



# DAWLEY FARM VILLAGE

HIGHLINE AVENUE OUTLOTS FOR SALE



5800 E. 26th Street,  
Sioux Falls, SD 57110



0.54 - 0.62 Acres +/-  
(23,844 - 26,908 SF +/-)



\$16.00 / SF

## LOCATION

Prime outlot land within an established 300-acre development on the east side of Sioux Falls offering national co-tenancy and sustained year-round traffic. The development attracts 7.6M annual visits, growing at a rate of 5.05% annually. The available land is surrounded by major economic and traffic drivers.

## DESCRIPTION

- Zoned: C-2
- Access point off S. Highline Avenue
- Existing roadway splits the lots, directing to neighboring Caribou Coffee and Eye-Site
- Supportive traffic counts with 3,700 VPD along S. Highline Place, and 12,200 VPD along E. 26th Street
- Neighboring amenities include Casey's, Plaza Azteca, Neighborhood Dental, Target, Century Theaters, First Dakota National Bank, etc.
- Major economic drivers within the development include Avera Health, Capital Services, Active Generations, and the State of SD One Stop
- Supportive demographics: 45,754 daytime population & \$80.4K AHHI in a 3-mile radius
- Dense residential footprint with 3,859 housing units within a 1-mile radius

**RAQUEL BLOUNT** SIOR

605.728.9092 | [raquel@lloydcompanies.com](mailto:raquel@lloydcompanies.com)

