



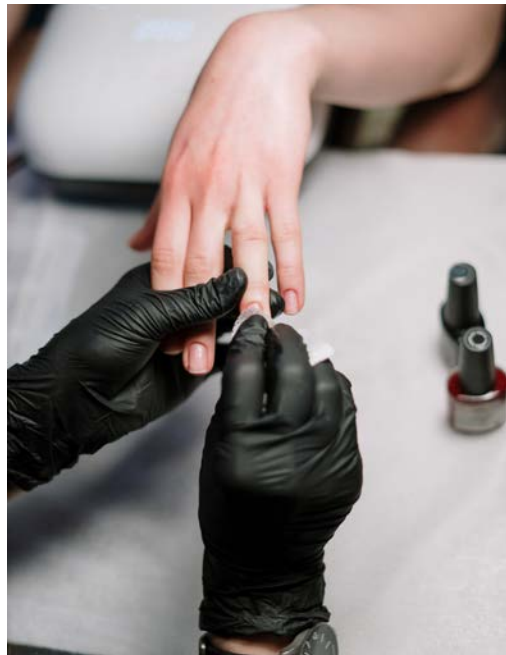
Dawley
Farm Village

LAND FOR SALE | 26TH & CYNTHIA

Highline Place | Sioux Falls, SD







Experience



It All

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 40 retailers and boasts a growing 8,720 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 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

Land for Sale

26th & Cynthia Lot
 \$18.00/SF
 0.97 Acres | 42,253 SF +/-



↑
 Veterans Parkway
 & I-90 Intersection
 4 Miles

Splitrock Heights
 350 Acres Residential

Foss Flats
 49 Units

14,435 VPD

- The Current
128 Units
- Trinity Point
48 Units
- Red Oak
48 Units
- The Carlton
152 Units
- Dublin
302 Units

