

UNDER CONTRACT



Concept only; subject to change

WILLOWS EDGE OFFICE

BUILD-TO-SUIT OPPORTUNITY



6300 - 6330 E. Arrowhead Pkwy,
Sioux Falls, SD 57110



Lots: 0.51 - 0.84 Acres +/-
Multi-Tenant: 4,924 SF +/-
Single-Tenant: 3,000 SF +/-



To be determined based on
final buildout, finishes, and lot
selection

LOCATION

Willows Edge office lots are located just east of the Veterans Parkway/E. Arrowhead Pkwy intersection in eastern Sioux Falls, SD. This area has quickly developed into an essential connection point for east-siders and commuters from Brandon, driven by continued residential and commercial growth, with many rooftops under construction.

DESCRIPTION

- Anticipated timeline to break ground: Fall 2026
- Final build, interior finishes, and lot sizing are flexible
- 437' +/- of total frontage along E. Arrowhead Pkwy
- Includes a 24' mutual access easement to all lots
- Positioned at a lighted intersection
- Concept floor plan for two-tenant building: each suite offers 7 private offices, reception area, conference room, break room with a kitchenette, restrooms, and a mechanical room with a utility sink
- Nearby amenities include Uncle Ed's, The Alibi, Casey's, Willow Run Golf Course, and Dawley Farm Village
- East Arrowhead Parkway carries 13,000 VPD
- Located east of the Arrowhead Parkway and Veterans Parkway intersection, currently under construction

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BUILDING COSTS

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

Lot	Build-to-Suit Option	Lot Size (Acres)	Building Size (SF)	Sale Price
1	Multi-Tenant Office	0.84 Acres +/-	4,924 SF +/-	<i>To be determined based on final build-out, finishes, and exact lot selection</i>
2	Multi-Tenant Office	0.51 Acres +/-	4,924 SF +/-	
3	Single-Tenant Office	0.38 Acres +/-	3,000 SF +/-	
4	Multi-Tenant Office	0.51 Acres +/-	4,924 SF +/-	
5	Multi-Tenant Office	0.68 Acres +/-	4,924 SF +/-	

