

100 ACRE MIXED USE DEVELOPMENT SIOUX FALLS

Along the East Side of
Veterans Parkway
Between
E 41st Street & E 33rd Street
Sioux Falls, SD



Burnsfield *Village*

SIOUX FALLS, SOUTH DAKOTA

- 52 ACRES
- COMMERCIAL
- OFFICE
- INSTITUTIONAL

- 23 ACRES
- MULTIFAMILY
435 UNITS UNDER
CONSTRUCTION

- 25 ACRES
- SINGLE FAMILY
- 75 LOTS

FOR MORE INFORMATION:
GO TO
BURNSFIELDVILLAGE.COM
OR
SCAN THE QR CODE BELOW



Burnsfield Village

Commercial and Multi-Family
Real Estate Development
East Side - Sioux Falls, South Dakota



Renderings are conceptual only. Final Development will be different.

Burnsfield Village is situated in the heart of the rapidly growing east side of Sioux Falls, South Dakota. It lies adjacent to the city's new east side belt route, Veterans Parkway. Traffic counts for Veterans Parkway adjacent to the development for 2020 and 2021 were 14,000 and 18,000 ADT respectively, with expectations to exceed 20,000 ADT in 2022. With over 2500 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.

Infrastructure construction began in late 2021 but much has happened already. A 425 Unit Powder Haus Apartments and Townhomes project is now under construction and leasing has begun in the first completed buildings.

Ophthalmology Limited, has acquired 5 acres at the corner of Veterans Parkway and 33rd Street, and is in the design stage for a new surgery center. Construction is expected to begin in 2023.

There are 42 remaining acres of commercially zoned parcels with opportunities for shopping, dining, recreation, 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 Sioux Falls Metro population is estimated to be around 280,000 with growth rates over the last few decades at around 2-3% per year. Per capita income is around \$42,000 with median household income at \$76,000, both are 10% higher than the national average. *(source: censusreporter.org)*

For more information, visit <https://www.burnsfieldvillage.com/>

Contact:

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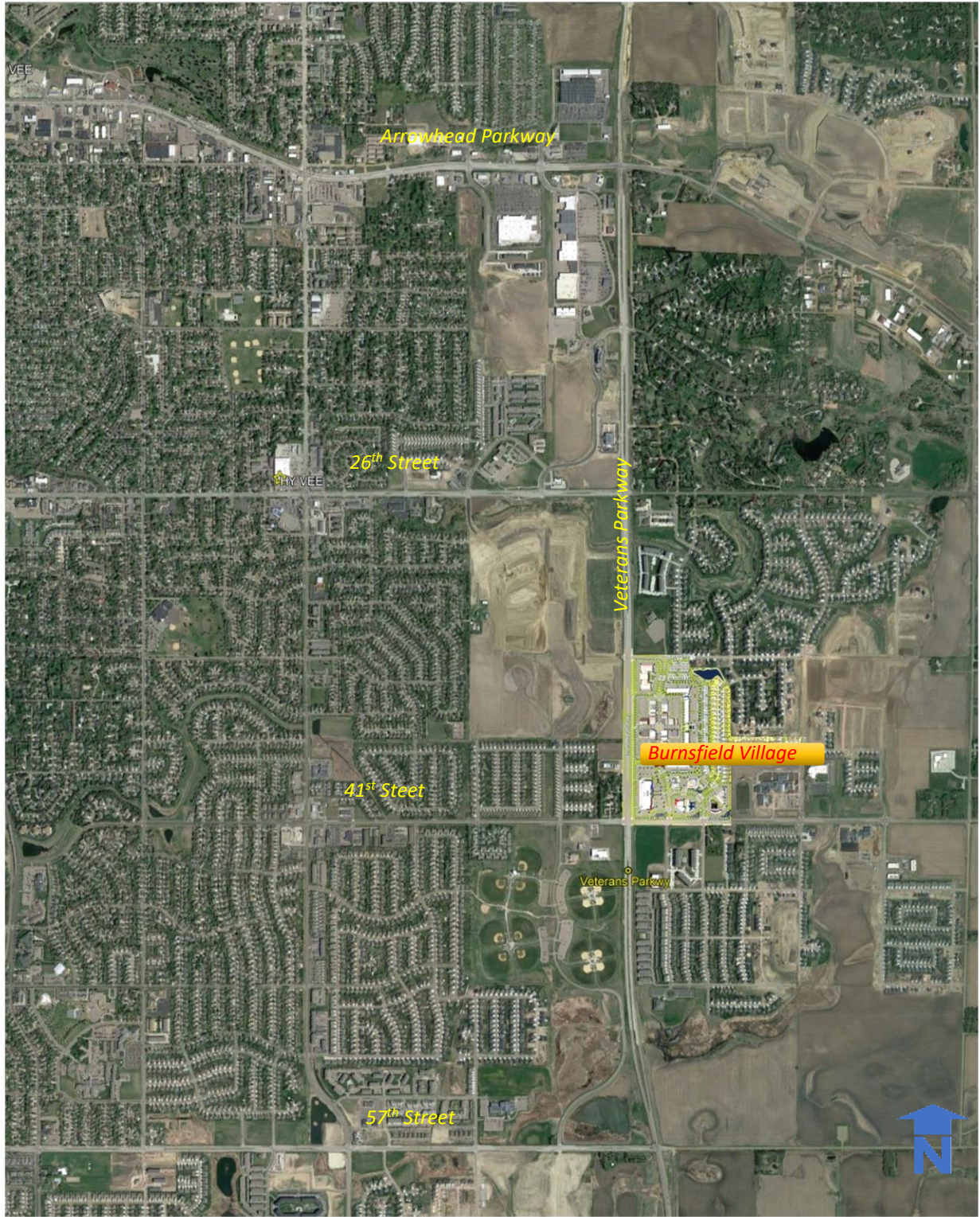
perry@kcdsinc.com