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

Rosa Parks Elementary
 611 Students

18,306 VPD

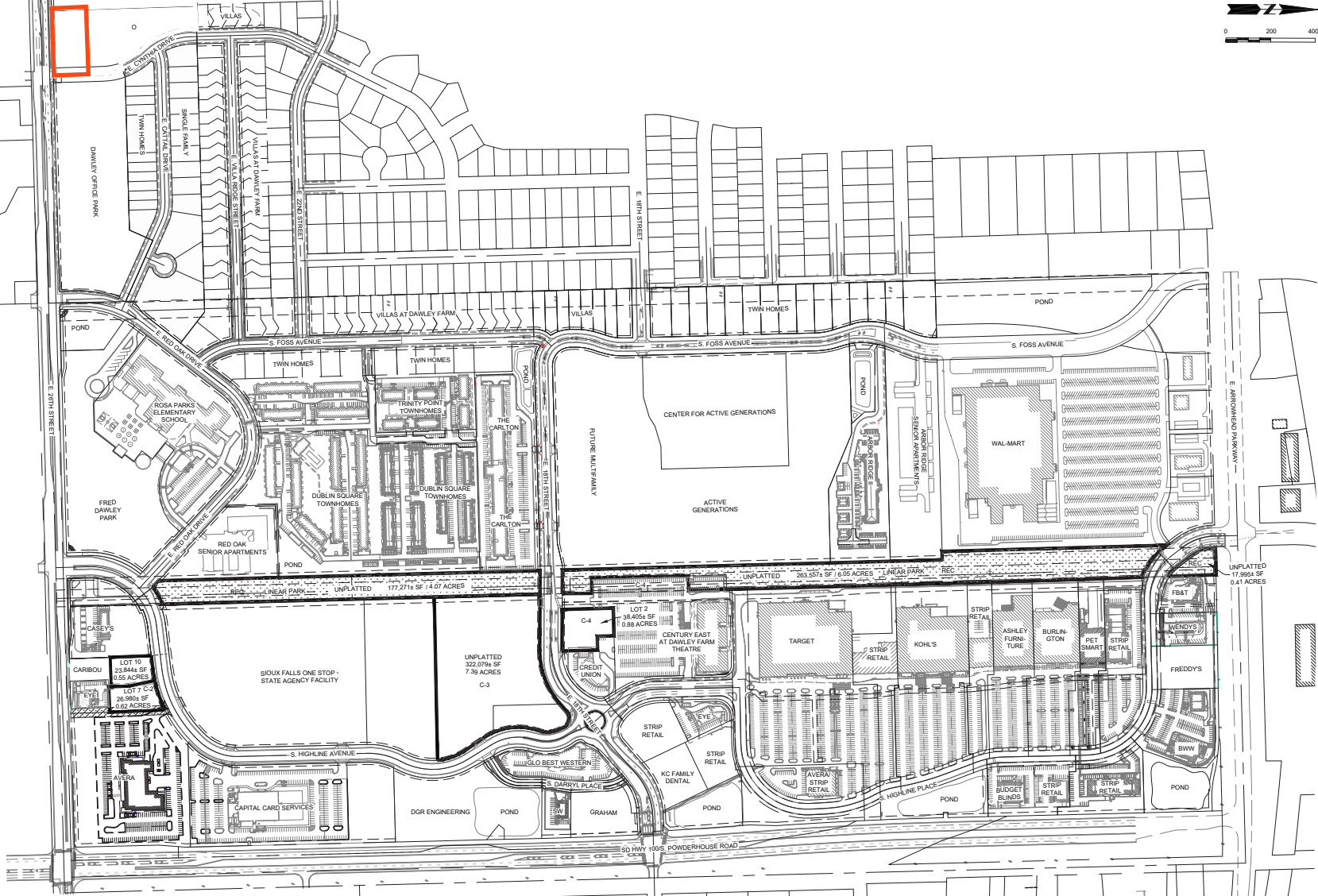
Split Rock
 244 Units

Millstone Commons
 300 Units

Silverthorne Flats
