

Burnsfield Village

COMMERCIAL LAND AVAILABLE

VETERANS PARKWAY & E. 41ST STREET
SIOUX FALLS, SOUTH DAKOTA



Perry Kolb, PE
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CITY MAP



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AREA OVERVIEW



Burnsfield Village is situated in the heart of the rapidly growing east side of Sioux Falls, South Dakota. The development lies adjacent to the city's new east side belt route, Veterans Parkway. Traffic counts for Veterans Parkway adjacent to the development for the year 2022 was 20,800 ADT. With approximately 2000 feet of frontage along a high-volume highway, the site enjoys excellent visibility along with easy and well managed access off 41st Street and 33rd Street.

Newly built Powder Haus Apartments and Townhomes lie adjacent to the site is with 425 Units. Ophthalmology Limited, has acquired 5 acres at the corner of Veterans Parkway and 33rd Street. Circle K has recently completed construction of a convenience store and car wash along 41st Street along the developments south side.

There are 37 remaining acres of commercially zoned parcels with opportunities for shopping, dining, recreation, entertainment, personal services, professional services, health care, and office uses.

Sioux Falls is a vibrant and growing regional hub for retail, healthcare, manufacturing, warehousing, and distribution. The City of Sioux Falls Population is estimated to be 225,000 in 2026 with the Sioux Falls Metro Area population estimated at over 300,000. The area has experience growth rates over the last few decades at around 2-3% per year. Per capita income is approximately \$47,000 with median household income at \$76,000, both are 10% higher than the national average. (source: censusreporter.org)

Demographics	Population	Housholds	% Household with Children
1 Mile Radius	7000	2500	29%
2 Mile Radius	50000	20000	30%
5 Mile Radius	115000	47000	33%



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SITE OVERVIEW



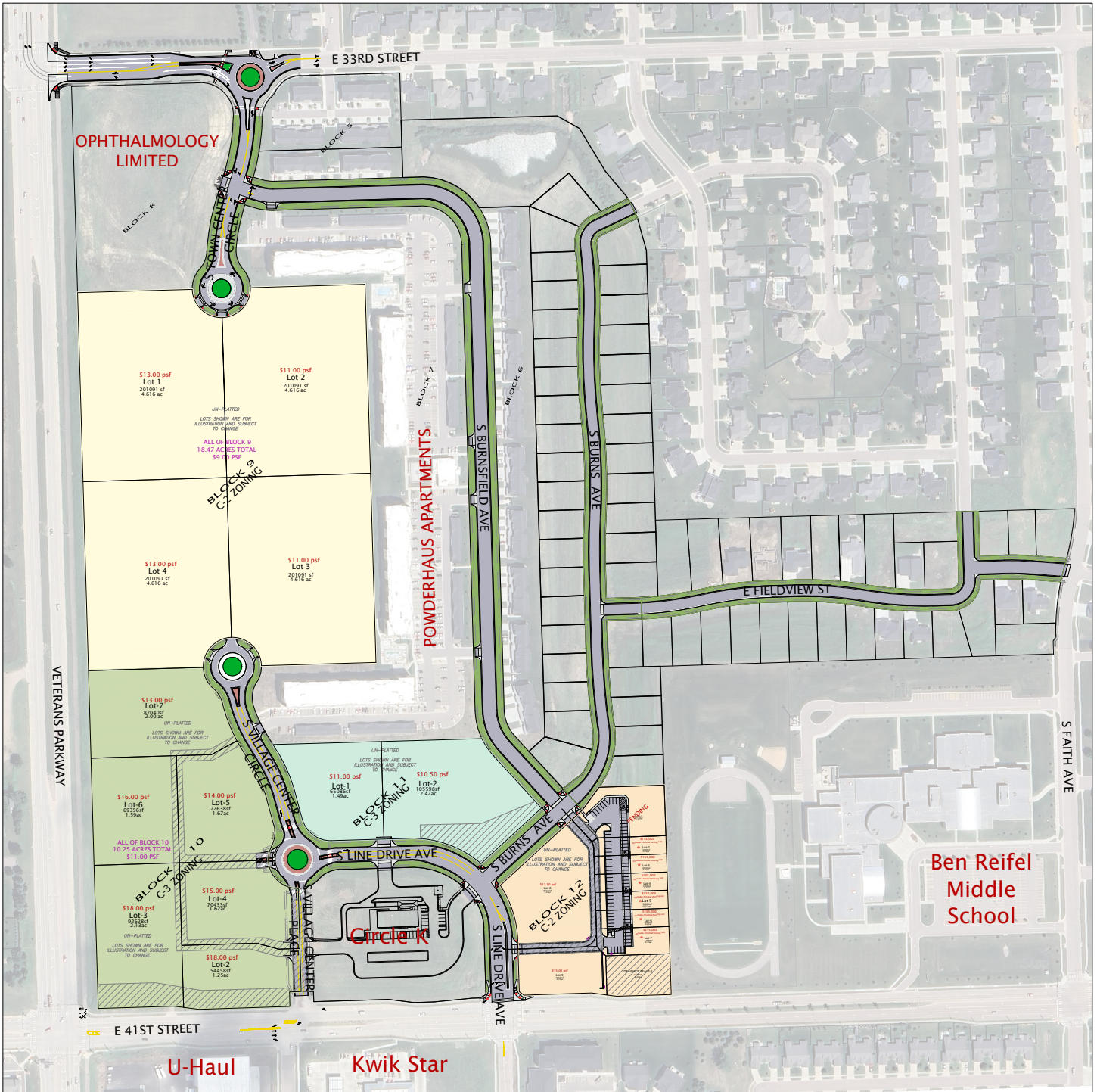
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SITE MAP



