



FOSSFIELDS

Highway 100 Office Park



Madison + Highway 100
Sioux Falls, SD 57110



size

20-25 acres +/-



price

Contact Broker.



co-tenancy

Target, Walmart, Menards, Century Theatres, Kohl's, Burlington, Petsmart, Bath & Body Works, Buffalo Wild Wings, plus many more!



zoning

O - Office

(Site can be re-zoned to S-1 or S-2 Institutional, as needed)



location

Highly-visible office development site along SD Highway 100 between 10th Street and Madison Street.



highway 100

Foss Fields Development is located right on SD Highway 100, a 4-lane thoroughfare currently under construction to connect to Interstate 90.

A C-Lemme Development, offered by VanBuskirk.

Information deemed reliable but not guaranteed.



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MADISON ST



SD 100 / VETERANS PKWY

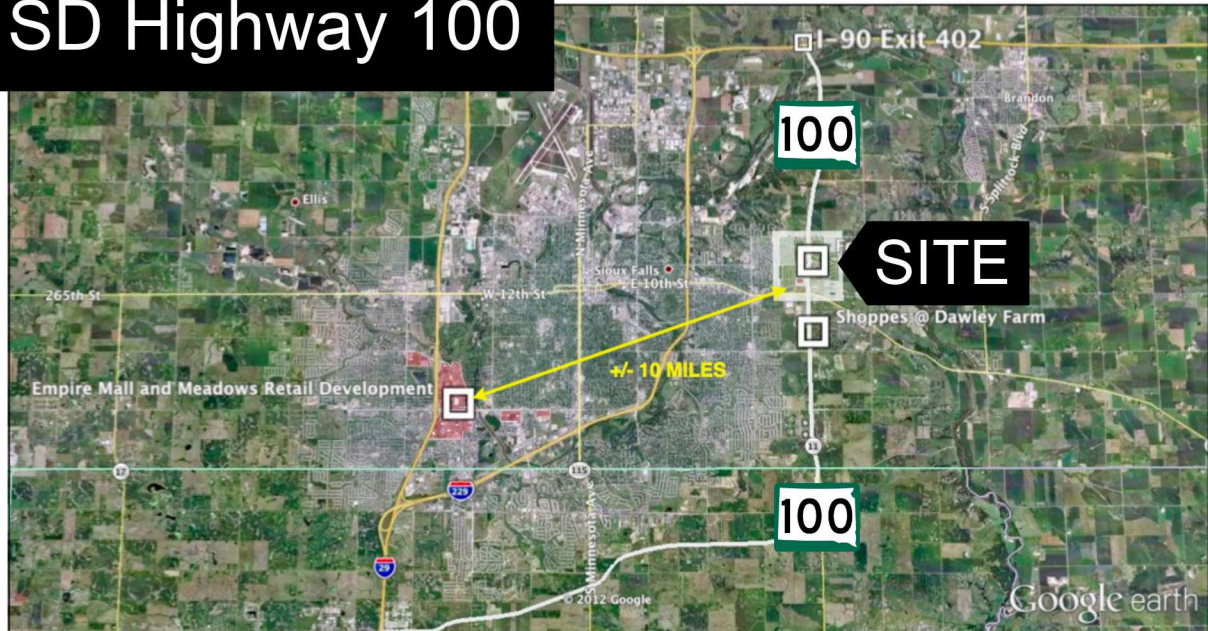


+/- 22 ACRES
ZONED O - OFFICE

E 6TH ST



SD Highway 100



- Highway 100 runs directly through the center of the Foss Fields Development.
- Construction is underway to connect Highway 100 north to Rice Street in 2018 and Interstate 90 in early-2020.
- Highway 100 is a 4-lane thoroughfare, designed to be expanded to 6 lanes.
- Its Interstate 90 interchange will connect the Highway 100 retail corridor to communities north of Sioux Falls, including SW Minnesota and NW Iowa.

Sioux Falls Data

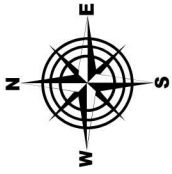


NO Corporate Income Tax
 NO Inventory Tax
 NO Personal Income Tax
4.5% USE TAX • 6.5% SALES TAX

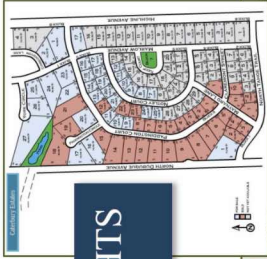
KEY INDUSTRIES



EAST SIOUX FALLS RESIDENTIAL NEIGHBORHOOD DEVELOPMENTS



THE BLUFFS
240 LOTS



CANTEBURY HEIGHTS
111 LOTS

WILD MEADOWS
175 LOTS

DAWLEY FARM VILLAGE
175 LOTS
600 MULTI-FAMILY UNITS

WILLOW RIDGE
325 LOTS

ARBORS EDGE
350 LOTS



FOSS FIELDS
APPROX. 540 LOTS
500 MULTI-FAMILY UNITS

COPPER CREEK
275 LOTS

