

WILLOWS EDGE DEVELOPMENT LAND FOR SALE

East Arrowhead Parkway | Sioux Falls, SD



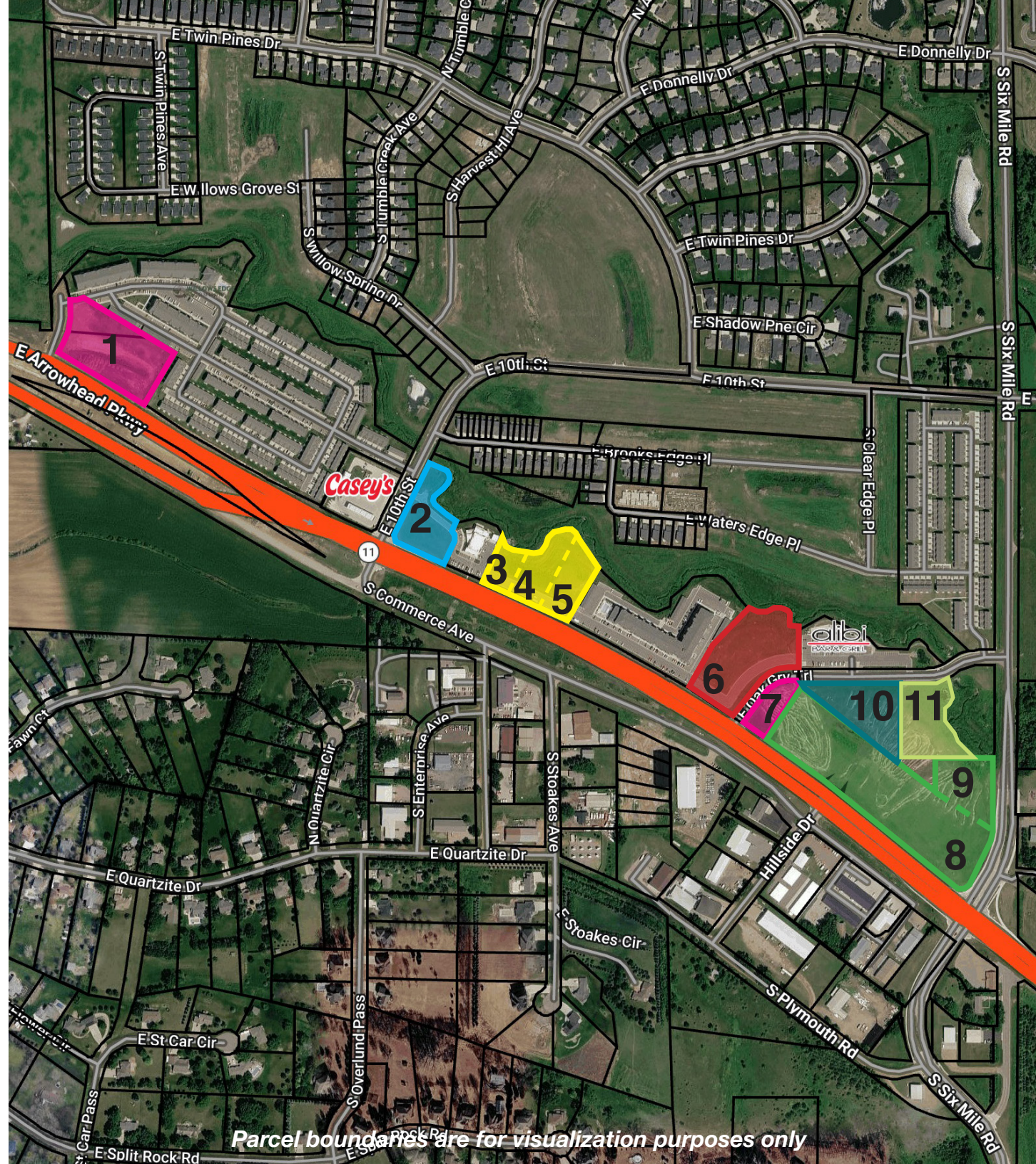
SUMMARY



Willows Edge Development Land presents an opportunity to secure commercial development sites within one of east Sioux Falls' most active growth corridors. Located near the Veterans Parkway and Arrowhead Parkway expansion, and the Six Mile Road corridor, the property is positioned to benefit from major infrastructure improvements designed to enhance traffic flow, accessibility, and long-term connectivity across the metro. Upon completion, Veterans Parkway will create a stronger link between east Sioux Falls, Brandon, Harrisburg, Tea, and both Interstate 29 and Interstate 90, placing the site within an increasingly efficient path of growth. The surrounding trade area continues to add hundreds of rooftops through active single-family, townhome, and multifamily developments. As surrounding housing developments are completed and future phases continue to announce, the Willows Edge Development is well-positioned for long-term appreciation and a variety of retail, office, service, or mixed-use concepts.

- **Address:**
East Arrowhead Parkway, Sioux Falls, SD 57110
- **County:**
Minnehaha
- **Price / SF:**
\$10.00 - \$16.00 / SF
- **Zoning:**
C-4: Commercial - Regional
- **Utilities:**
All lots to be delivered 'build-ready' which includes sewer, storm, & water per plans, engineering completed, shared detention, and rough grading completed