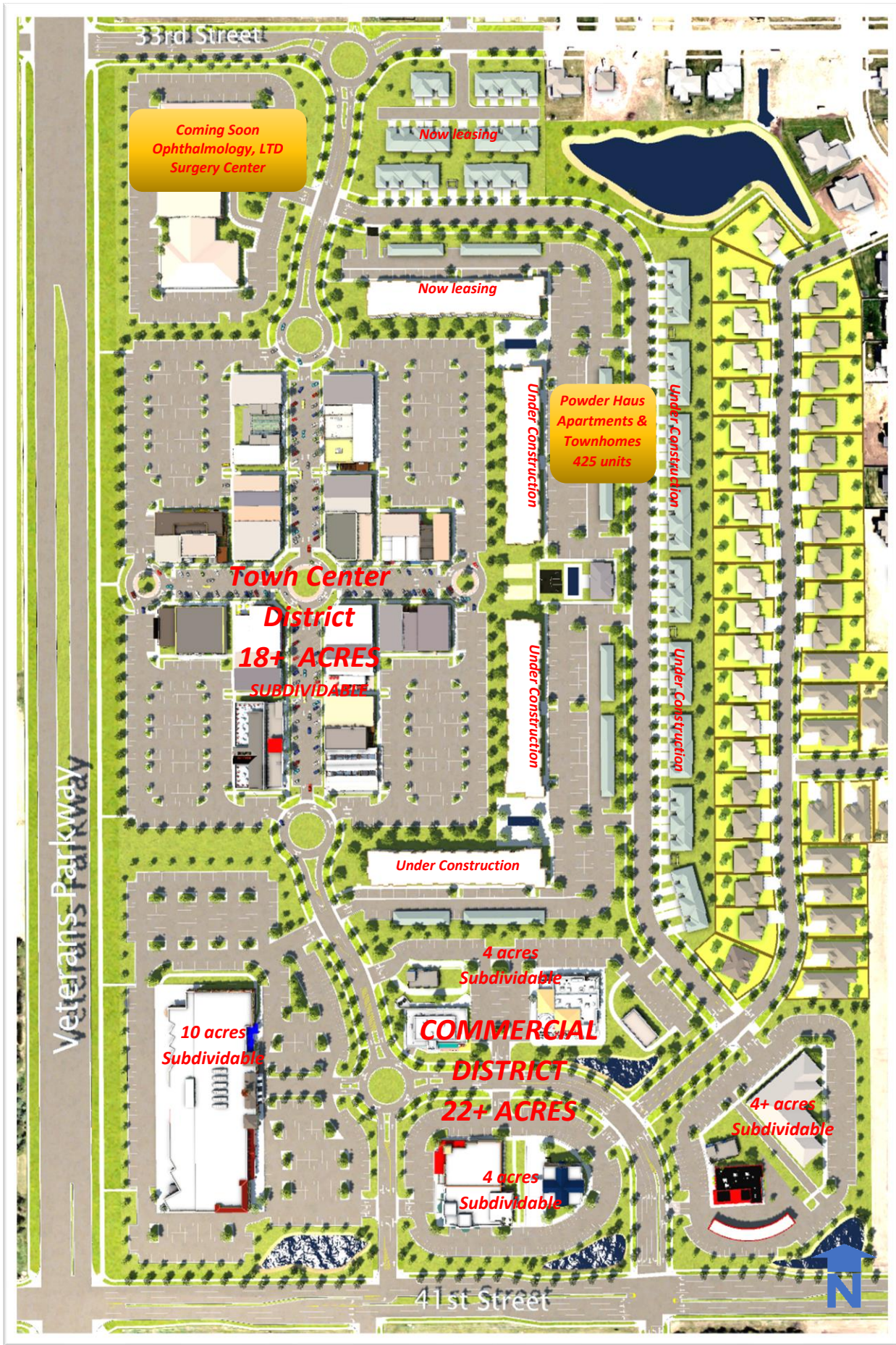
Sioux Falls, South Dakota - Location



Sioux Falls, South Dakota - Burnsfield Village Location



