

WILLOWS EDGE DEVELOPMENT LAND FOR SALE

East Arrowhead Parkway | Sioux Falls, SD



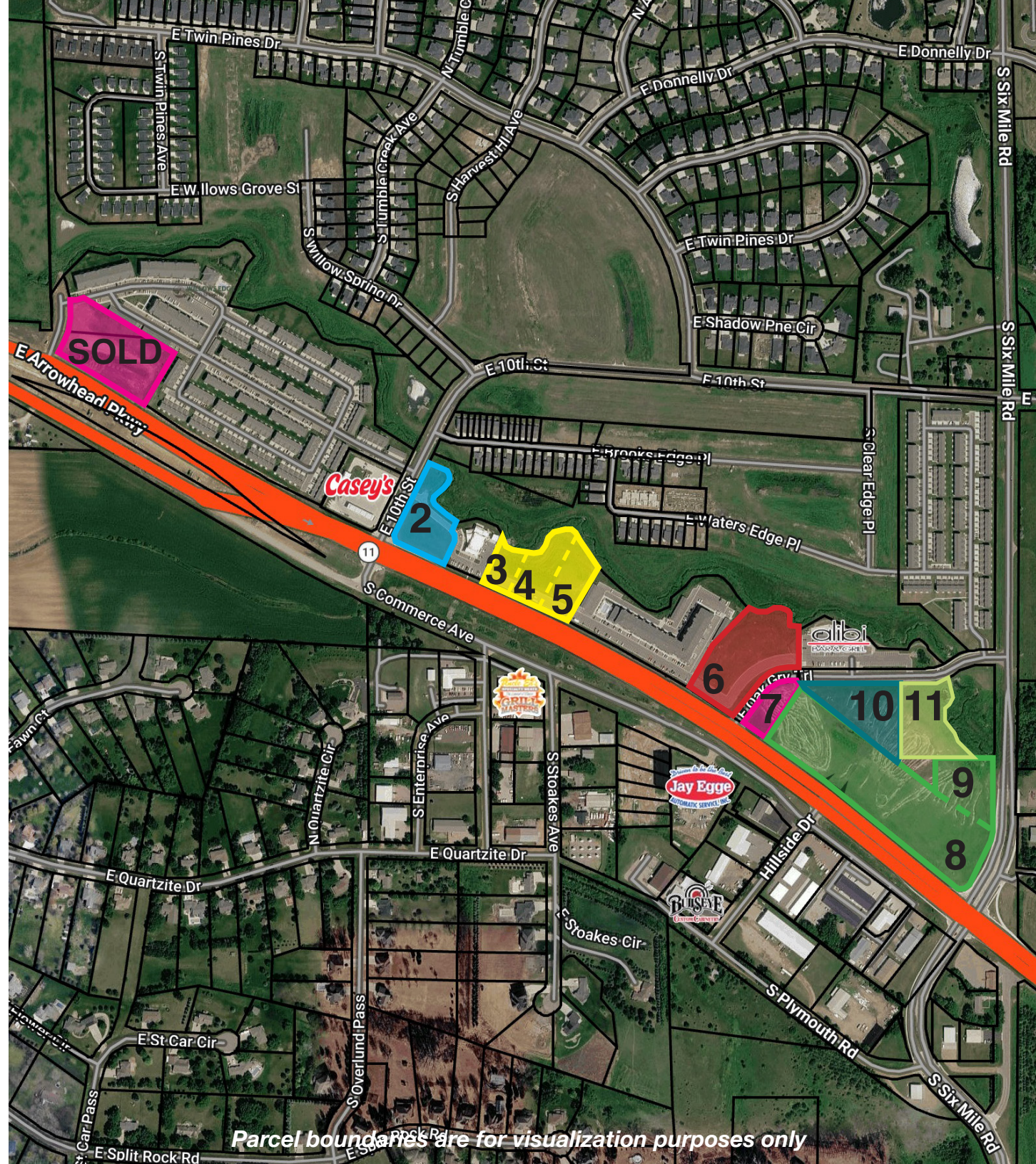
SUMMARY



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. Office Lots - SOLD
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