 51 Units

26th & Cynthia Office Lot

\$18.00/SF
0.97 Acres | 42,253 SF +/-



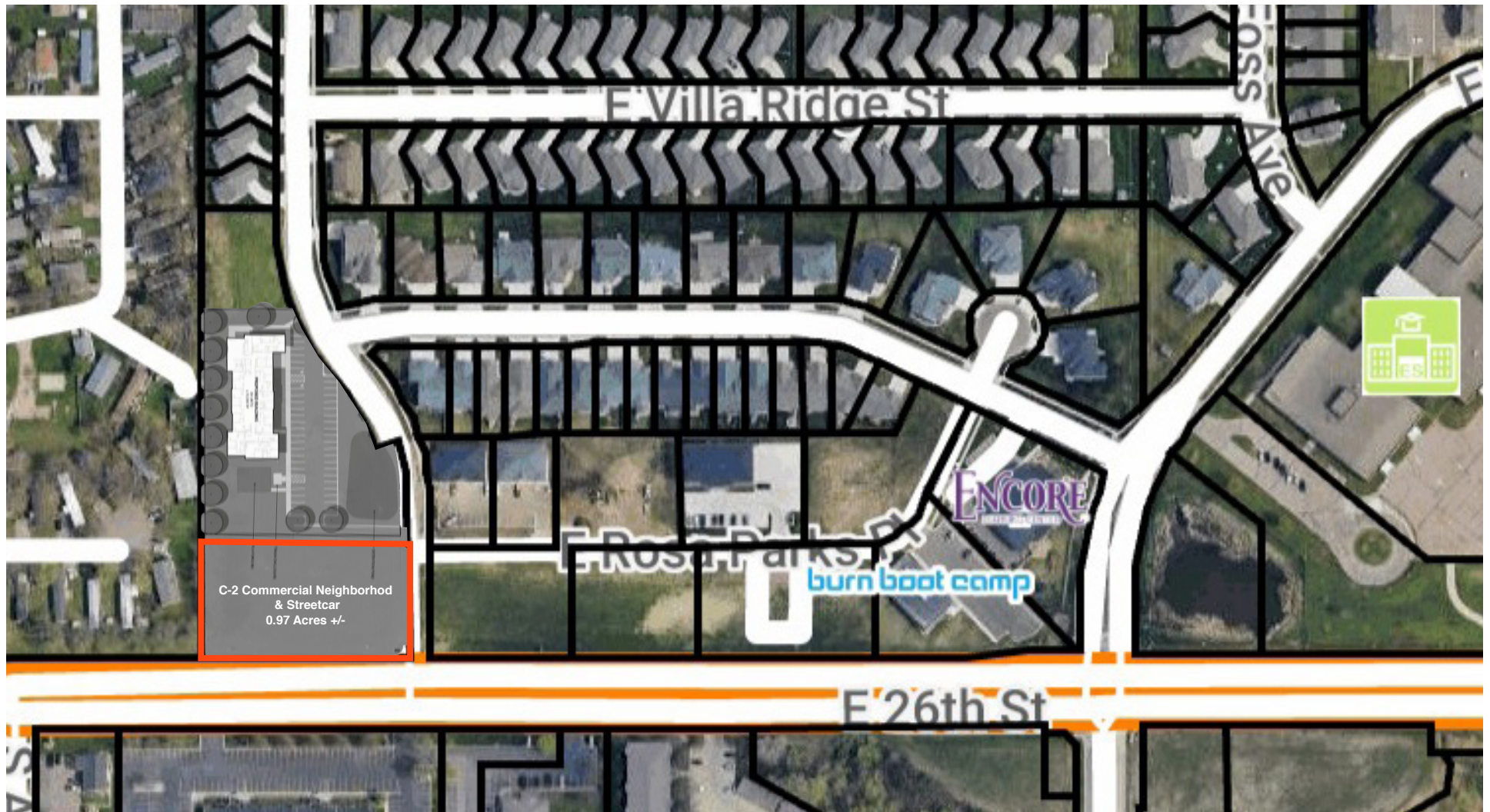
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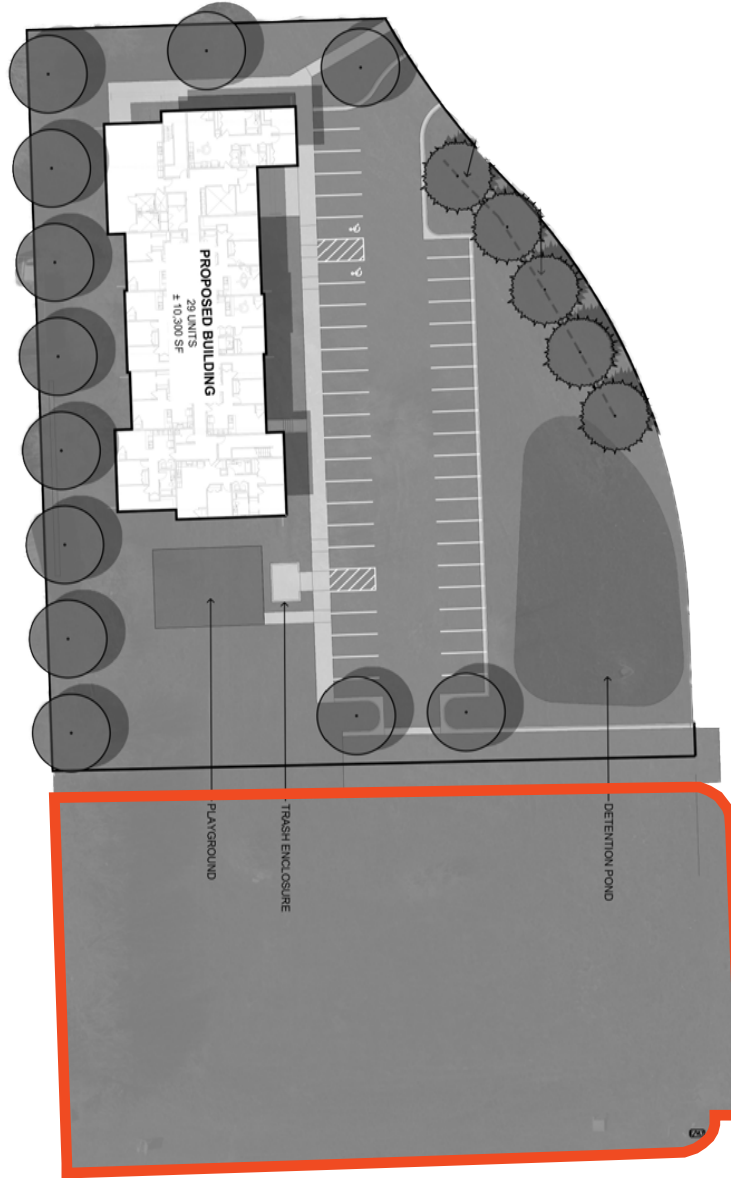