# DAWLEY FARM VILLAGE

HIGHLINE AVENUE OUTLOTS FOR SALE

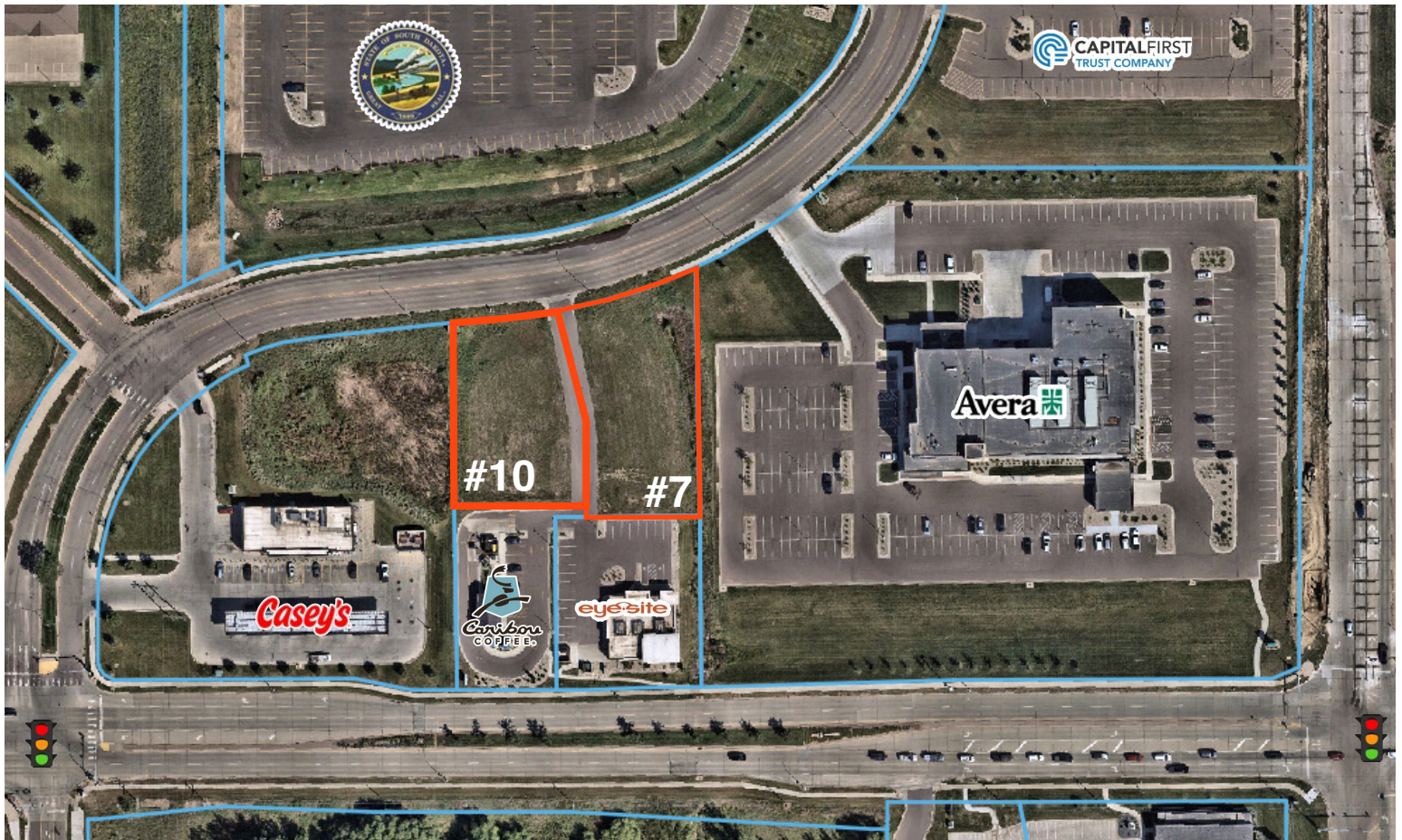


## LAND COSTS

\*These numbers are based on estimates and are not guaranteed.

Lot	Size (Acres)	Size (SF)	Asking Price	Total Asking Price
7	0.62 Acres	26,908 SF	\$16.00 / SF	\$430,528
10	0.54 Acres	23,844 SF	\$16.00 / SF	\$381,504