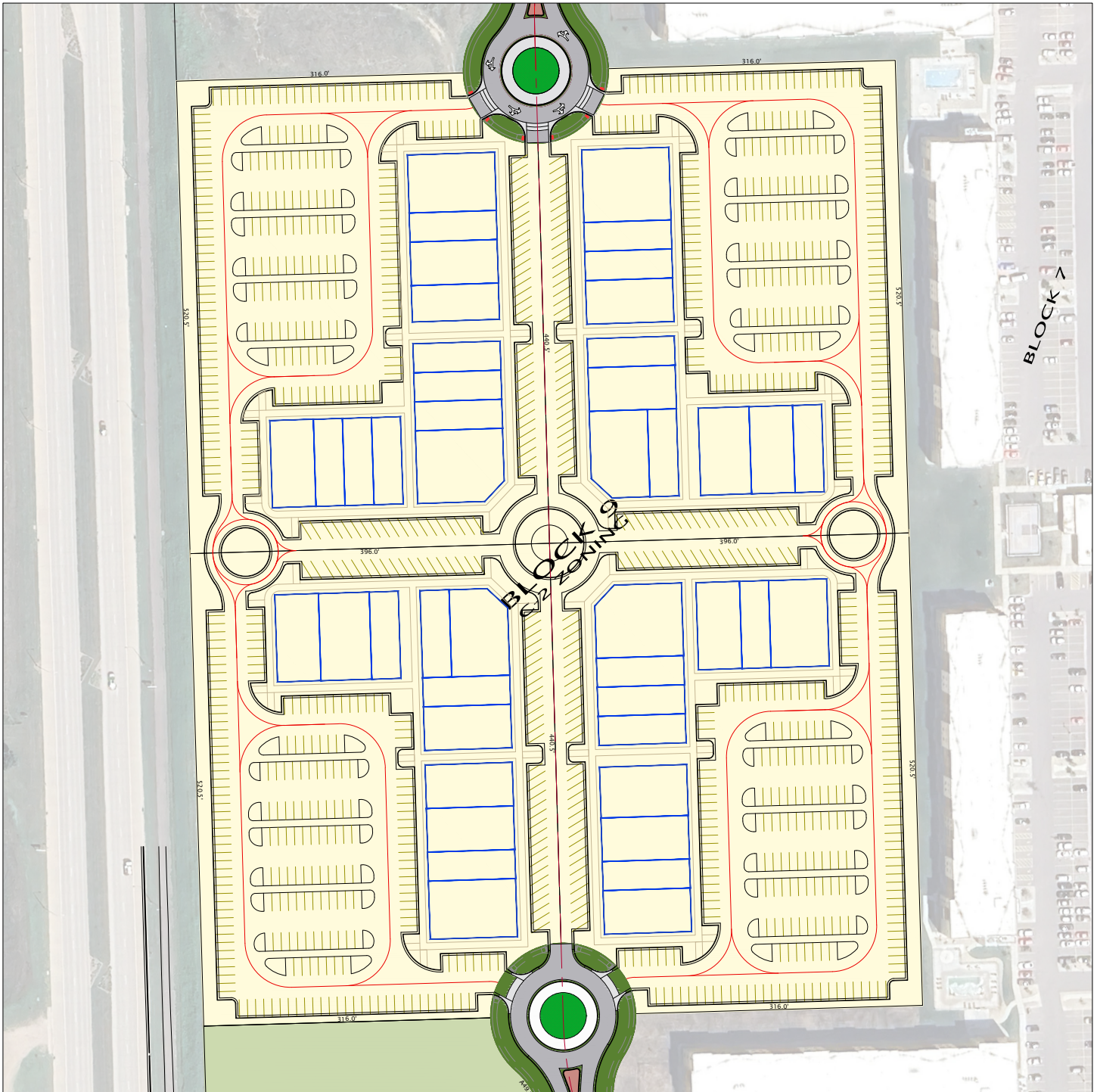
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BLOCK 9