Sioux Falls, South Dakota - Burnsfield Village Vicinity

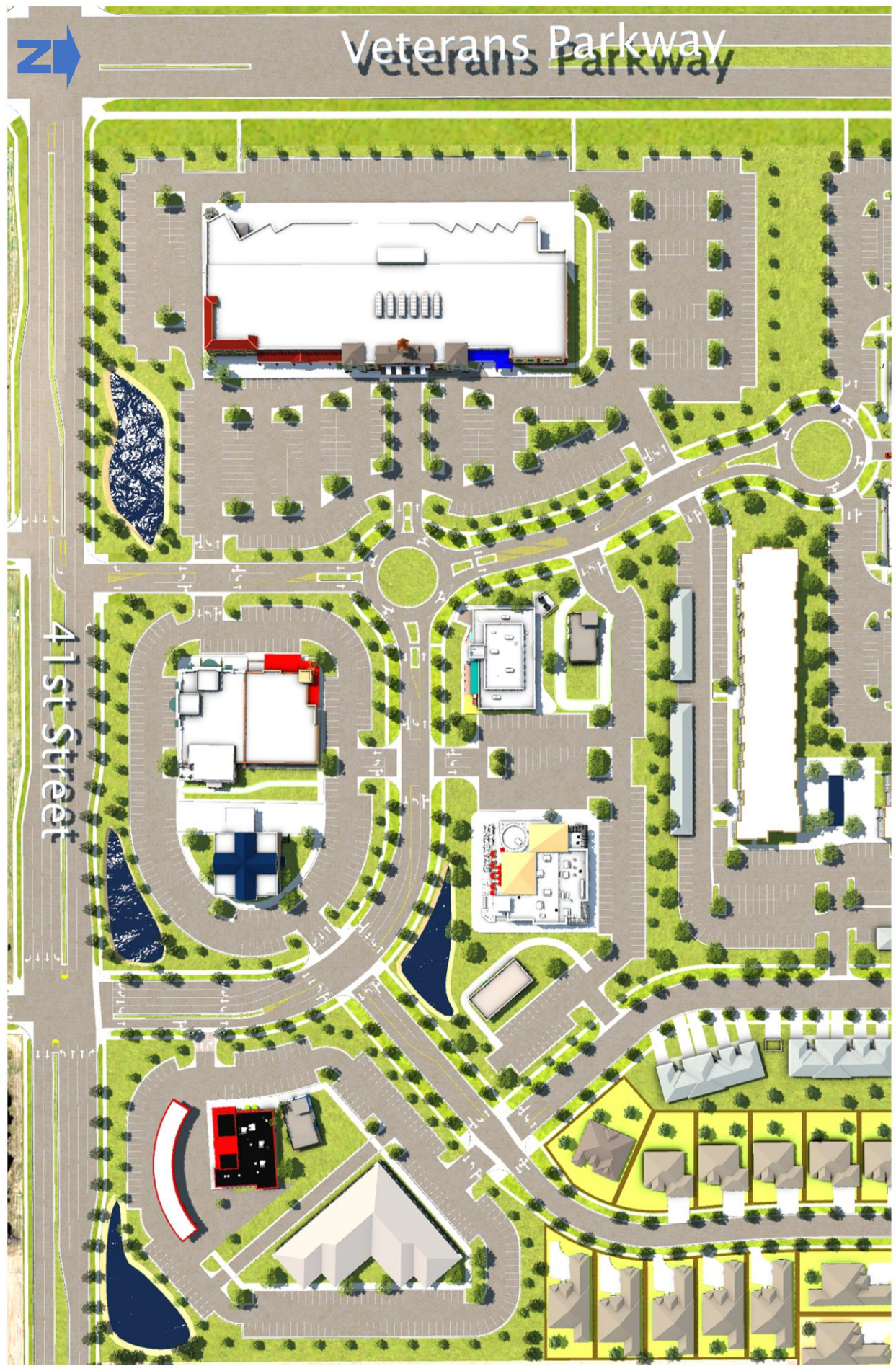


Burnsfield Village Master Plan

Veterans Parkway