26th & Cynthia Office Lot

\$18.00/SF
0.97 Acres | 42,253 SF +/-



Site Plan

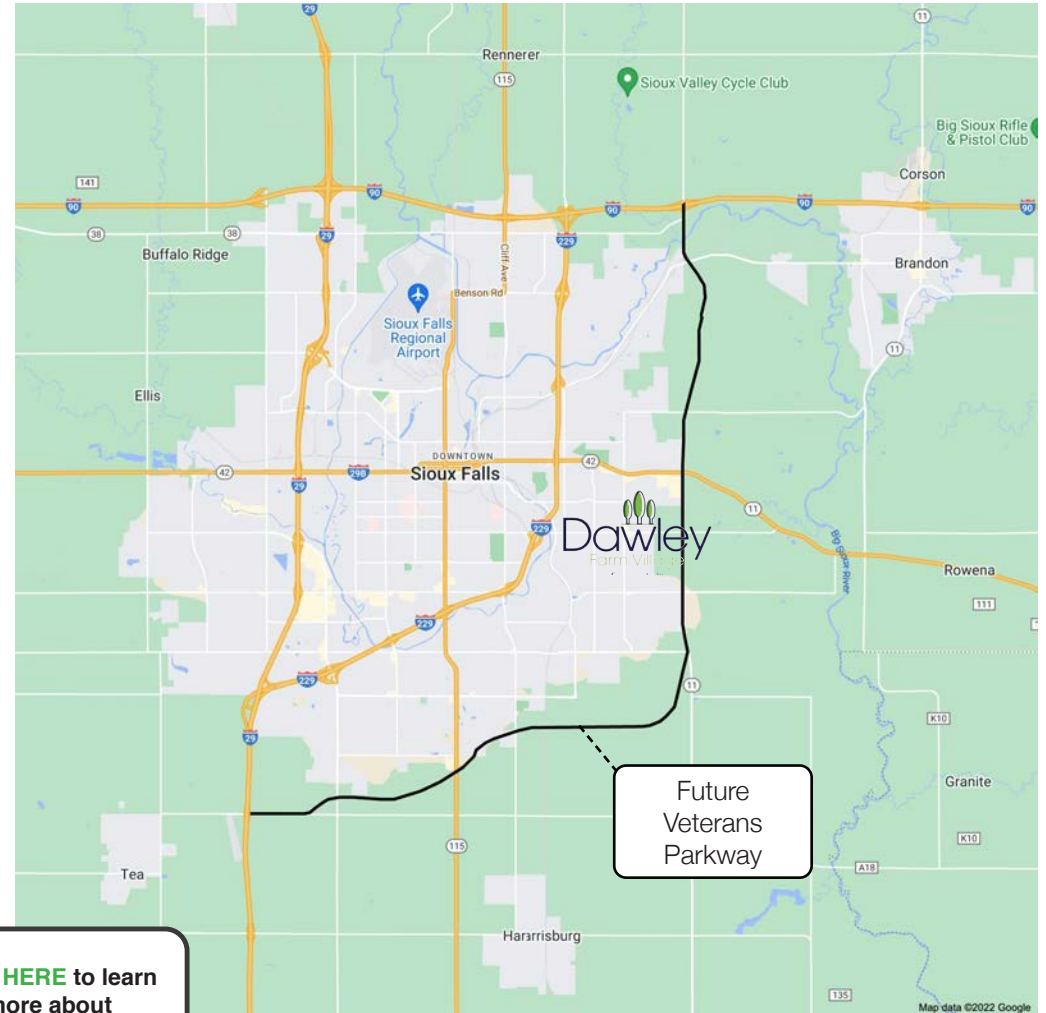


Ease of Access

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 2027. 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.



