



sundance VILLAGE

East 26th Street + Highway 100



200-Acre Mixed-Use Development



retail



office



medical



hospitality



apartments



neighborhoods

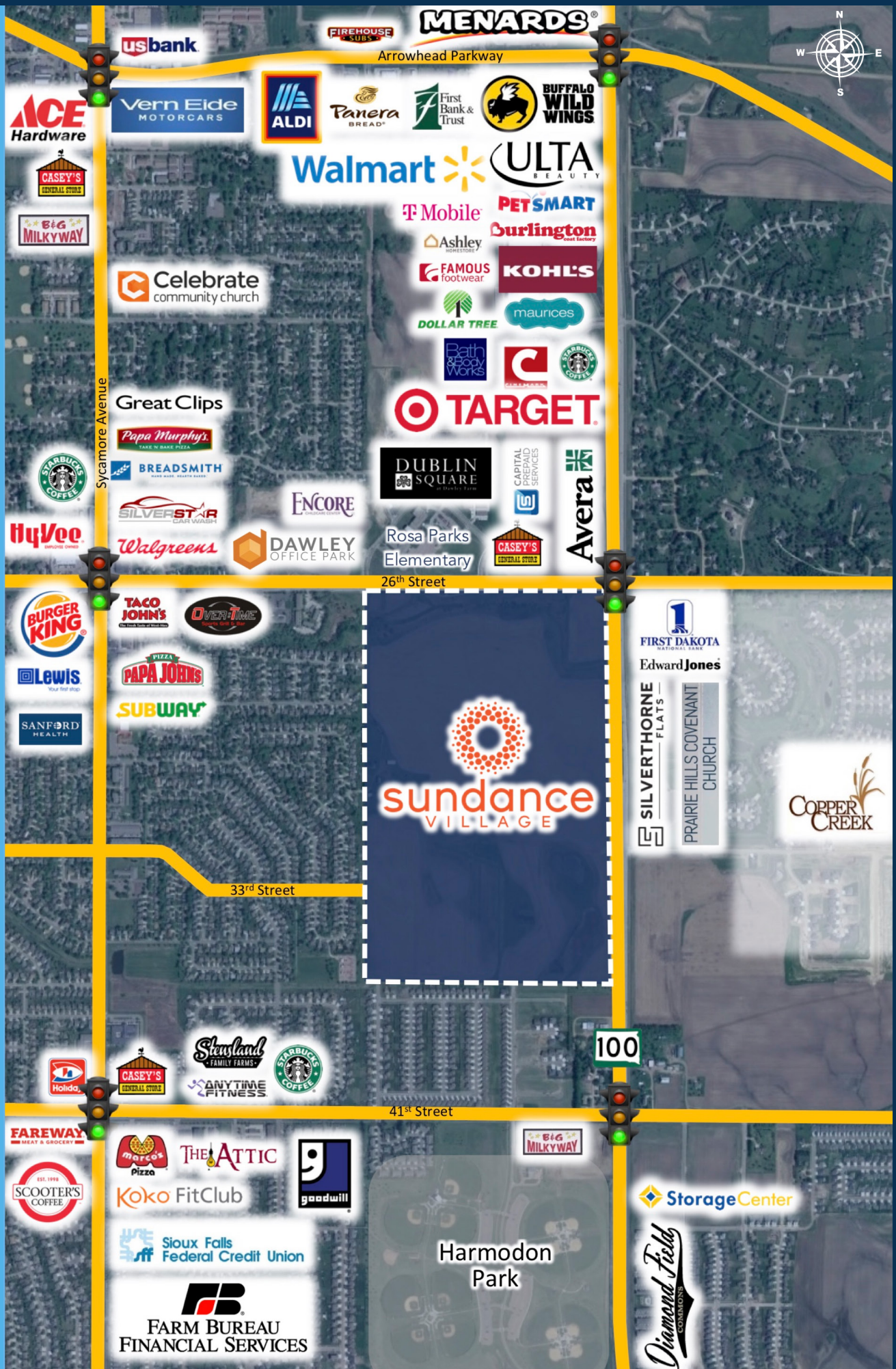


7400 South Bitterroot Place
Sioux Falls, South Dakota 57108
TysdalCommercial.com

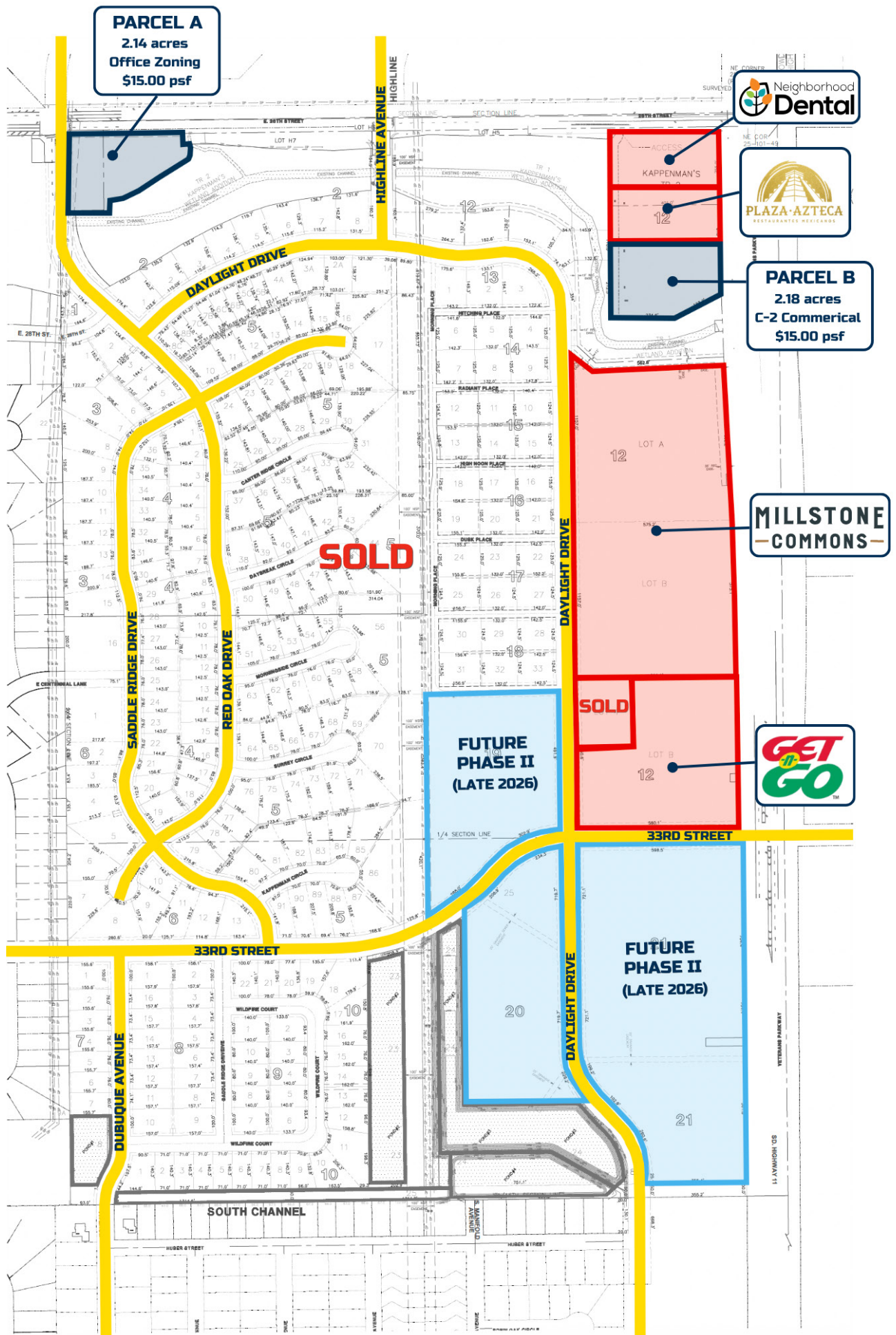


