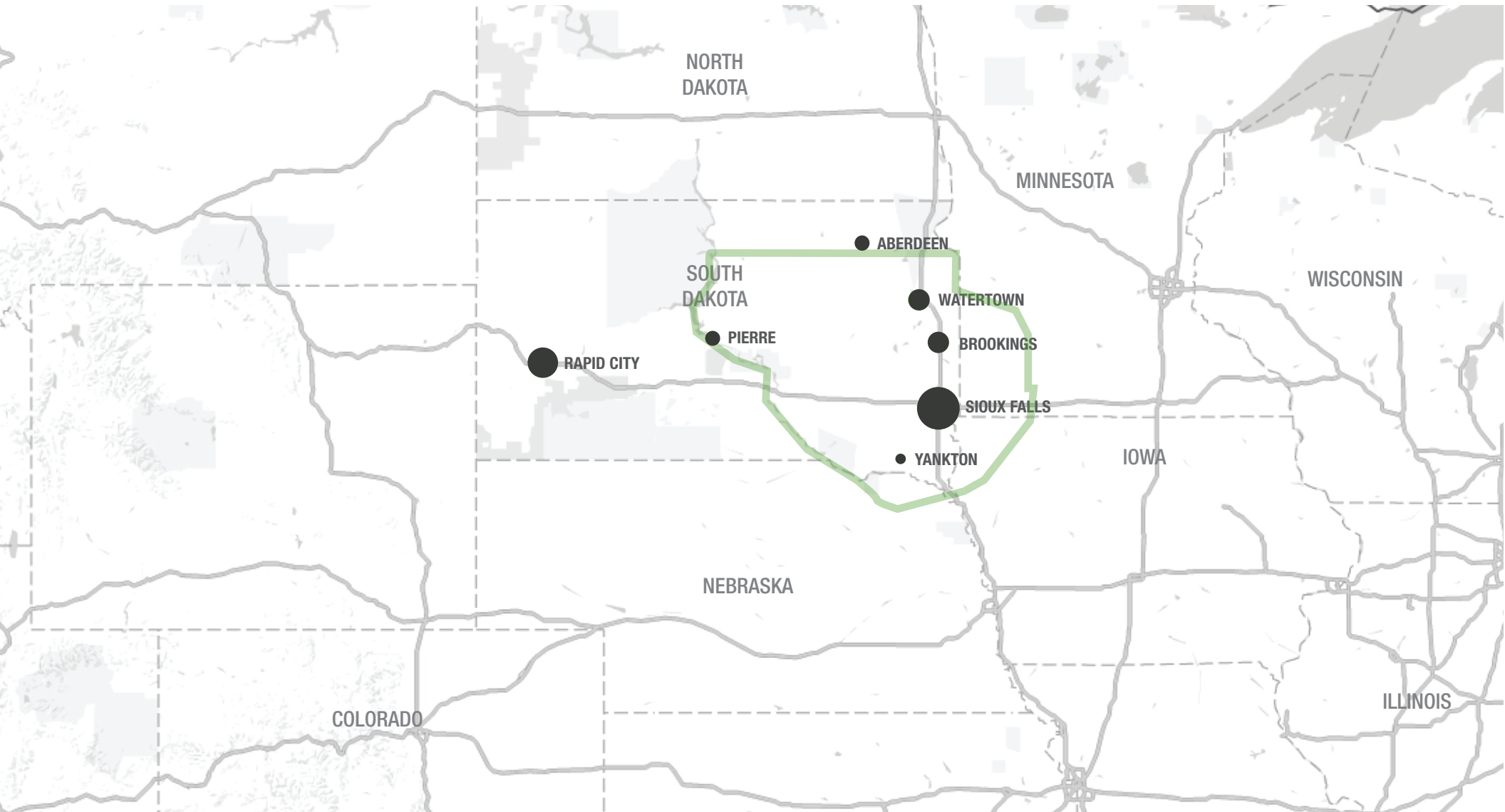


\* Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2022 geography.



# Trade Area

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# Demographics

Sioux Falls, ranked #1 on Forbe's The Best Small Places for Business and Careers list for 9 out of the last 10 years, 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.

## POPULATION PROJECTION

Year	Sioux Falls	MSA
2023	206,333	294,592
2028	219,756	312,586

## FAST FACTS



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



Best City for Young  
Professionals  
(SmartAsset 2021)



Top Ten for Financial  
Independence  
(Choose Fi 2021)



Top Five Hottest Job  
Market  
(ZipRecruiter 2020)



Top City for Millenni-  
als Buying Homes  
(SmartAsset 2020)



High Economic  
Strength Rankings  
(Policom 2020)



Second Best City to  
Start a Career  
(Zippia 2020)



Top Six Happiest  
Cities in America  
(WalletHub 2020)

## TOP EMPLOYERS

SANFORD  
HEALTH

11,239

Avera

7,888

Smithfield

3,700



3,688

HyVee  
EMPLOYEE OWNED

3,050



2,364

LAND FOR SALE

# PAWLEY FARM VILLAGE

Highline Place | Sioux Falls



**RAQUEL BLOUNT, SIOR**

VP OF COMMERCIAL REAL ESTATE

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