- Lots may be combined and/or adjusted based on your needs
- Located just east of Dawley Farm Village, a proven regional anchor with a strong mix of local & regional brands
- Established destinations include Uncle Ed's, The Alibi, Casey's, and Willow Run Golf Course, adding neighborhood familiarity
- East Arrowhead Parkway carries 13,000 VPD, and Six Mile Road carries 5,200 VPD
- Prime frontage opportunities along East Arrowhead and Six Mile Road
- Planned 1.08-mile recreation and connectivity bike trail from Veterans Parkway to Six Mile Road that runs through the development

1. Willows Edge Office
Contact for Pricing
Contact for Size
2. Willows Edge Commercial
\$16.00 / SF
63,430 SF +/- | 1.46 Acres +/-
3. Willows Edge Commercial
\$10.00 / SF
29,021 SF +/- | 0.67 Acres +/-
4. Willows Edge Commercial
\$10.00 / SF
44,514 SF +/- | 1.02 Acres +/-
5. Willows Edge Commercial
\$10.00 / SF
48,546 SF +/- | 1.11 Acres +/-
6. Willows Edge Commercial
\$14.00 / SF
122,249 SF +/- | 2.81 Acres +/-
7. Willows Edge Commercial
\$14.00 / SF
37,127 SF +/- | 0.85 Acres +/-
8. Willows Edge Commercial
Contact for Pricing
Contact for Size
9. Willows Edge Commercial
Contact for Pricing
Contact for Size
10. Willows Edge Commercial
\$13.00 / SF
84,422 SF +/- | 1.94 Acres +/-
11. Willows Edge Commercial
\$14.00 / SF
76,949 SF +/- | 1.77 Acres +/-



Parcel boundaries are for visualization purposes only

LAND COSTS

*These numbers are based on estimates and are not guaranteed.
Concept only; subject to change



