



sundance VILLAGE

East 26th Street + Highway 100



5201 East 26th Street
Sioux Falls, SD 57110

200-Acre Mixed-Use Development



retail



office



medical



hospitality



apartments



neighborhoods



Lake Lorraine | 2571 S. Westlake Drive #100
Sioux Falls, South Dakota 57106
VBCLink.com | 605.361.8211



605.376.0127
Ryan@VBCLink.com

AREA MAP



PARCEL A
2.14 acres
Office Zoning
\$13/foot

PARCEL B
3.86 acres
Subdividable
C-2 Commercial Zoning
\$13/foot

DAWLEY FARM VILLAGE ADDITION

SOLD

FUTURE PHASE II

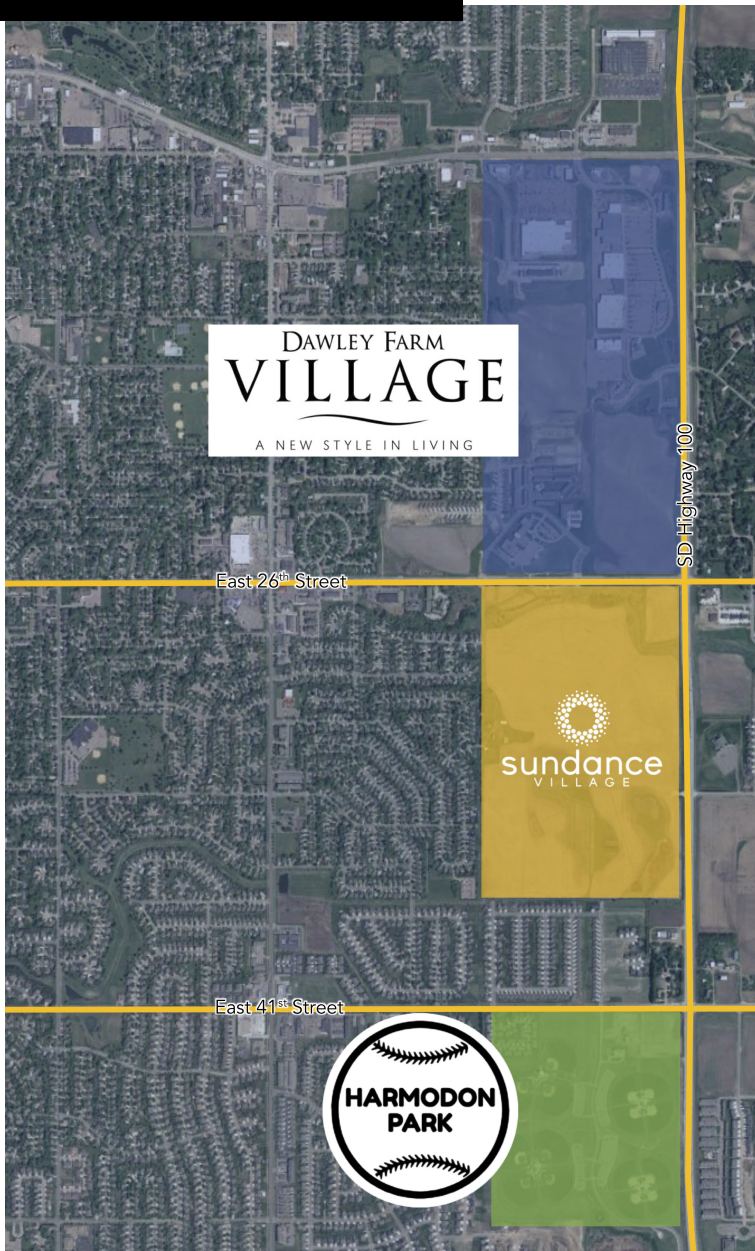
STREETS: HIGHLINE AVE, E. 20TH STREET, E. 28TH ST., DUBUQUE AVENUE, SADDLE RIDGE DRIVE, RED OAK DRIVE, DAYLIGHT DRIVE, 33RD STREET, HUBER STREET, ROBINS OAK CIRCLE.

ADDITIONS: COPPER CREEK ADDITION, BURNS.





Location



Neighboring to the north is Dawley Farm Village, one of the preeminent retail developments in the region.

Sundance Village is location along Highway 100, between two high-trafficked arterial streets (26th Street and 41st Street).

This infill site has existing development in all four directions.

Just south of Sundance Village is Harmodon Park, the largest baseball/softball facility in South Dakota with over 300,000 visitors annually.

Site Information



delivery

All parcels will be delivered as shovel-ready sites.



traffic

Highway 100:
19,100 cars per day

East 26th Street:
16,400 cars per day



co-tenancy

Walmart, Menards, Kohl's, Hy-Vee, Walgreens, Harmodon Baseball Park, Casey's General Store Active Generations Senior Community, and Rosa Parks Elementary.

SD Highway 100



Highway 100 runs adjacent to entire east perimeter of Sundance Village, providing exception exposure to this high-trafficked corridor.

Construction is complete connecting Highway 100 to Interstate 90.

Highway 100 is a 4-lane thoroughfare, designed for future expansion to 6 lanes.

Traffic models project future Highway 100 traffic counts in excess of 55,000 vehicles per day.

The Interstate 90 interchange will connect the Highway 100 development corridor (including Sundance Village) to communities north of Sioux Falls, including SW Minnesota and NW Iowa.