CONCEPTUAL LAYOUT



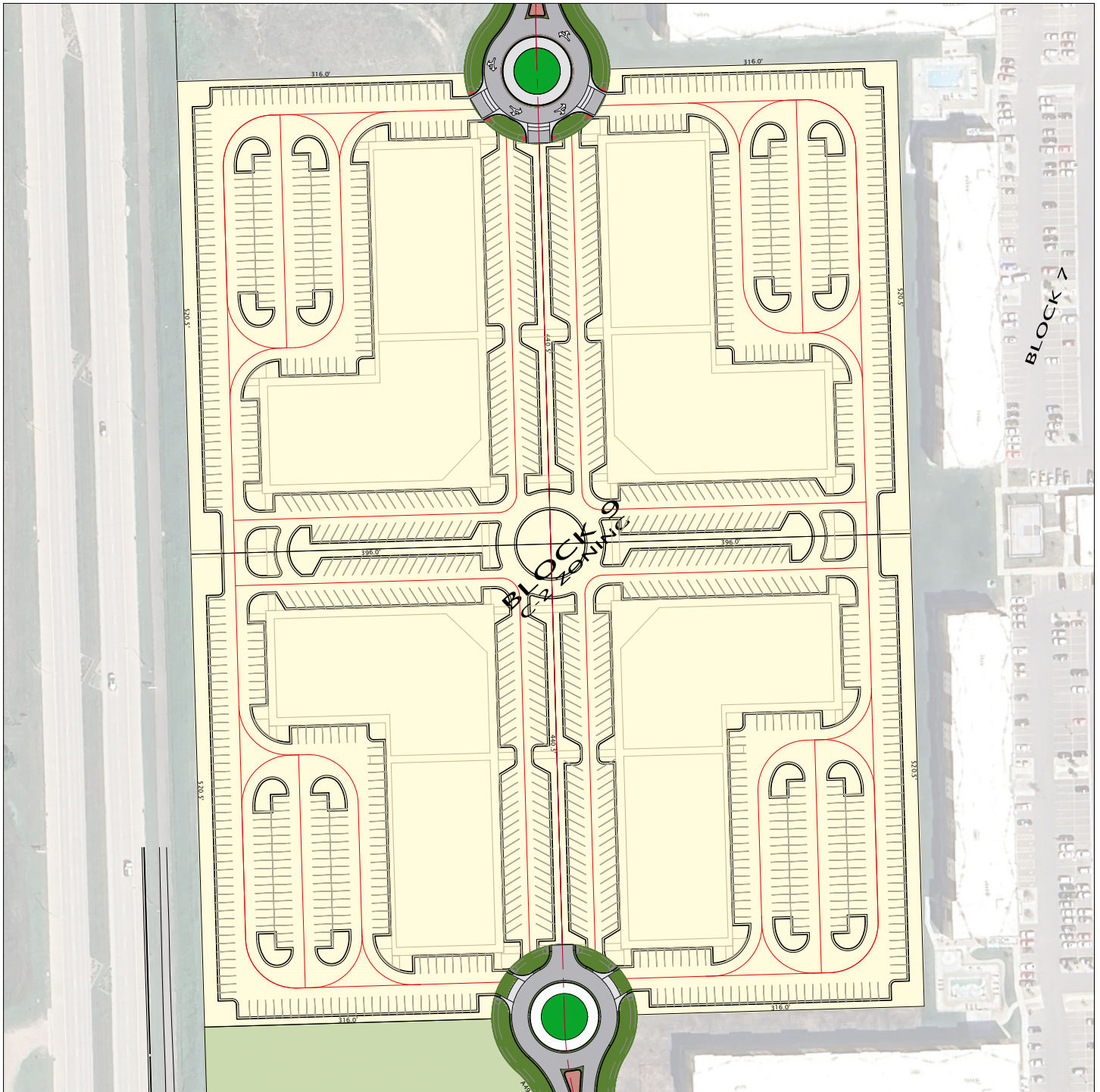
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BLOCK 9