Parcel	Zoning	Size (Acres)	Size (SF)	Asking Price	Total Asking Price
Lot 1 Block 16	C-4 Commercial - Regional	1.46 Acres +/-	63,430 SF +/-	\$16.00 / SF	\$1,014,880
Lot 3 Block 16	C-4 Commercial - Regional	0.67 Acres +/-	29,021 SF +/-	\$10.00 / SF	\$290,210
Lot 4 Block 16	C-4 Commercial - Regional	1.02 Acres +/-	44,514 SF +/-	\$10.00 / SF	\$445,140
Lot 5 Block 16	C-4 Commercial - Regional	1.11 Acres +/-	48,546 SF +/-	\$10.00 / SF	\$485,460
Lot 7 Block 16	C-4 Commercial - Regional	2.81 Acres +/-	122,249 SF +/-	\$14.00 / SF	\$1,711,486
Lot 1 Block 17	C-4 Commercial - Regional	0.85 Acres +/-	37,127 SF +/-	\$14.00 / SF	\$519,778
Lot 2 Block 17	C-4 Commercial - Regional	Parcel may be subdivided. Pricing will depend on location and size.		Starting at \$13.00 / SF	-
Lot 3 Block 17	C-4 Commercial - Regional	Parcel may be subdivided. Pricing will depend on location and size.		Starting at \$13.00 / SF	-
Lot 4 Block 17	C-4 Commercial - Regional	1.94 Acres +/-	84,422 SF +/-	\$13.00 / SF	\$1,097,486
Lot 5 Block 17	C-4 Commercial - Regional	1.77 Acres +/-	76,949 SF +/-	\$14.00 / SF	\$1,077,286