PARCEL

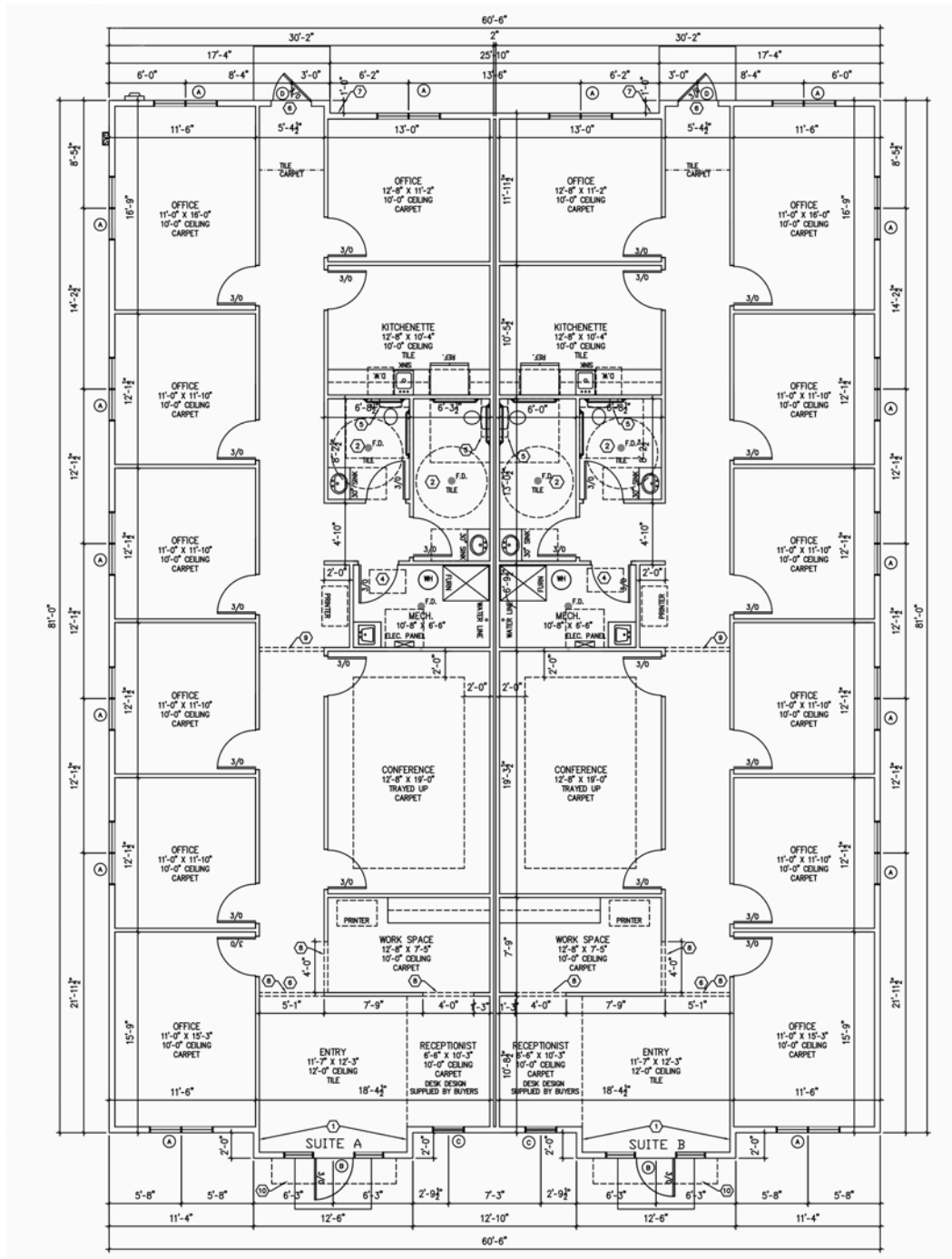


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CONCEPT MULTI-TENANT FLOOR PLAN

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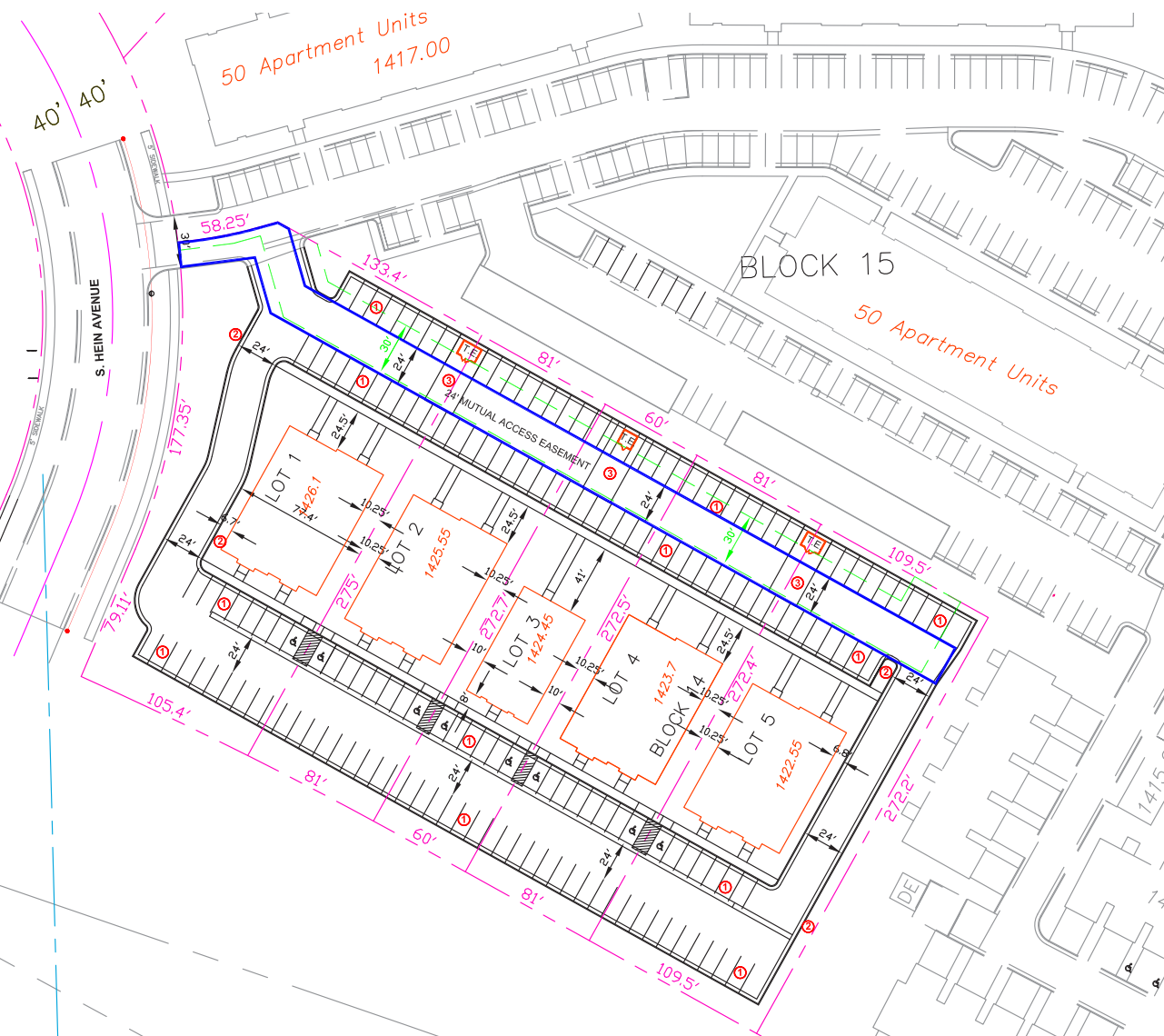
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SITE PLAN