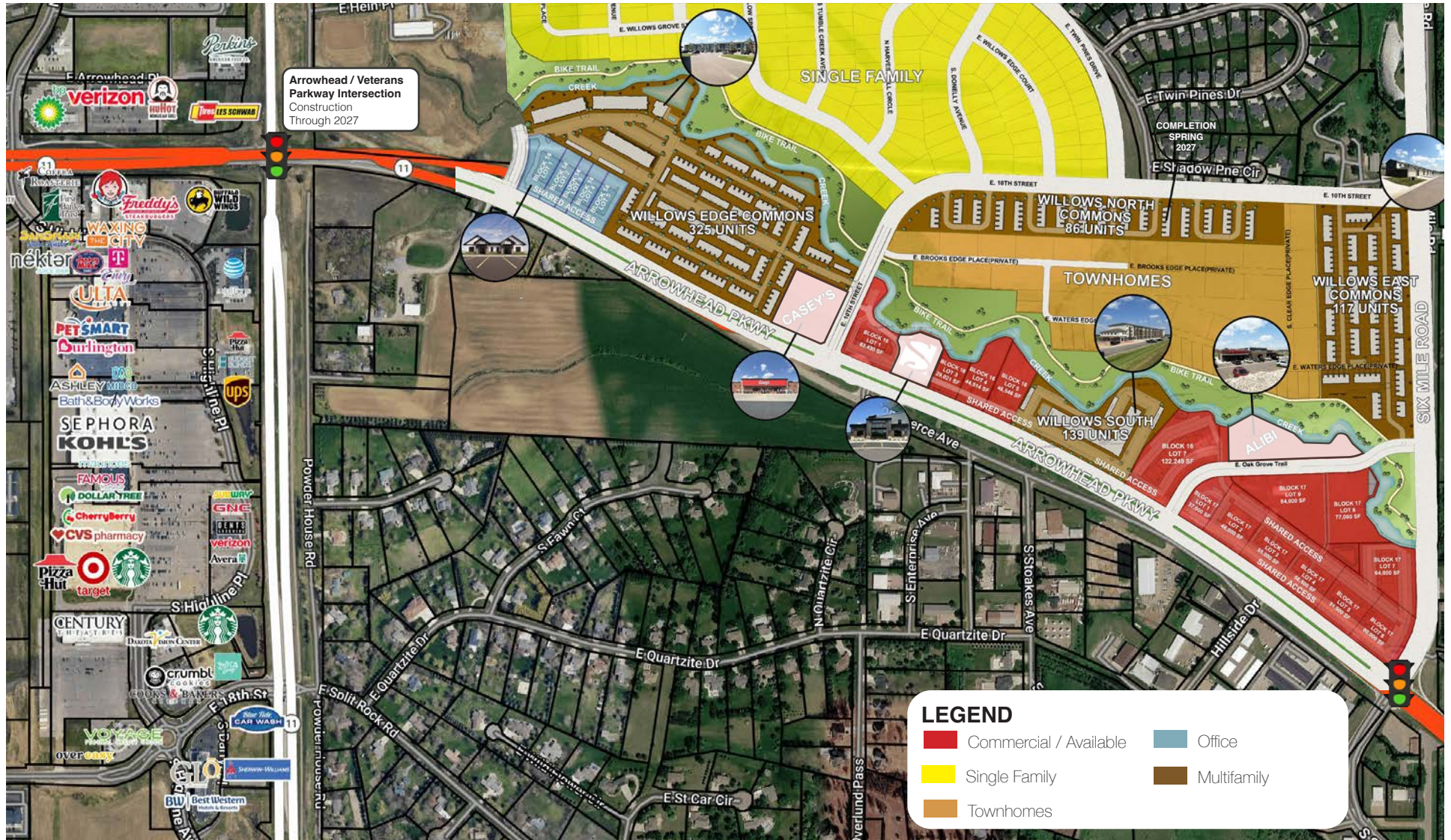
PARCEL MAP



\$10.00 - 16.00 / SF

0.67 - 12.24 Acres +/-

Land may be subdivided. Contact Broker.