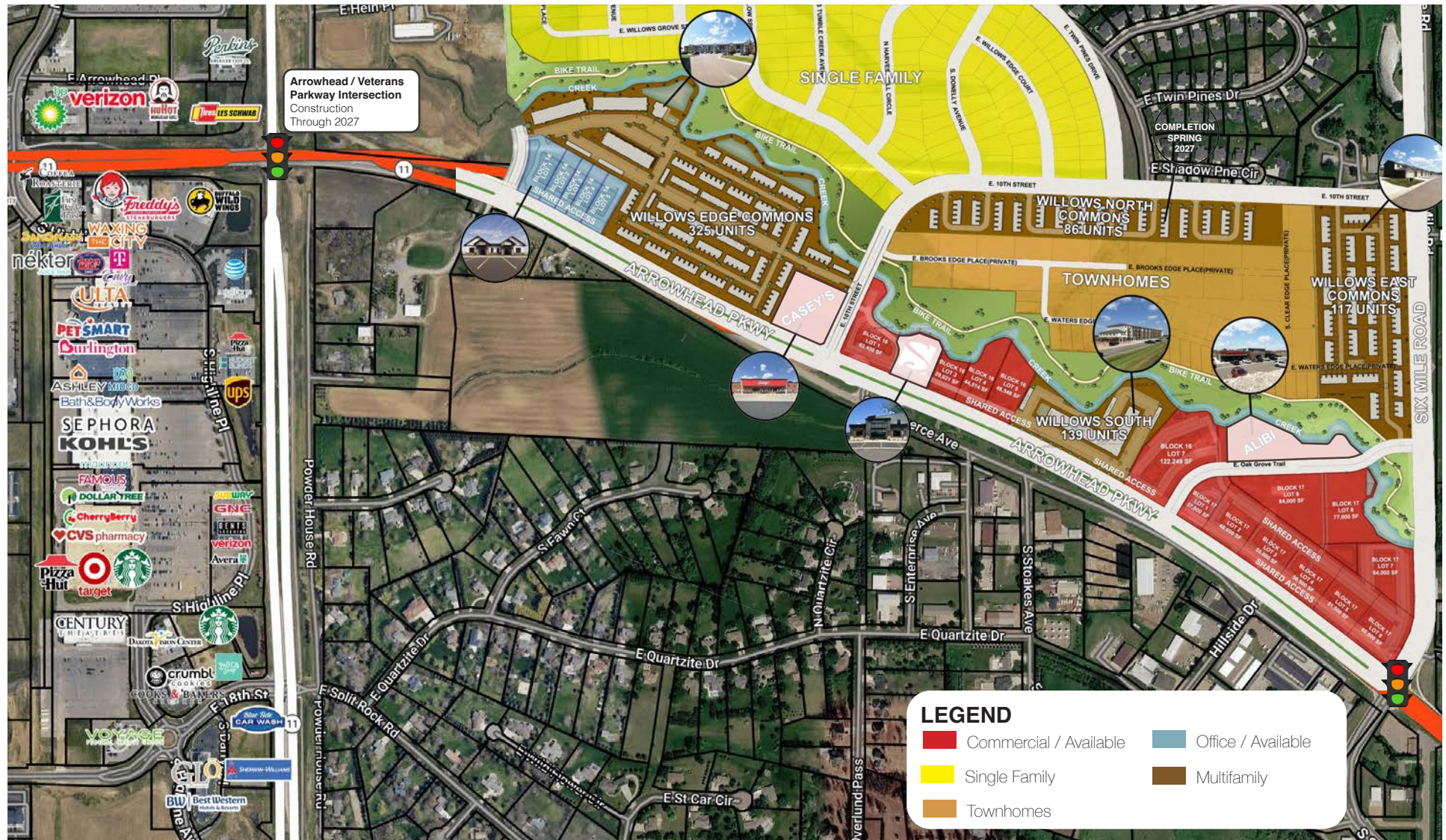
PARCEL MAP



\$10.00 - 16.00 / SF

0.67 - 12.24 Acres +/-

Land may be subdivided. Contact Broker.



RAQUEL BLOUNT SIOR

605.728.9092 | raquel@lloydcompanies.com

ALEXIS MAHLEN

605.321.4861 | alexis@lloydcompanies.com

WILLOWS EDGE PHOTOS



WILLOWS EDGE OFFICE

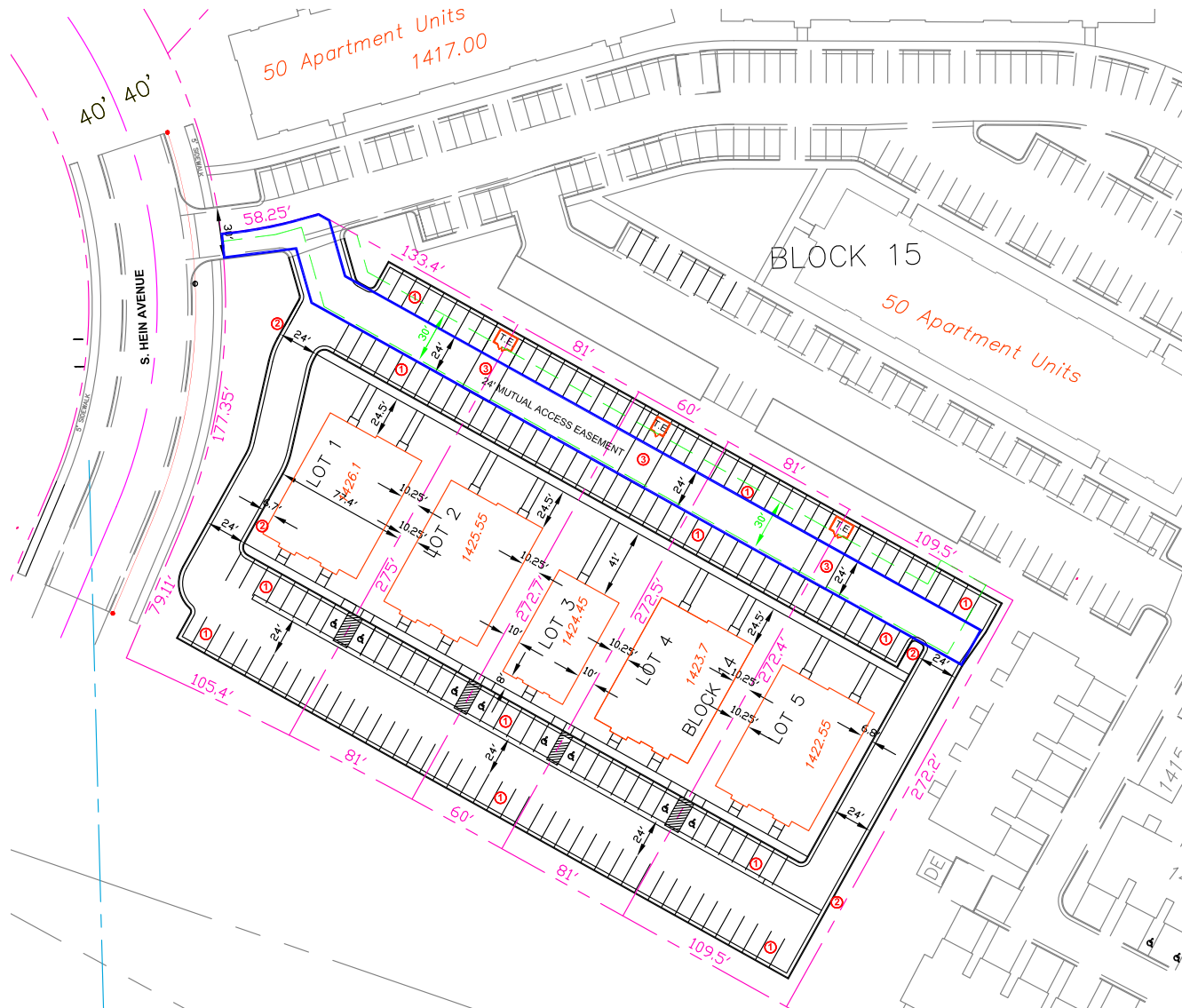
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- **Address:**
6300, 6306, 6312, 6318, 6324, & 6330 East Arrowhead Parkway, Sioux Falls, SD 57110
- **County:**
Minnehaha
- **First Generation Office Building Size:**
 - Single-tenant Building:** 2,500 - 3,000 SF +/-
 - Multi-tenant Building:** 4,924 SF +/-
 - Suite A:** 2,462 SF +/-
 - Suite B:** 2,462 SF +/-
- **Price / SF:**
To be determined based on final buildout, finishes, and lot selection
- **Concept Floor Plan:**
Each suite offers 7 private offices, reception area, conference room, break room with a kitchenette, restrooms, and a mechanical room with a utility sink
- **Lot Sizes:**
 - Lot 1:** 36,759 SF +/- (0.84 Acres +/-)
 - Lot 2:** 22,162 SF +/- (0.51 Acres +/-)
 - Lot 3:** 16,351 SF +/- (0.38 Acres +/-)
 - Lot 4:** 22,065 SF +/- (0.51 Acres +/-)
 - Lot 5:** 29,817 SF +/- (0.68 Acres +/-)
- **NOTES:**
 - Includes a 24' mutual access easement to all lots
 - Positioned at a lighted intersection
 - 437' +/- of total frontage along E. Arrowhead Pkwy