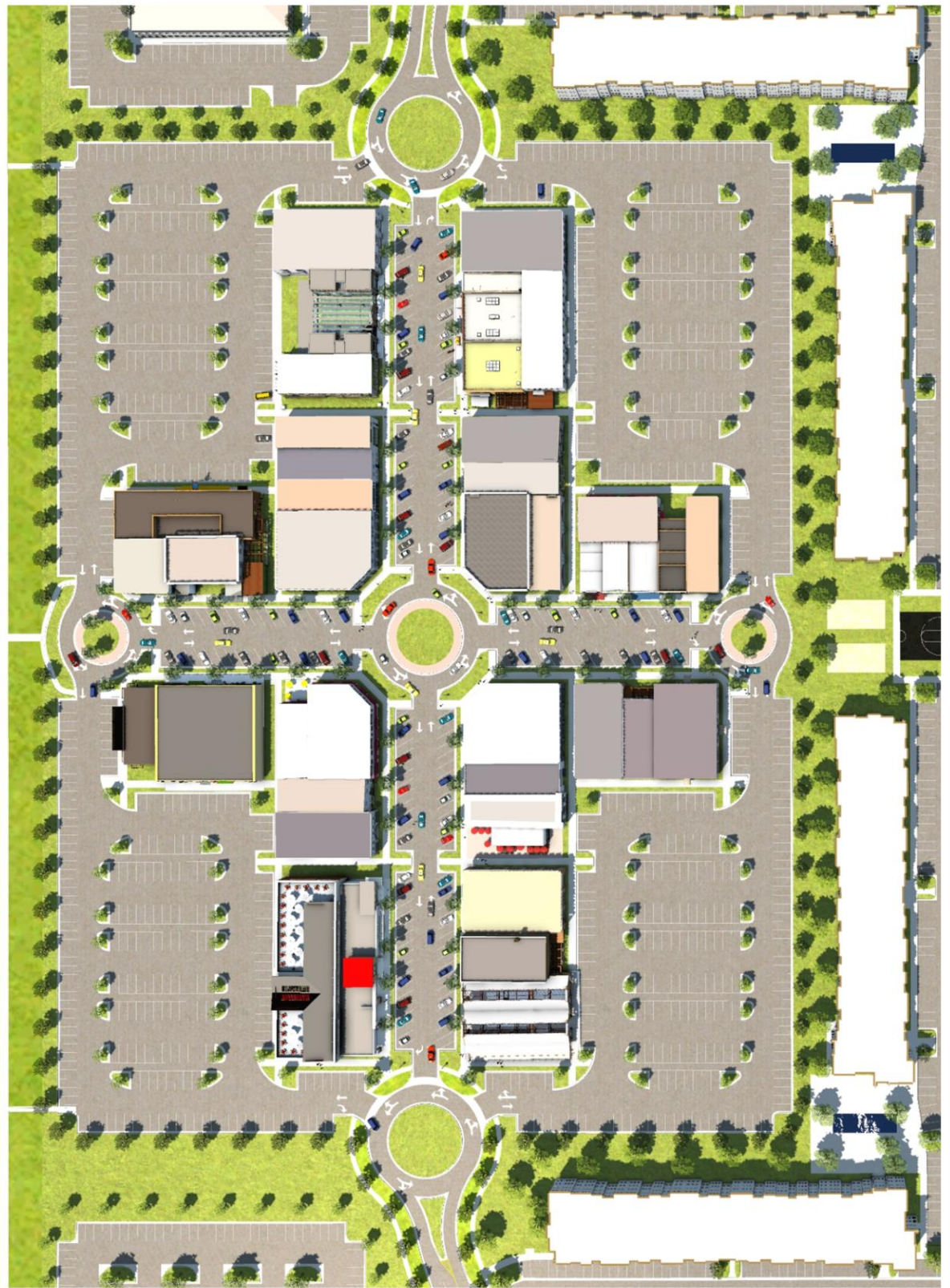


Burnsfield Village Commercial District



41st Street

Veterans Parkway
Veterans Parkway



Burnsfield Village Town Center District