## PARCEL MAP



**RAQUEL BLOUNT, SIOR** 605.728.9092 | [raquel@lloydcompanies.com](mailto:raquel@lloydcompanies.com)

# EASEMENT MAP



**RAQUEL BLOUNT, SIOR** 605.728.9092 | raquel@lloydcompanies.com

# DAWLEY FARM VILLAGE

HIGHLINE AVENUE OUTLOTS FOR SALE



## AERIAL PHOTO



**RAQUEL BLOUNT, SIOR** 605.728.9092 | [raquel@lloydcompanies.com](mailto:raquel@lloydcompanies.com)

# DAWLEY FARM VILLAGE

HIGHLINE AVENUE OUTLOTS FOR SALE



## AREA MAP



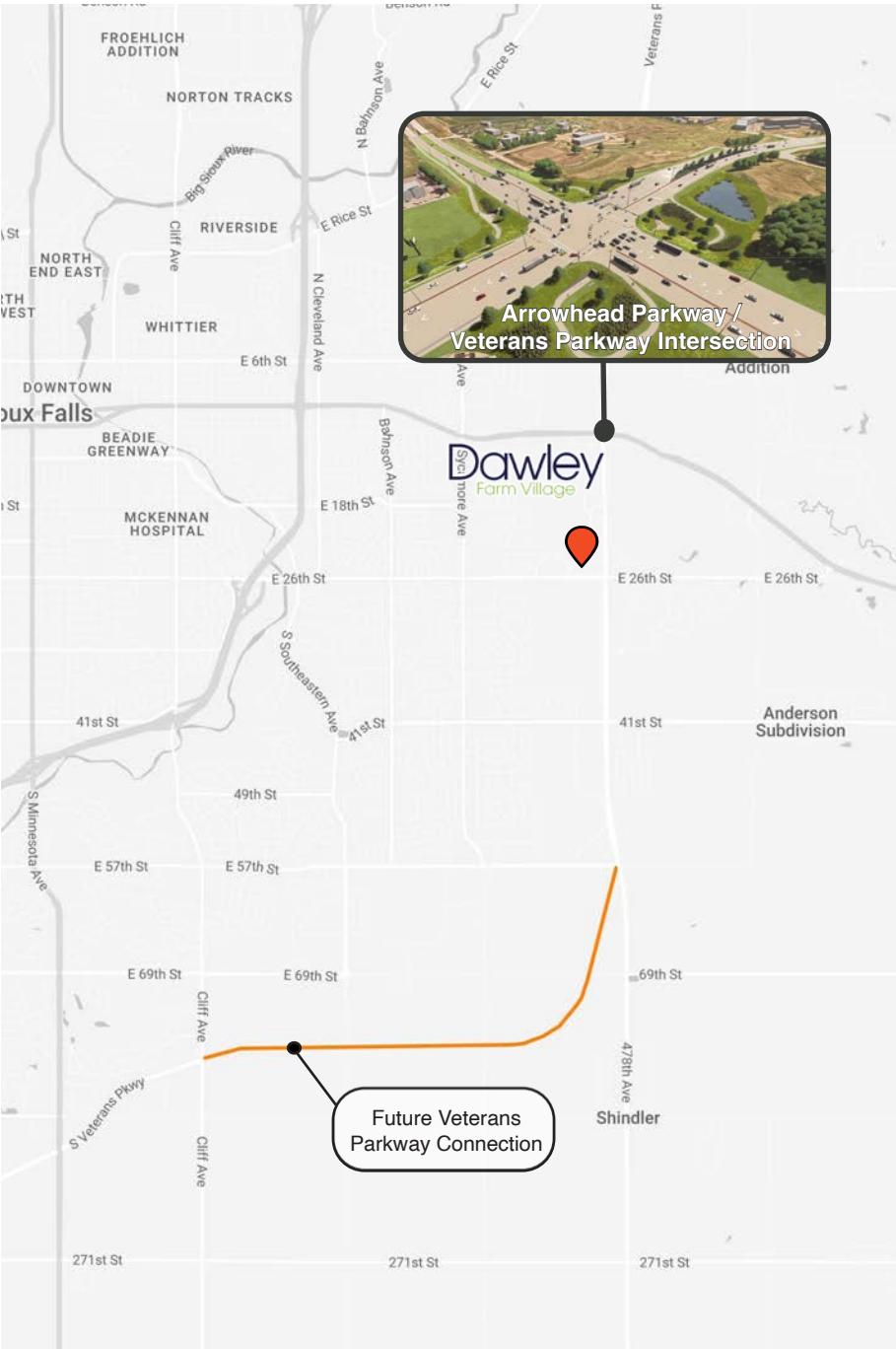
RAQUEL BLOUNT, SIOR 605.728.9092 | raquel@lloydcompanies.com