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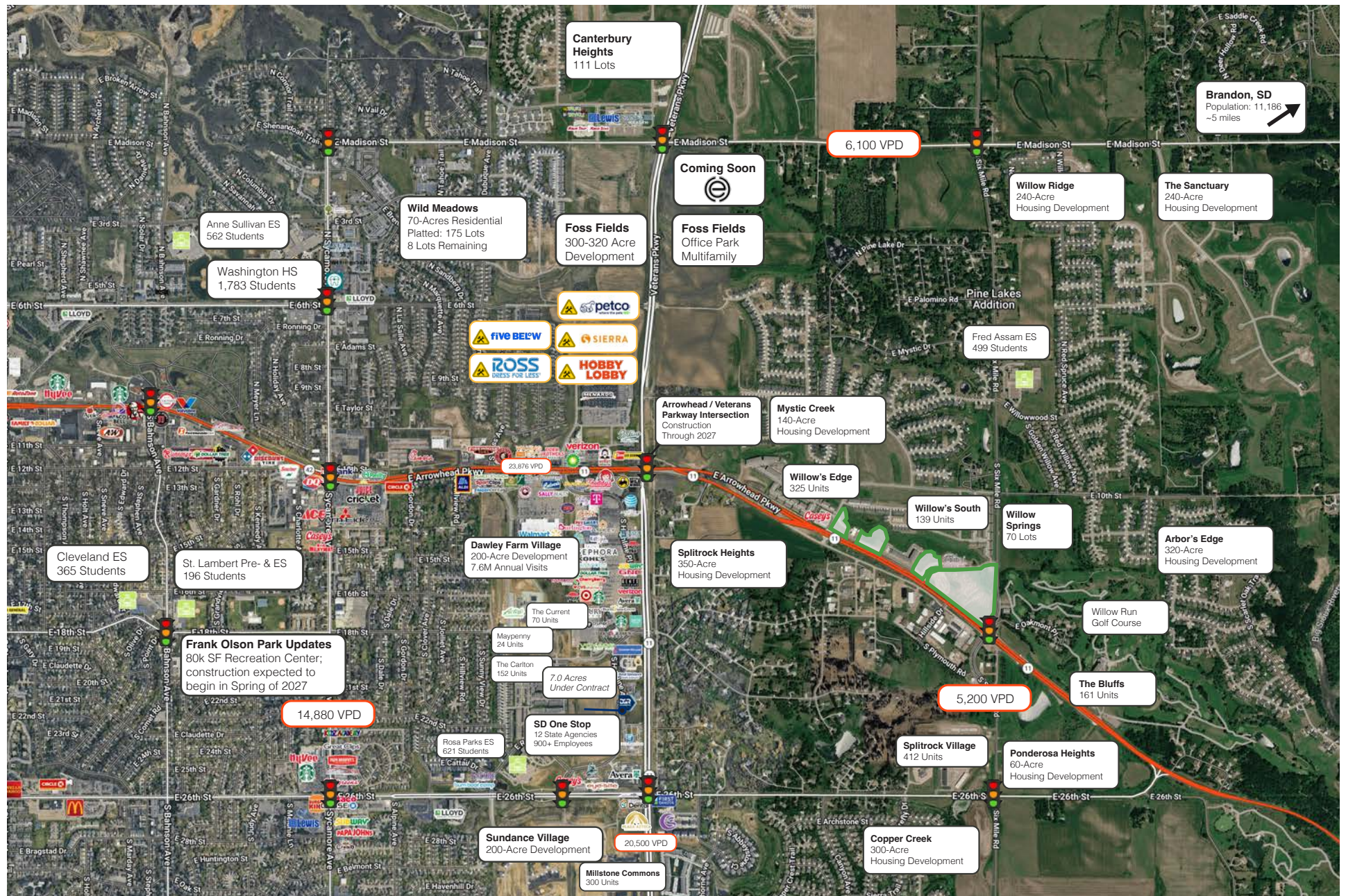
WILLOWS EDGE PHOTOS