WILLOWS EDGE OFFICE SITE PLAN

Concept only; subject to change

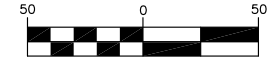


Concept Lot Size:

- Lot 1:** 36,759 SF +/- (0.84 Acres +/-)
- Lot 2:** 22,162 SF +/- (0.51 Acres +/-)
- Lot 3:** 16,351 SF +/- (0.38 Acres +/-)
- Lot 4:** 22,065 SF +/- (0.51 Acres +/-)
- Lot 5:** 29,817 SF +/- (0.68 Acres +/-)

LEGEND:

- ① = PERPENDICULAR PARKING SPACES - 9'x19'
- ② = INSTALL "NO PARKING, FIRE LANE" SIGN
- ③ = INSTALL 6" CONCRETE PAD FOR DUMPSTER
- T.E. = TRASH ENCLOSURE
- = 24' MUTUAL ACCESS EASEMENT
- = 30' PRIVATE WATER MAIN AND SANITARY SEWER EASEMENT



RAQUEL BLOUNT SIOB

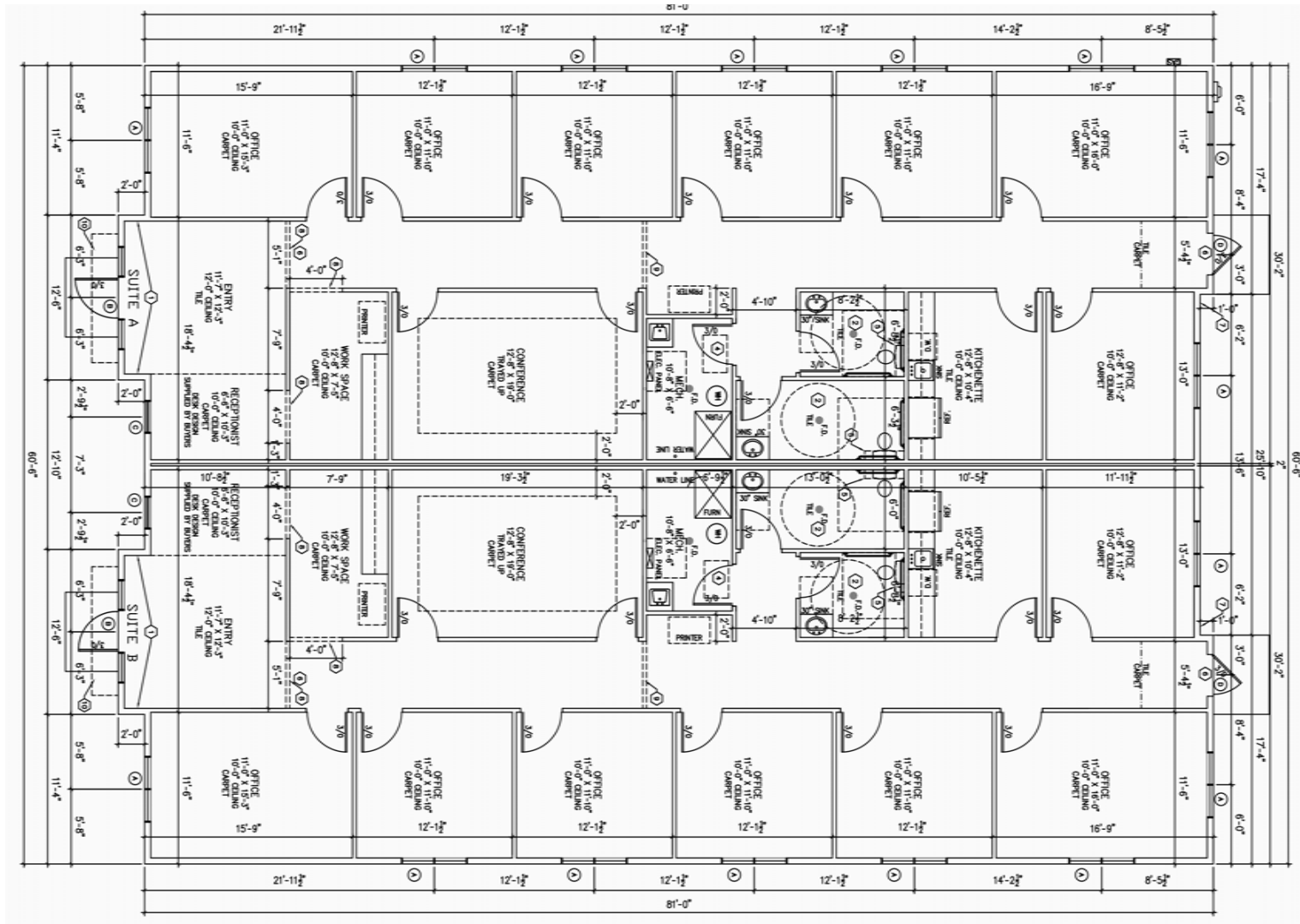
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WILLOWS EDGE MULTI-TENANT OFFICE FLOOR PLAN

