



# 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

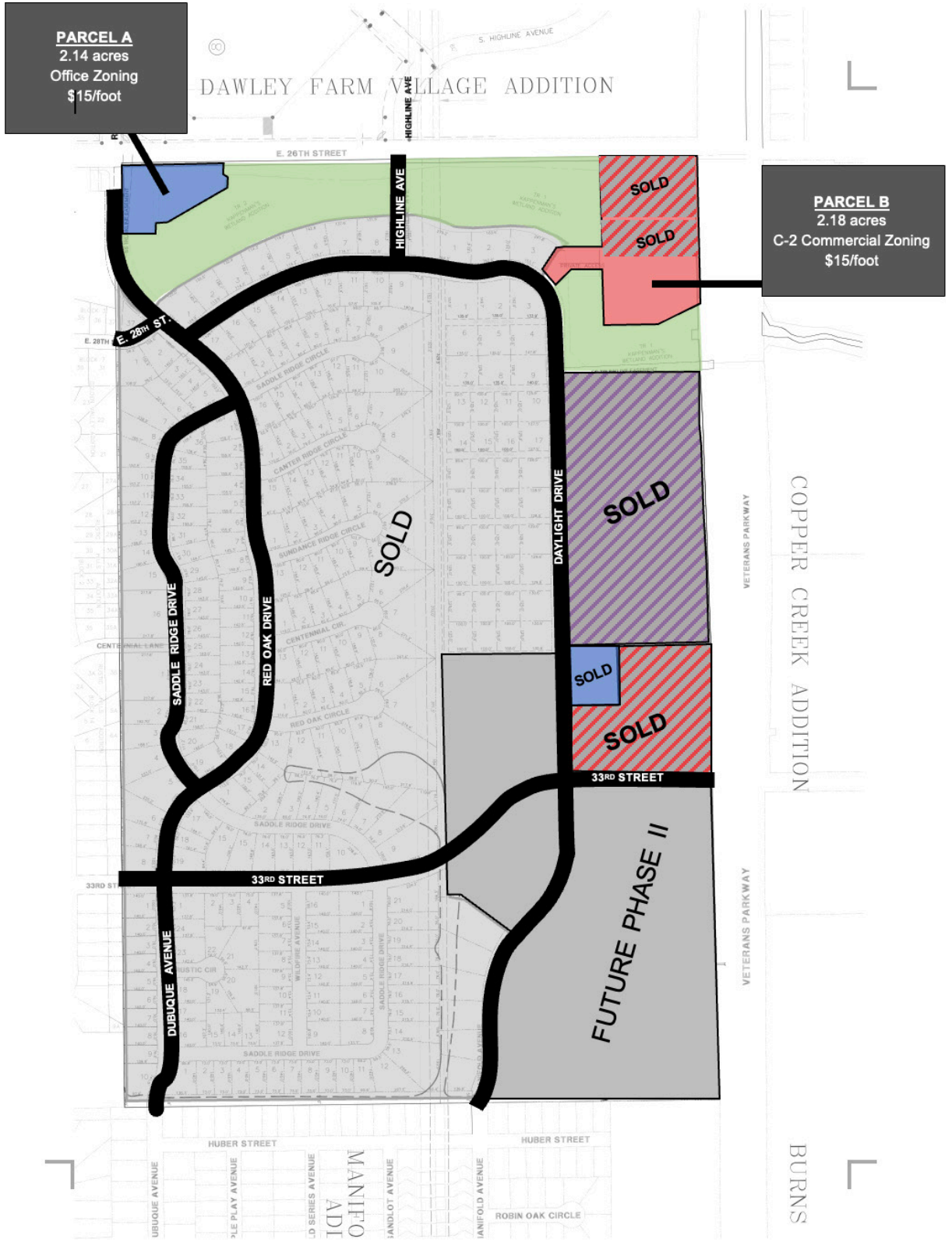


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ryan@tysdalcommercial.com

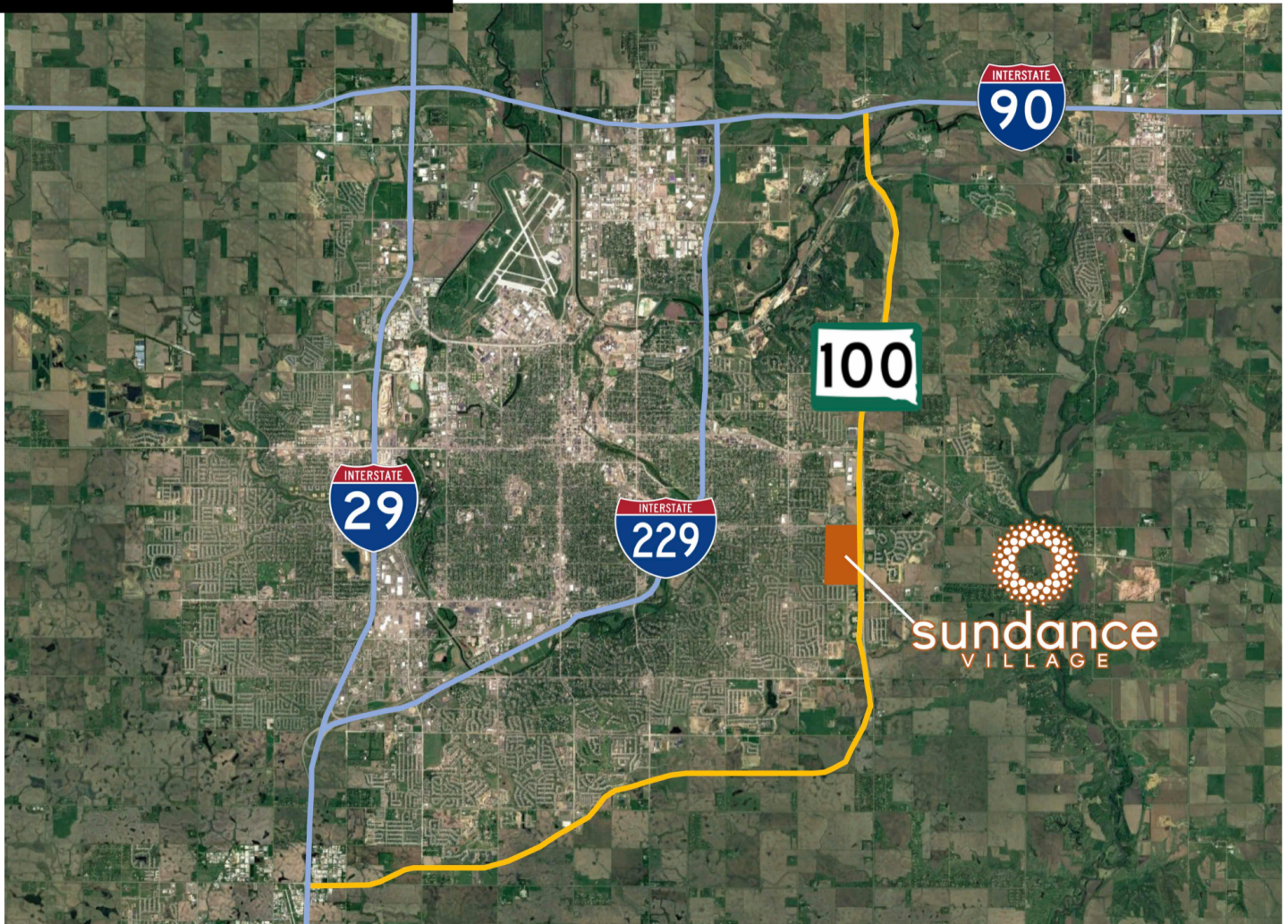
# AREA MAP



# PARCEL/PRICING EXHIBIT



## SD Highway 100