Click [HERE](#) to learn more about Veterans Parkway

Development Co-Tenants



Dawley Farm Village Retailers

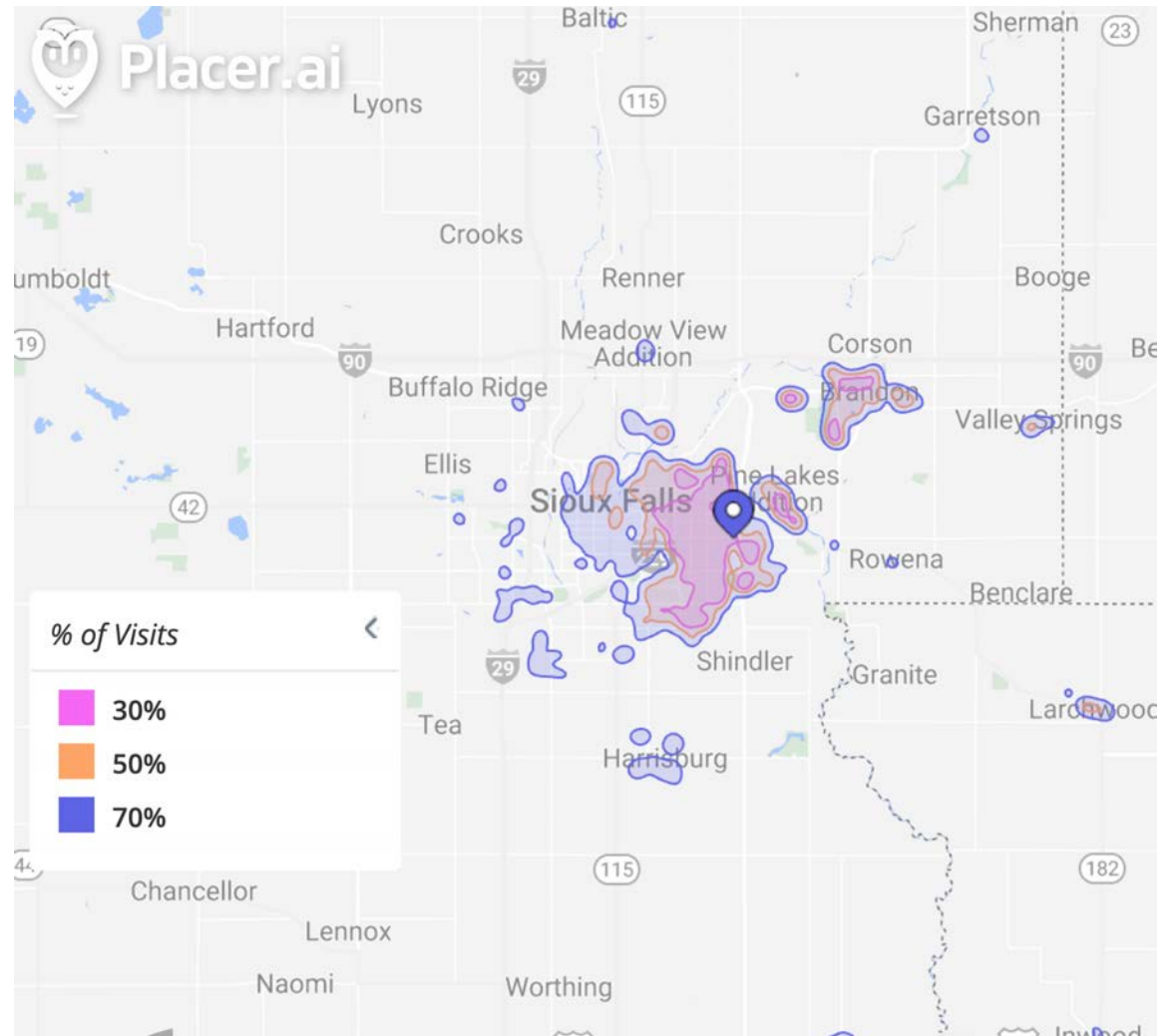
 <p>Ashley HOMESTORE</p> <p>1 / 4 or Top 100% Visits Top 54% Visits</p>	 <p>AT&T</p> <p>3 / 13 or Top 84% Visits Top 48% Visits</p>	 <p>Bath & Body Works</p> <p>1 / 2 or Top 100% Visits Top 10% Visits</p>	 <p>Buff City Soap</p> <p>2 / 2 or Top 50% Visits Top 46% Visits</p>	 <p>BUFFALO WILD WINGS</p> <p>2 / 6 or Top 83% Visits Top 89% Sales</p>	 <p>burn boot camp</p> <p>1 / 2 or Top 50% Visits Top 68% Visits</p>
 <p>Burlington</p> <p>1 / 1 or Top 100% Visits Top 34% Sales</p>	 <p>Casey's</p> <p>12 / 47 or Top 76% Visits Top 74% Visits</p>	 <p>Caribou COFFEE</p> <p>6 / 10 or Top 50% Visits Top 16% Sales</p>	 <p>CINEMARK</p> <p>2 / 2 or Top 50% Visits Top 22% Visits</p>	 <p>crumbl cookies</p> <p>3 / 3 or Top 33% Visits Top 47% Sales</p>	 <p>Culver's FROZEN CUSTARD BUTTERBURGERS</p> <p>5 / 13 or Top 69% Visits Top 78% Sales</p>
 <p>DOLLAR TREE</p> <p>12 / 33 or Top 66% Visits Top 20% Sales</p>	 <p>FAMOUS footwear</p> <p>1 / 1 or Top 100% Visits Top 52% Visits</p>	 <p>Freddy's FROZEN CUSTARD STEAKBURGERS</p> <p>1 / 1 or Top 100% Visits Top 62% Sales</p>	 <p>GameStop</p> <p>2 / 3 or Top 66% Visits Top 63% Visits</p>	 <p>GNC LIVE WELL</p> <p>3 / 3 or Top 33% Visits Top 23% Sales</p>	 <p>Jersey Mike's SUBS</p> <p>2 / 3 or Top 66% Visits Top 71% Sales</p>