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WILLOWS EDGE EXISTING DEVELOPMENT PHOTOS



Canterbury Heights
111 Lots

Foss Fields
300-320 Acre Development

Foss Fields Office Park Multifamily

Willow Ridge
240-Acre Housing Development

The Sanctuary
240-Acre Housing Development

Anne Sullivan ES
562 Students

Washington HS
1,783 Students

Wild Meadows
70-Acres Residential Platted: 175 Lots
8 Lots Remaining

Arrowhead / Veterans Parkway Intersection
Construction Through 2027

Mystic Creek
140-Acre Housing Development

Willow's Edge
325 Units

Willow's South
139 Units

Willow Springs
70 Lots

Arbor's Edge
320-Acre Housing Development

Willow Run Golf Course

The Bluffs
161 Units

Ponderosa Heights
60-Acre Housing Development

Copper Creek
300-Acre Housing Development

Sundance Village
200-Acre Development

Millstone Commons
300 Units

SD One Stop
12 State Agencies
900+ Employees

DGR Addition
\$1.8M Addition
Nearly complete

The Carlton
152 Units

7.0 Acres Under Contract

Maypenny
24 Units

The Current
70 Units

Dawley Farm Village
200-Acre Development
7.6M Annual Visits

St. Lambert Pre- & ES
196 Students

Frank Olson Park Updates
80k SF Recreation Center;
construction expected to begin in Spring of 2027