# DAWLEY FARM VILLAGE

HIGHLINE AVENUE OUTLOTS FOR SALE



## 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.

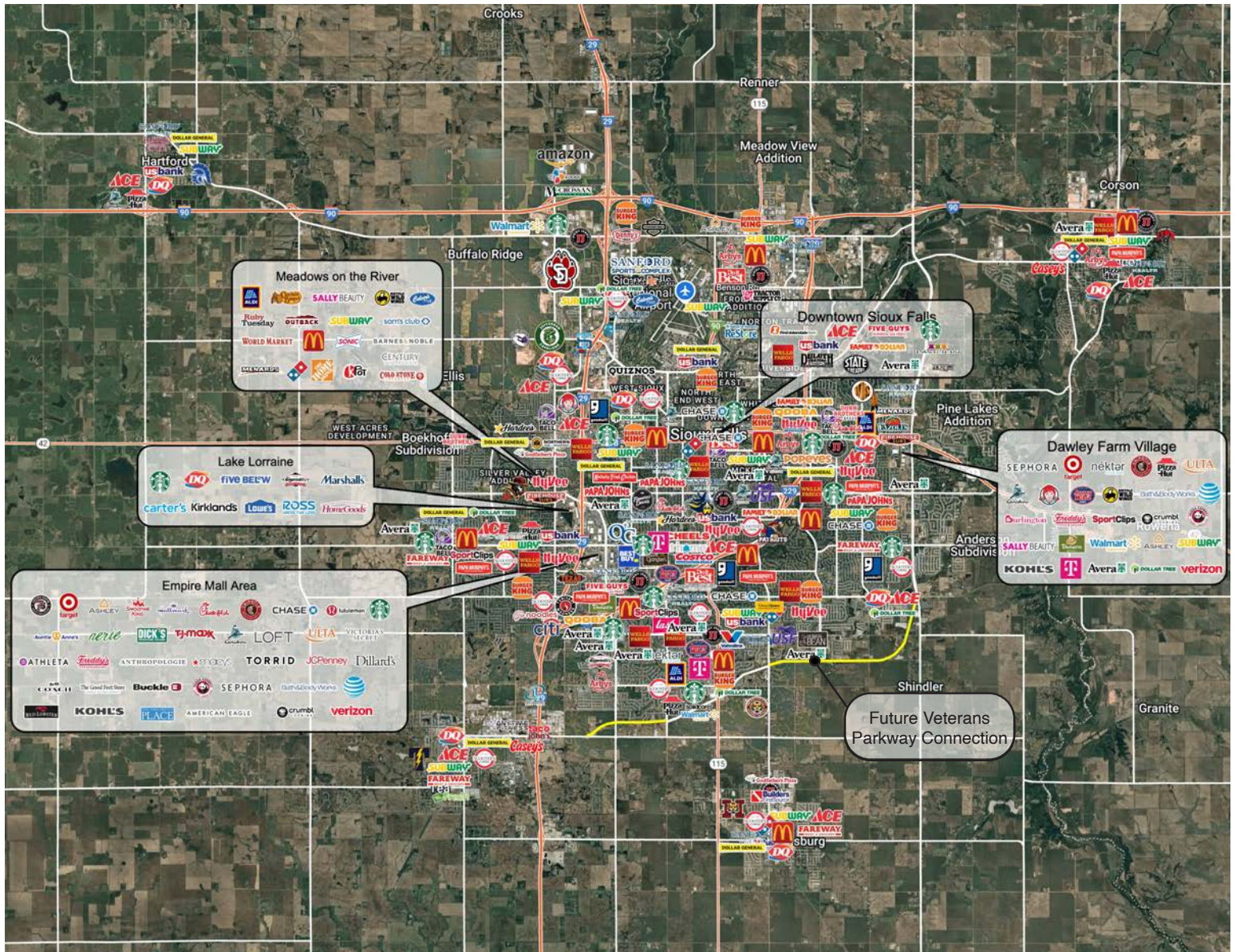
**RAQUEL BLOUNT, SIOR** 605.728.9092 | raquel@lloydcompanies.com

# DAWLEY FARM VILLAGE

HIGHLINE AVENUE OUTLOTS FOR SALE



## CITY MAP



**RAQUEL BLOUNT, SIOR** 605.728.9092 | raquel@lloydcompanies.com

Lloyd Companies Commercial Real Estate | 150 E. 4th Place Suite 600, Sioux Falls, SD 57104 | 605.323.2820

Property details contained herein are intended for general informational purposes only. Lloyd Real Estate, LLC has not independently verified the provided information and makes no representation or warranty of any kind regarding its accuracy or completeness. Traffic, visit, and sale data within this document, sourced from a third-party provider, is based on tracking data from mobile/cellular devices. Use this information at your own discretion, and always consult with qualified professionals or experts in the relevant field for specific guidance. All interested parties are advised to take appropriate measures to verify all information set forth herein. Nothing contained herein shall be deemed to constitute legal, financial, or professional advice. Lloyd Companies and the logo are service marks of Lloyd Companies, all other marks displayed on this document are property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of Lloyd Companies. Use of images without the express written consent of the owner.