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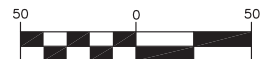


LOT SIZES:

LOT 1	36,759 SF
LOT 2	22,162 SF
LOT 3	16,351 SF
LOT 4	22,065 SF
LOT 5	29,817 SF

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



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LAND PHOTOS

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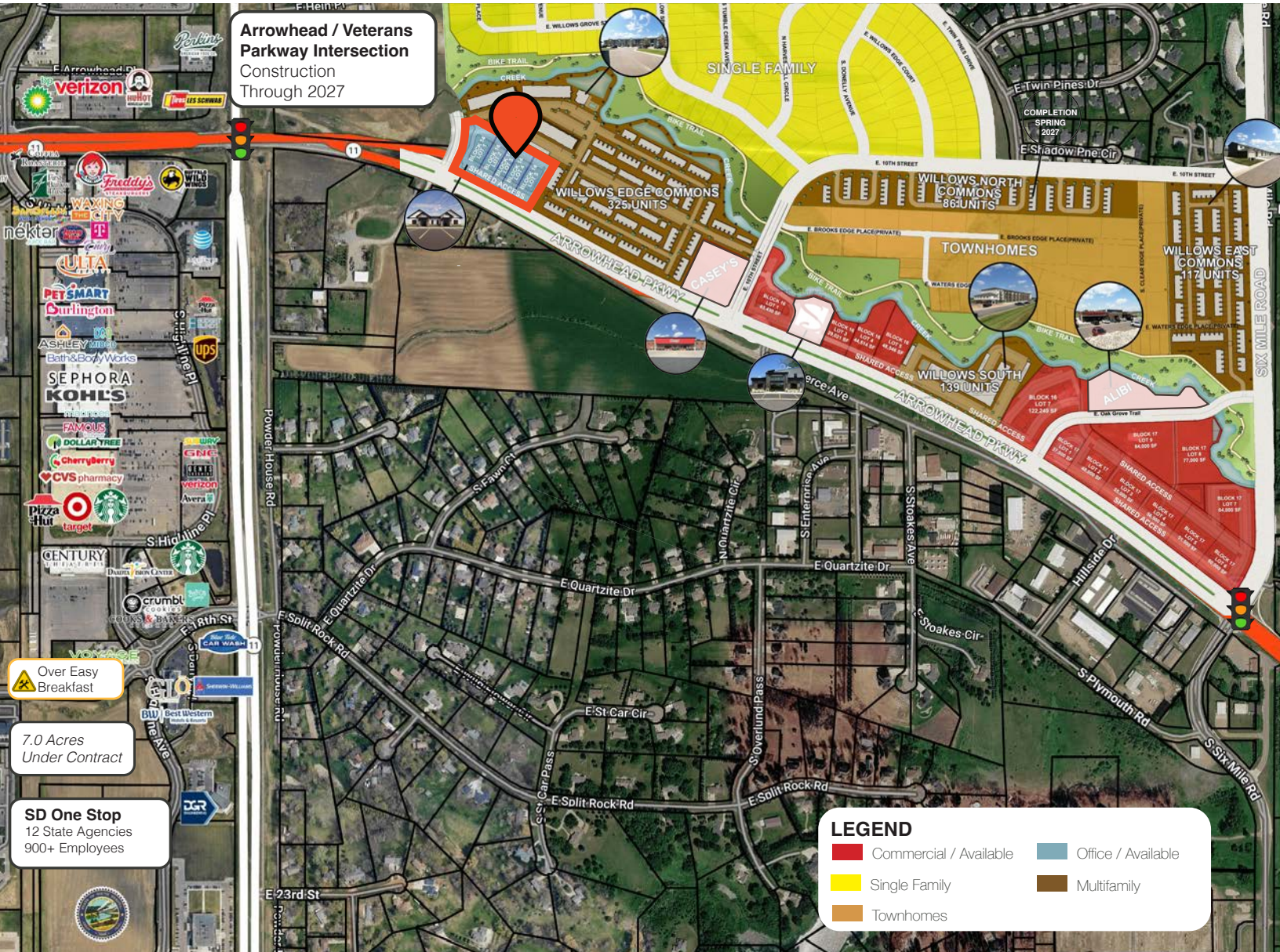
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SITE MAP