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

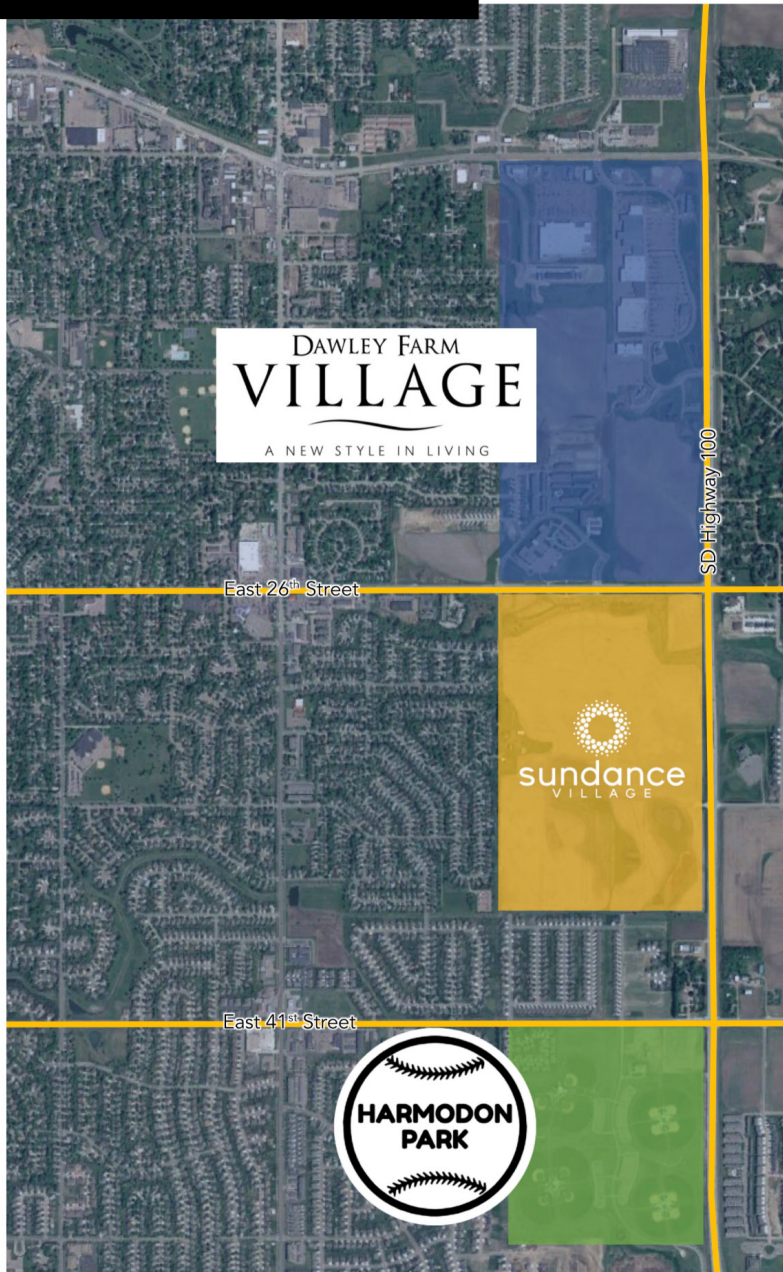
Construction is complete connecting Highway 100 to Interstate 90.

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.

# 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, Rosa Parks Elementary.