 <p>KOHL'S</p> <p>2 / 4 or Top 75% Visits Top 32% Visits</p>	 <p>maurices</p> <p>2 / 6 or Top 83% Visits Top 78% Sales</p>	 <p>MENARDS</p> <p>3 / 8 or Top 75% Visits Top 75% Visits</p>	 <p>Panera BREAD</p> <p>3 / 3 or Top 33% Visits Top 3% Visits</p>	 <p>PANDA EXPRESS CHINESE KITCHEN</p> <p>12 / 33 or Top 66% Visits Top 20% Sales</p>	 <p>PEARLE VISION EST. 1900</p> <p>3 / 4 or Top 50% Visits Top 62% Visits</p>
 <p>PETSMART</p> <p>3 / 3 or Top 33% Visits Top 54% Sales</p>	 <p>Pizza Hut</p> <p>13 / 20 or Top 40% Visits Top 34% Visits</p>	 <p>SHERWIN-WILLIAMS</p> <p>1 / 14 or Top 100% Visits Top 91% Sales</p>	 <p>Starbucks</p> <p>11 / 22 or Top 54% Visits Top 34% Visits</p>	 <p>SUBWAY</p> <p>18 / 57 or Top 70% Visits Top 83% Sales</p>	 <p>Target</p> <p>3 / 5 or Top 60% Visits Top 83% Sales</p>
 <p>T-Mobile</p> <p>1 / 5 or Top 100% Visits Top 85% Visits</p>	 <p>ULTA BEAUTY</p> <p>3 / 3 or Top 33% Visits Top 22% Visits</p>	 <p>verizon</p> <p>18 / 29 or Top 41% Visits Top 52% Visits</p>	 <p>Walmart</p> <p>5 / 15 or Top 73% Visits Top 80% Sales</p>	 <p>WAXING THE CITY</p> <p>1 / 2 or Top 100% Visits Top 63% Visits</p>	 <p>Wendy's</p> <p>2 / 7 or Top 85% Visits Top 87% Sales</p>