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

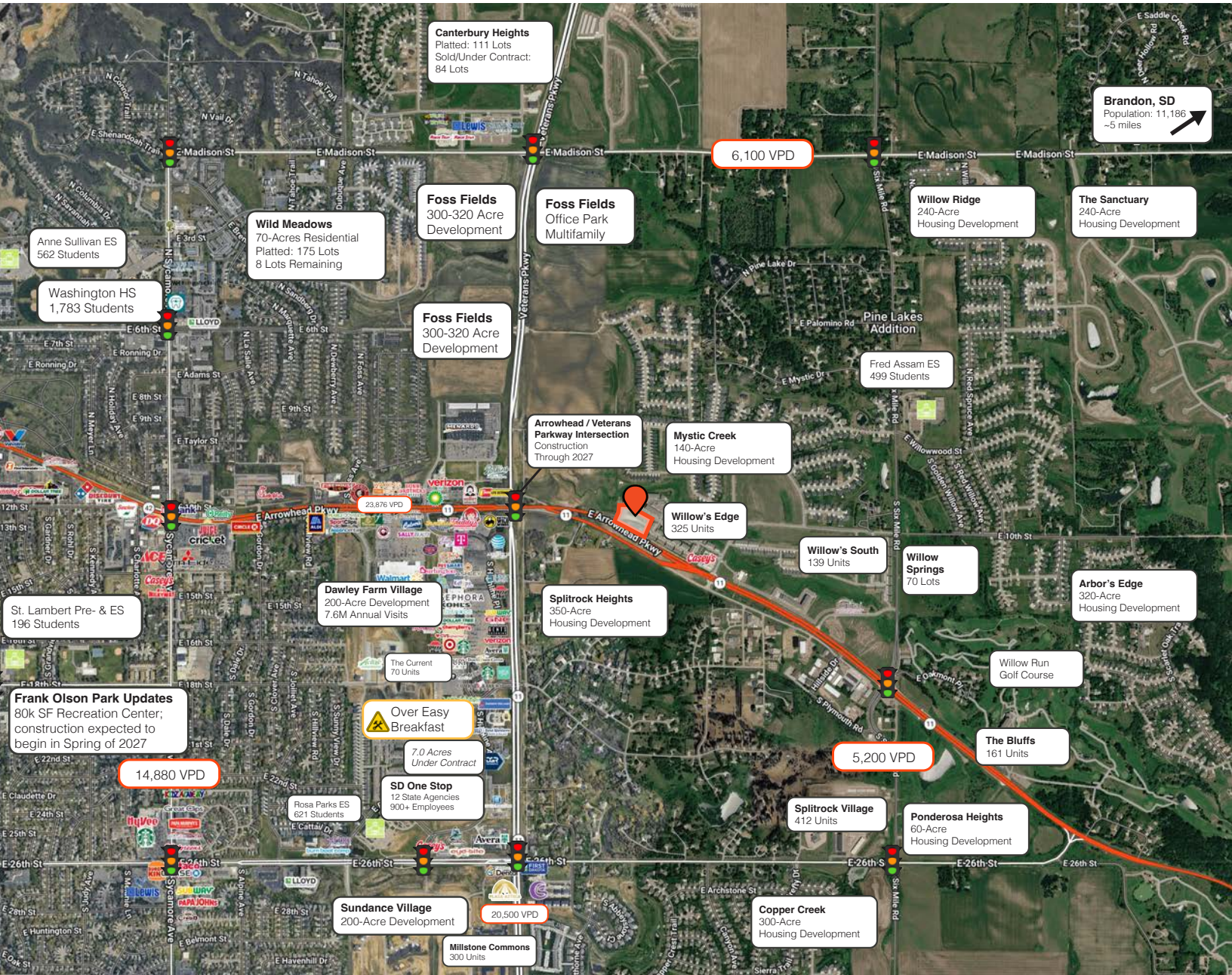
Find out more at LloydCompanies.com | Information deemed reliable, but not guaranteed.