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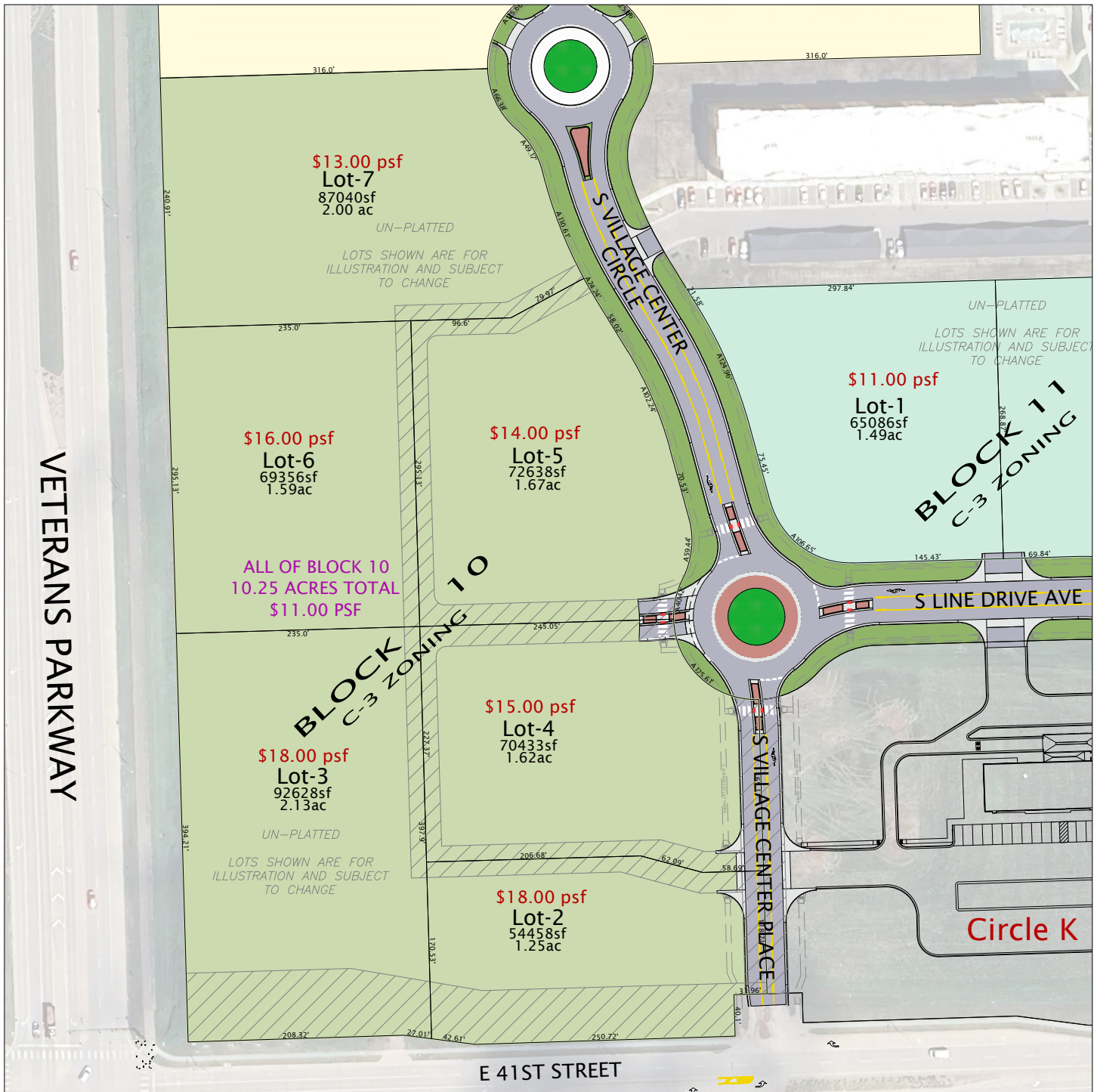
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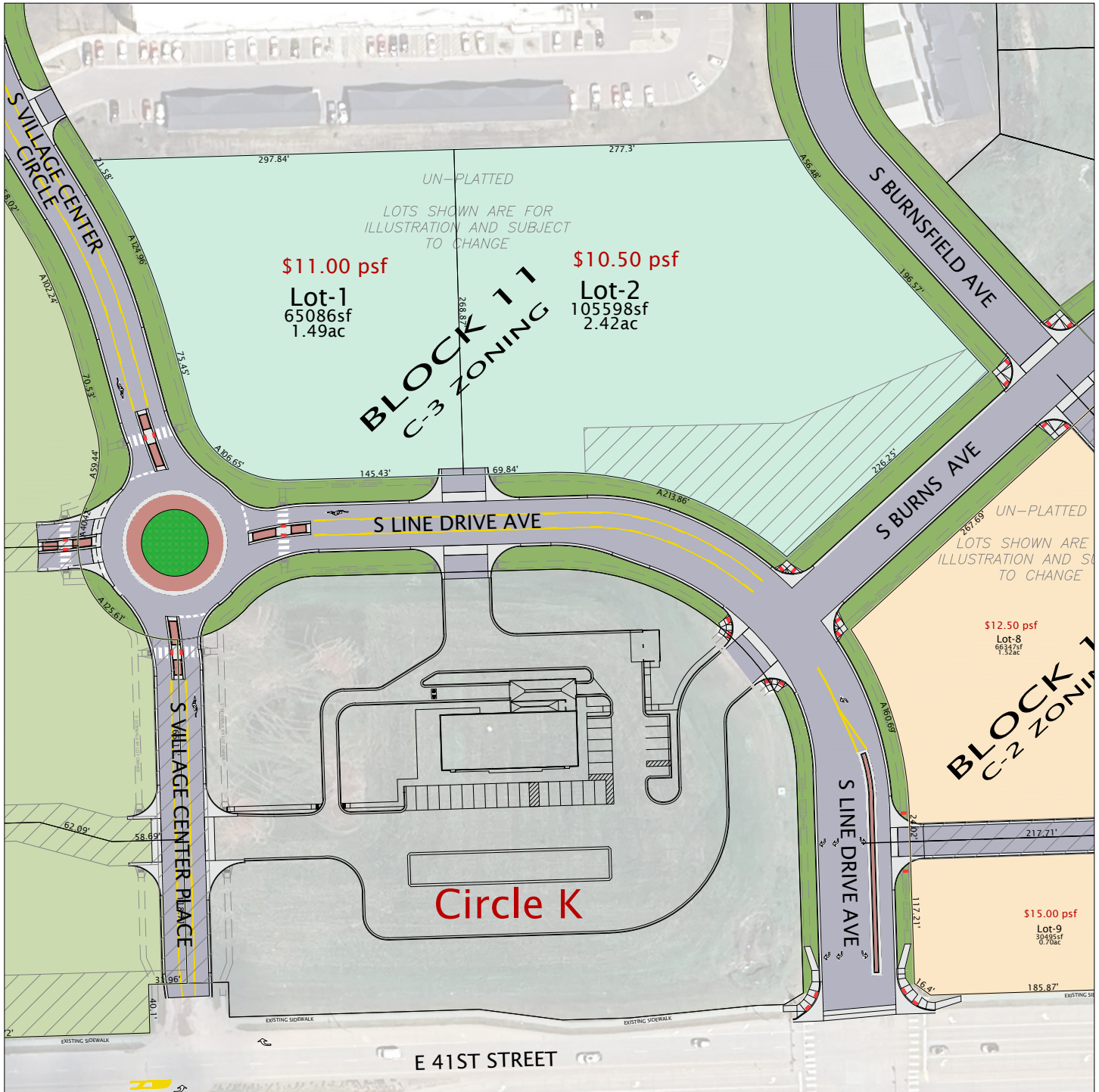
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BLOCK 12



* LOTS 1 THROUGH 7: PRICE INCLUDES COMPLETED PARKING LOT.



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