Visitor Data

7.3M
visits in the past
12 months

635.2K
visitors in the past
12 months

40+
retailers




Shoppers at Dawley Farm / S Highline Pl, Sioux Falls, SD | May 1st, 2023 - Apr 30th, 2024 | True Trade Area | Vol: 30%, 50%, 70% 50 mi

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**




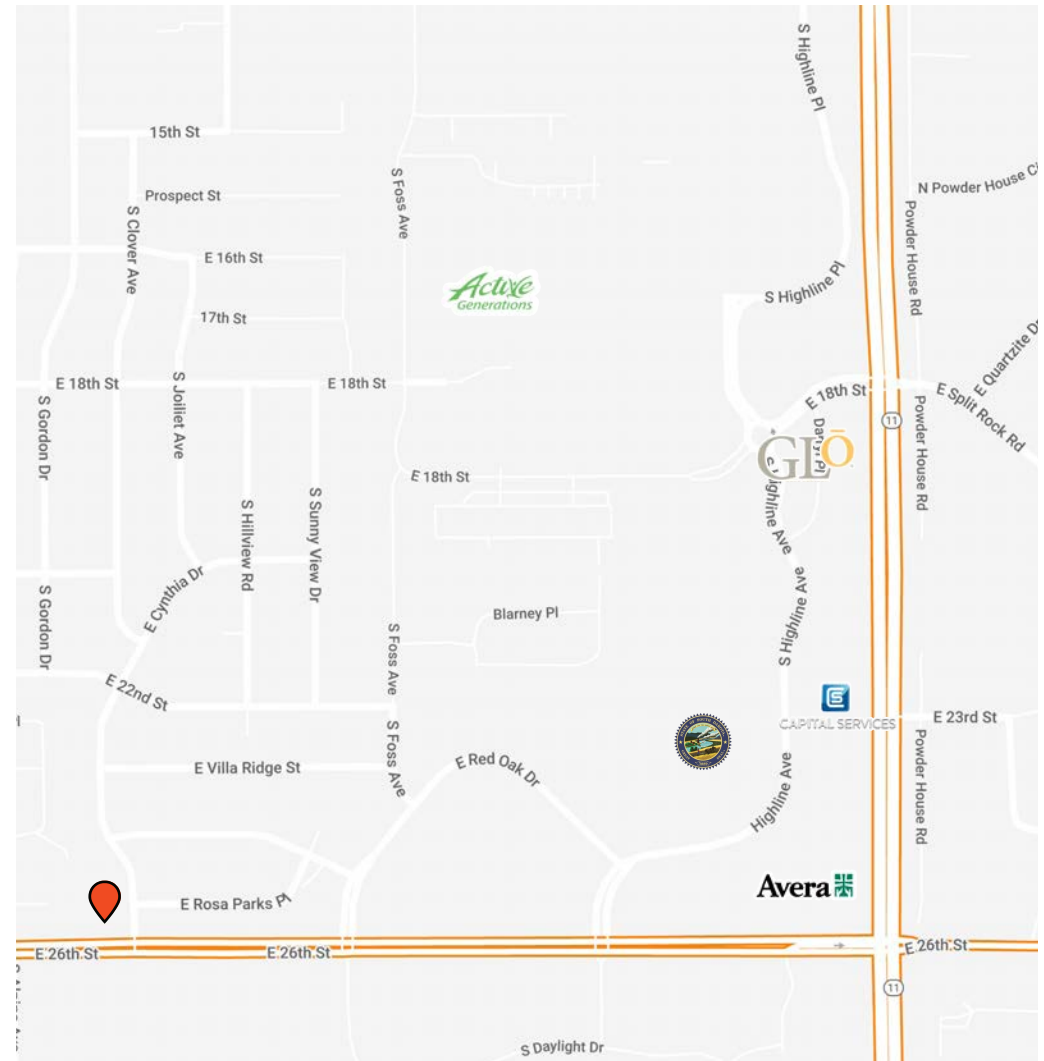
Avera built their newest 3-story, 86,000 sq/ft Medical Care, Urgent Care, & Emergency Center that services Sioux Falls & rural surrounding communities.