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AREA MAP



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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.

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SIoux FALLS DEMOGRAPHICS

POPULATION PROJECTION

Year	Sioux Falls	MSA
2025	224,676*	314,596
2030	235,786	341,444

*Source: The City of Sioux Falls

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.

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

MARKET PROFILE

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	3,949	40,576	94,047
2020 Total Population	5,580	51,401	111,494
2020 Group Quarters	44	325	3,822
2025 Total Population	8,039	58,339	123,299
2025 Group Quarters	44	329	3,826
2030 Total Population	8,747	62,714	133,584
2024-2029 Annual Rate	1.70%	1.46%	1.62%
2025 Total Daytime Population	6,277	39,961	136,765
Workers	2,677	13,967	82,698
Residents	3,600	25,994	54,067
Household Summary			
2010 Households	1,436	15,635	36,337
2010 Average Household Size	2.75	2.57	2.45
2020 Total Households	2,185	19,920	44,472
2020 Average Household Size	2.53	2.56	2.42
2025 Households	2,962	22,628	49,637
2025 Average Household Size	2.70	2.56	2.41
2030 Households	3,245	24,429	54,125
2030 Average Household Size	2.68	2.55	2.40
2024-2029 Annual Rate	1.84%	1.54%	1.75%
2010 Families	1,026	10,512	22,740
2010 Average Family Size	3.22	3.11	3.06
2025 Families	1,843	14,289	29,268
2025 Average Family Size	3.41	3.22	3.10
2030 Families	1,999	15,290	31,622
2030 Average Family Size	3.40	3.22	3.10
2024-2029 Annual Rate	1.64%	1.36%	1.56%
2025 Housing Units	3,238	24,679	53,877
Owner Occupied Housing Units	52.8%	57.7%	54.8%
Renter Occupied Housing Units	38.7%	34.0%	37.3%
Vacant Housing Units	8.5%	8.3%	7.9%
2025 Population 25+ by Educational Attainment			
Total	5,355	38,156	83,038
Less than 9th Grade	4.9%	3.6%	2.4%
9th - 12th Grade, No Diploma	3.5%	3.0%	3.2%
High School Graduate	23.2%	21.4%	20.2%
GED/Alternative Credential	2.1%	3.1%	4.1%
Some College, No Degree	18.7%	18.4%	18.8%
Associate Degree	16.3%	11.4%	10.8%
Bachelor's Degree	21.2%	27.6%	27.4%
Graduate/Professional Degree	10.2%	11.5%	13.2%
Median Household Income			
2025	\$85,386	\$80,034	\$77,419
2030	\$102,559	\$93,466	\$89,680
Median Age			
2010	36.0	35.5	35.1
2020	36.0	35.2	36.1
2025	36.1	35.9	37.0
2030	37.1	36.6	37.9
2025 Population by Sex			
Males	3,989	29,281	62,582
Females	4,050	29,058	60,717
2030 Population by Sex			
Males	4,351	31,396	67,442
Females	4,396	31,318	66,142
Data for all businesses in area			
Total Businesses:	234	1,165	5,226
Total Employees:	2,671	13,171	78,869