605 **376-0127**
ryan@tysdalcommercial.com

AREA MAP

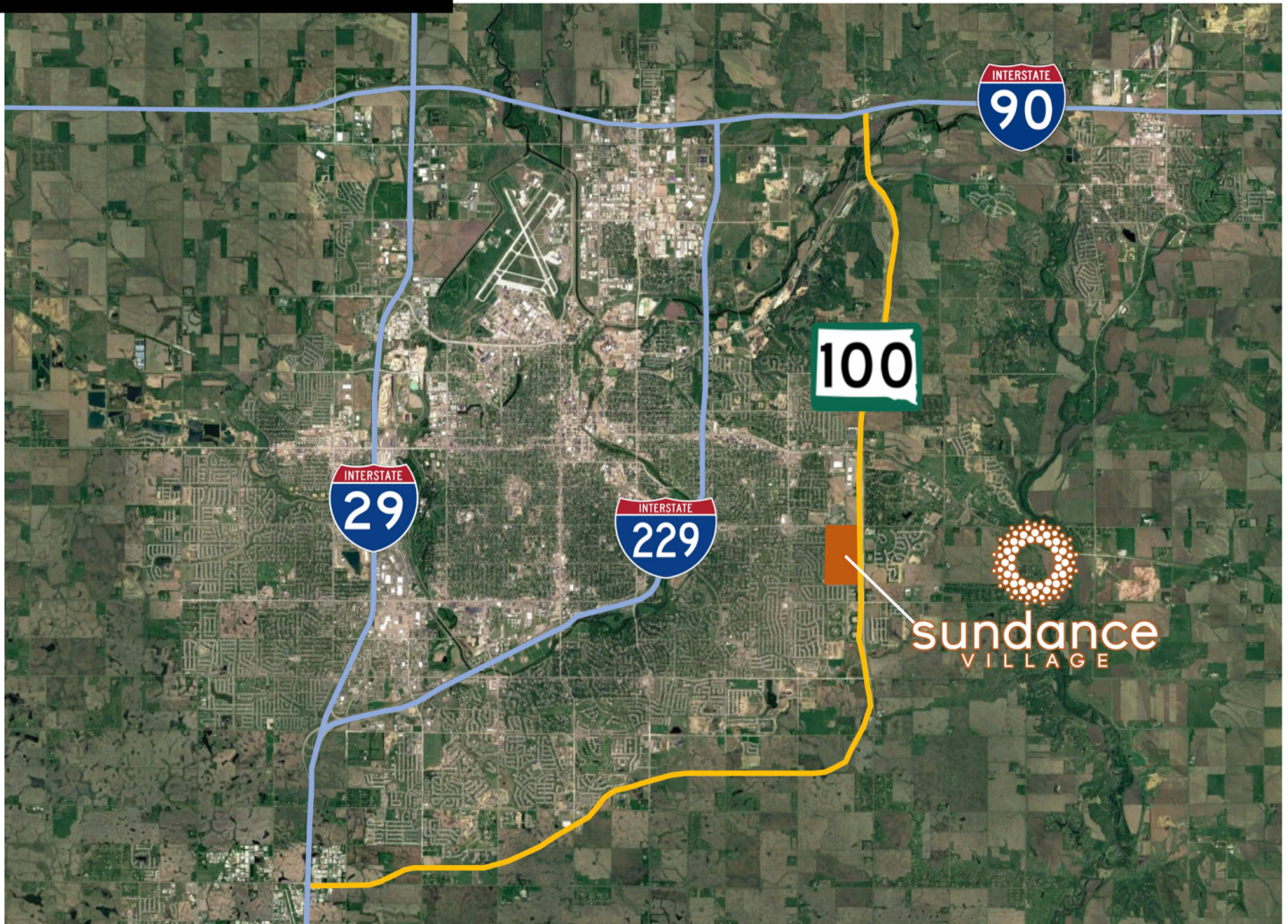


PARCEL / PRICING EXHIBIT



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SD Highway 100



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

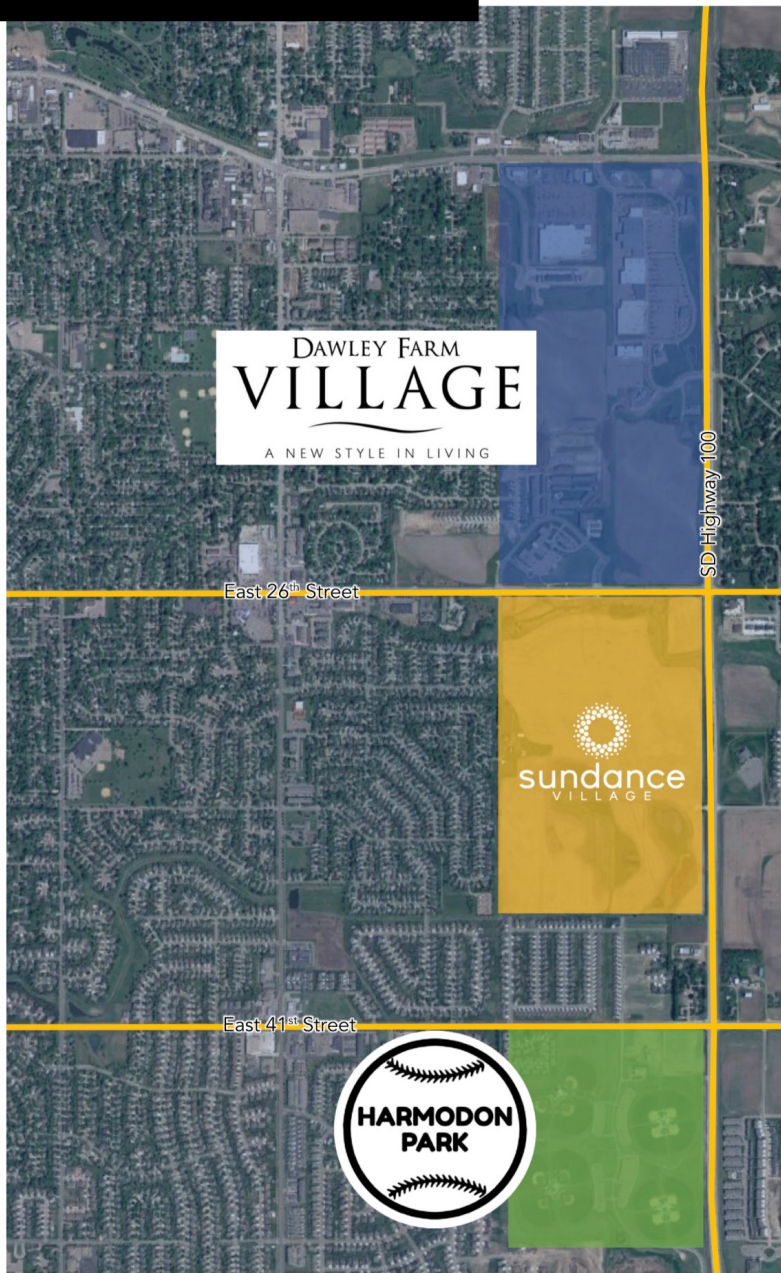
Construction is complete connecting Highway 100 to Interstate 90.

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.

Highway 100 is designed to wrap around the south end of the city, connecting Interstates 90 and 29 in the next 5 years.

Location



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

Sundance Village is 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: 22,000 vpd
East 26th Street: 12,200 vpd

* C-Store Restriction



AREA TENANTS

Walmart, Menards, Kohl's, HyVee, Walgreens, Harmodon Baseball Park, Casey's, Active Generations Senior Community, Rosa Parks Elementary, Get-N-Go, Target, Plaza Azteca, Burn Boot Camp