 **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**

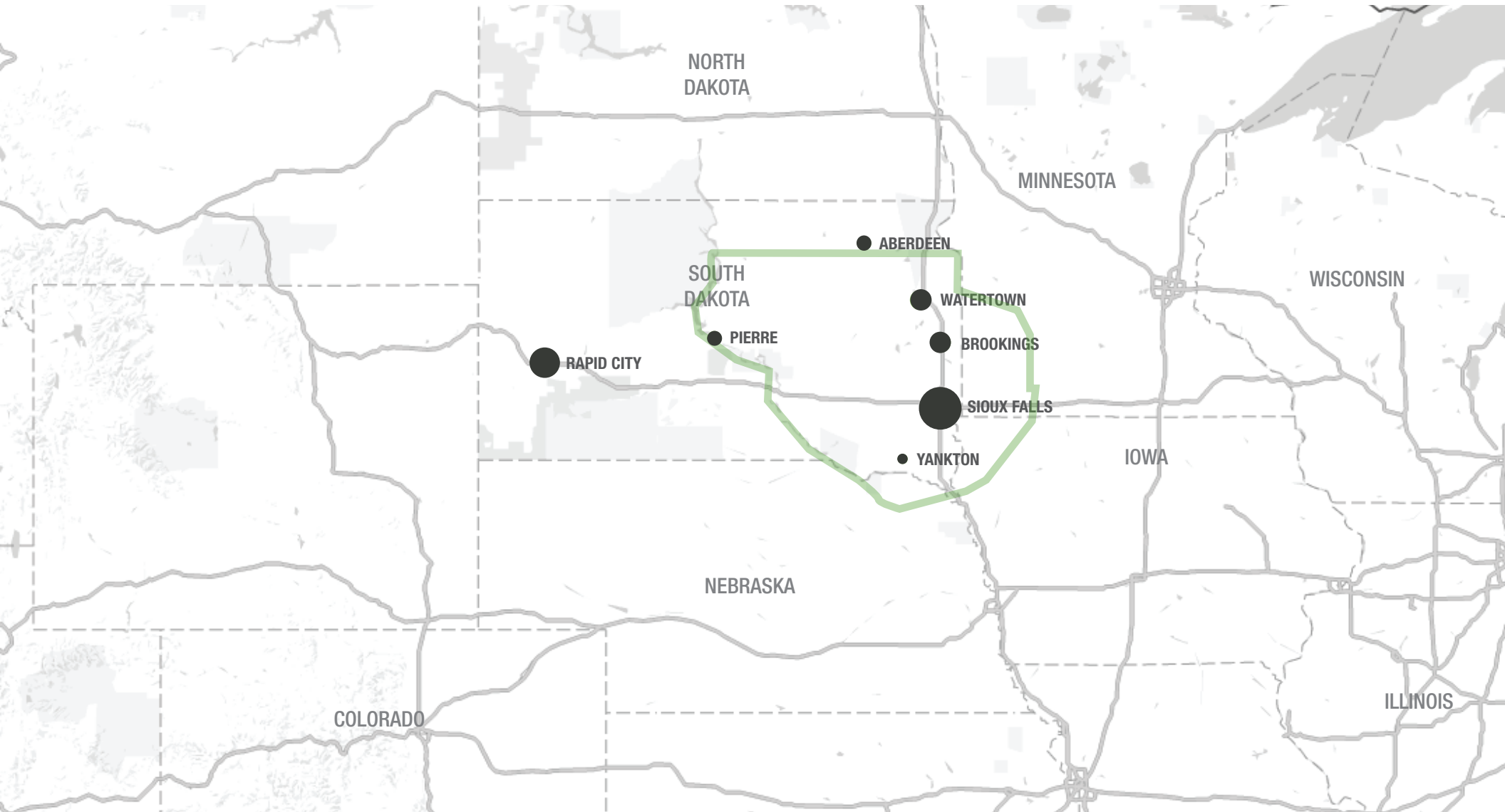


2024 AREA DEMOGRAPHICS

	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

Trade Area



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
2024	213,891	311,500
2029	230,570	336,494

FAST FACTS



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



Best City for Young Professionals
(SmartAsset 2023)

2.0%

Minnehaha Unemployment Rate
(October 2024)



#1 Most Accessible Financing
(WalletHub 2024)

2.2M

of Visitors to Sioux Falls in 2023



Third City in Economic Strength
(Policom 2023)



No Corporate Income Tax



#1 Best Long-Term Fiscal Stability
(US News & World Reports 2023)

TOP EMPLOYERS

SANFORD
HEALTH
10,750

Avera
8,298



3,688

Smithfield
3,600

HuVe
EMPLOYEE OWNED
2,939

amazon
2,505

LAND FOR SALE

PAWLEY FARM VILLAGE

Highline Place | Sioux Falls



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