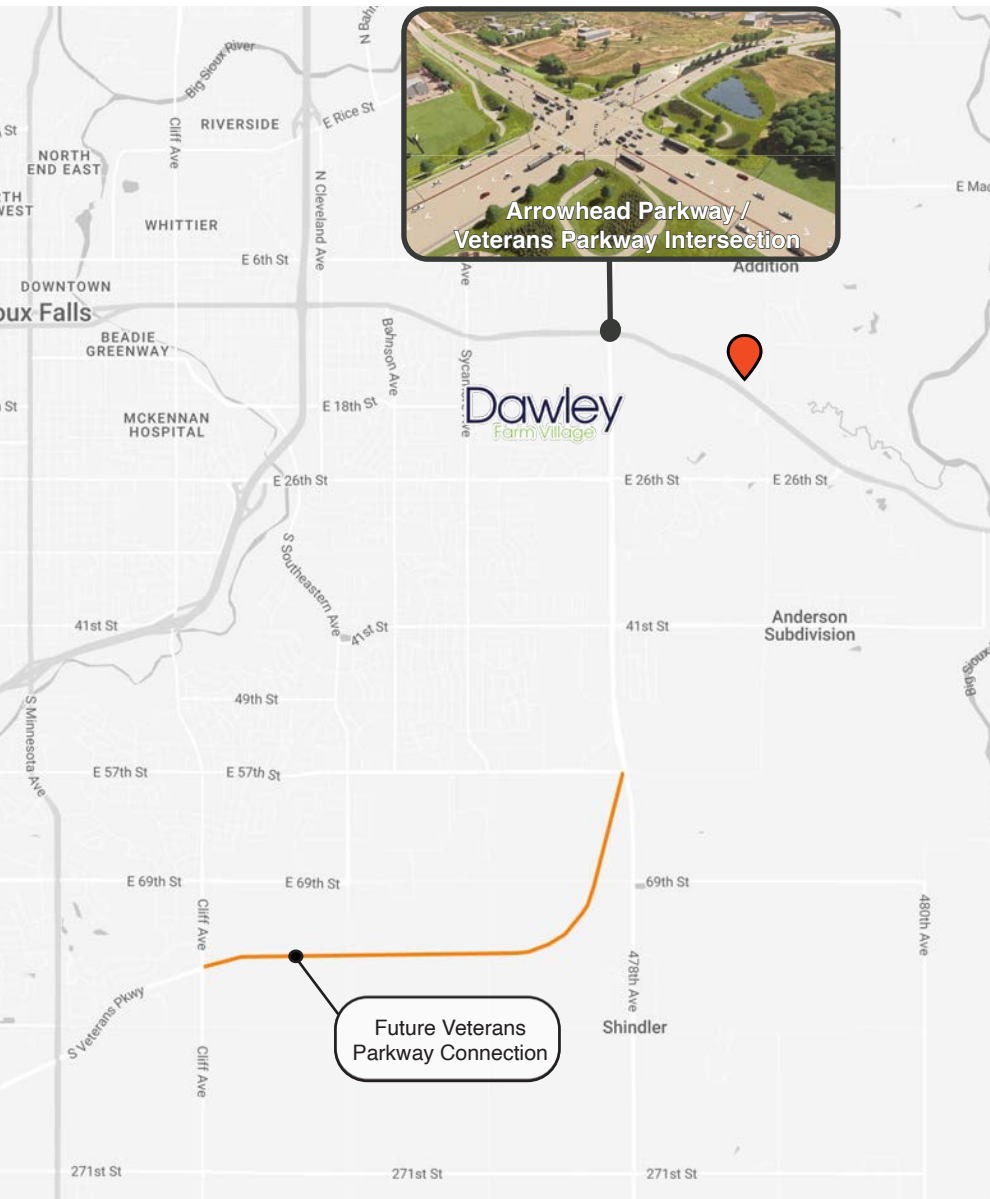
WILLOWS EDGE EXISTING DEVELOPMENT PHOTOS



EAST SIOUX FALLS GROWTH



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

RAQUEL BLOUNT SIOB

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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
2026	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



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