Cleveland ES
365 Students

St. Lambert Pre- & ES
196 Students

Fred Assam ES
499 Students

Pine Lakes Addition

Willow Creek Addition

Arrowhead Park Addition

Brandon, SD
Population: 11,186
~5 miles

6,100 VPD

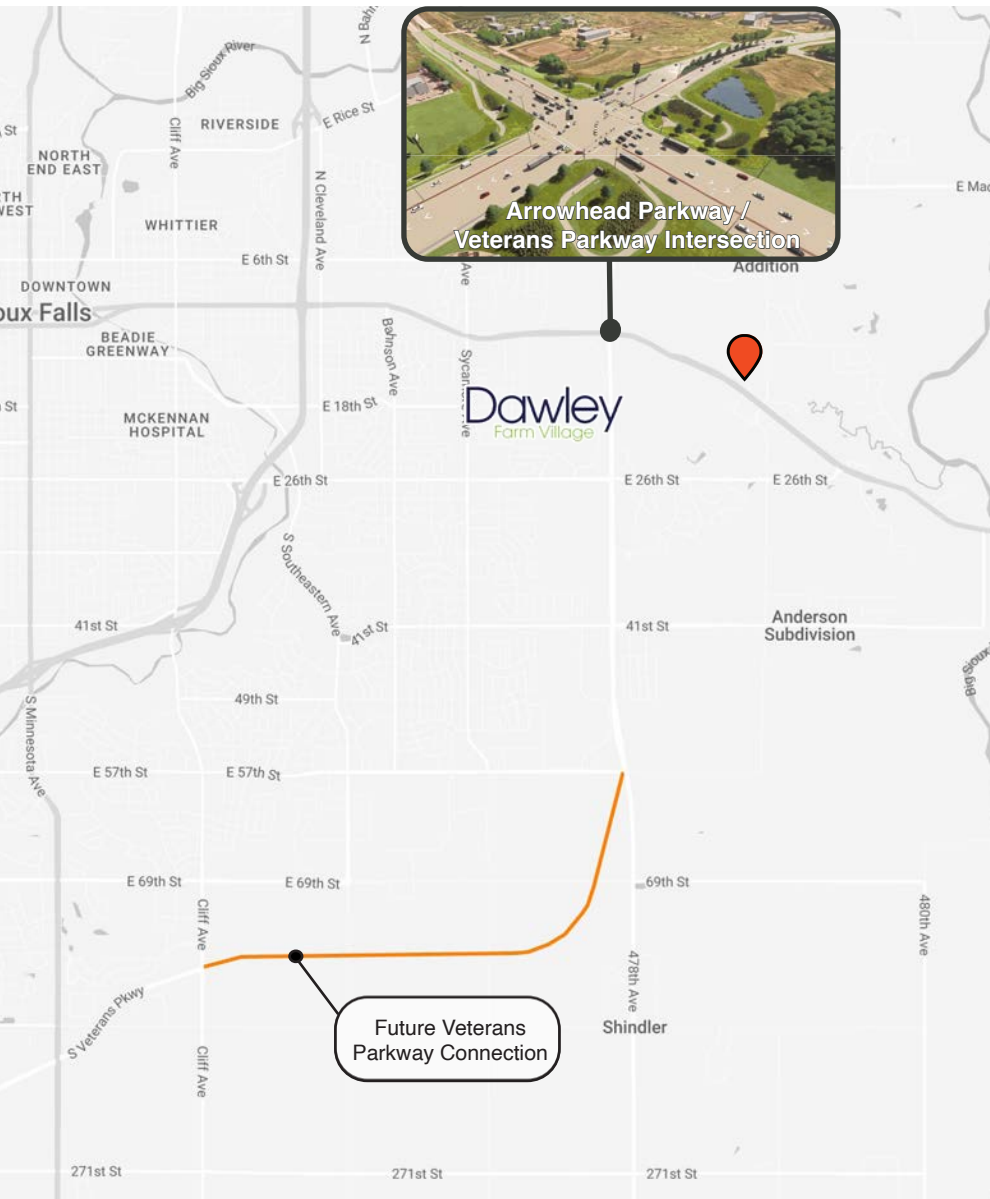
23,876 VPD

14,880 VPD

5,200 VPD

20,500 VPD

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.

TRANSPORTATION UPGRADES



Arrowhead Parkway & Veterans Parkway Improvements - Phase 2B

Spring 2025

Groundbreaking. Traffic staging, utility work, grading and early roadway reconstruction begin.

April - May 2026

2026 construction season begins with work concentrated on the *east side*. Pavement removal, grading, curb and gutter, roadway widening and related infrastructure.

May - Late Fall 2026

Construction shifts to the *west side* to complete the remaining major work. Paving, medians, traffic signals, pedestrian connections and final reconstruction.

Late Fall 2026

Primary roadway and intersection improvements to reach substantial completion. Arrowhead Parkway is expected to reopen.

Spring 2027

Final restoration, punch-list work and cleanup may continue through May 14, 2027.

2025

2026

2027

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2025 AREA DEMOGRAPHICS

	1 mile	3 miles	5 miles	MSA
Total Population	8,039	58,339	123,299	314,596
Projected Population (2030)	8,747	62,714	133,584	341,444
Daytime Population	6,277	39,961	136,765	314,319
Median Age	36.1	35.9	37.0	36.9
Area Households	2,962	22,628	49,637	124,541
Median Household Income	\$85.4k	\$80.0k	\$77.4k	\$83.1k
Median Home Value	\$362k	\$326k	\$319k	\$328k
Educational Attainment (Associates Degree +)	47.7%	50.5%	51.4%	52.2%

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	224,676*	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)



#6 Best City for Young Couples
(StorageCafe 2026)



Top 25 Safest Cities in America
(WalletHub 2025)



#1 Corporate Site Selection Per Capita (Tier 2 Metros)
(Site Selection 2025)

2.3%

Sioux Falls MSA Unemployment Rate
(December 2025)



No Corporate Income Tax



#7 Best Run Cities in America
(WalletHub 2025)

TOP EMPLOYERS



10,929



8,200



3,627



3,239



2,390



1,600

WILLOWS EDGE DEVELOPMENT LAND

EAST ARROWHEAD PARKWAY,
SIOUX FALLS, SOUTH DAKOTA 57110



RAQUEL BLOUNT, SIOR

VP OF COMMERCIAL REAL ESTATE
raquel@lloydcompanies.com
605-728-9092



ALEXIS MAHLEN

BROKER ASSOCIATE
alexis@lloydcompanies.com
605-321-4861

150 E. 4th Place | Suite 600 | Sioux Falls, SD 57104
605.323.2820 | LloydCompanies.com

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