

REDSTONE VILLAGE PHASE I | OPPORTUNITY ZONE

**41 +/- ACRES MIXED USE DEVELOPMENT SITE
IN SIOUX FALLS SOUTH DAKOTA**

5801 N KIWANIS AVE | SIOUX FALLS SD, 57107



41+/- ACRES



ACRES: 41.16 | SQ FT: 1,792,893.00 | PRICING: \$9,412,880 (\$5.25 / SQ FT)

PROPERTY DESCRIPTION

- » Zoned C-4 & LW
- » Southeast Corner of I29 & I90
- » Entire Property within a rare Opportunity Zone for investors looking to place Capital gains liabilities into tax deferred Opportunity zone exchange with solid growth potential.
- » Retail, Self-Storage, Apartments, Multi Family & more.
- » PD Civil Engineering Plans in Place ready to modify.
- » Utilities at site
- » Value added Storm Water Drains and Fire Hydrants have already been installed
- » Growing Area of Sioux Falls which is one of the fastest growing cities in the Midwest
- » Easy Access to property
- » 3-5-10 and 20 mile radius growing fast.
- » National Developers welcome
- » Great Tax incentives with South Dakota being a State income tax free State.
- » The area is primed for a mixed use retail-apartment development.
- » Only a few miles from the Sioux Falls FSD Airport.
- » Large companies like Amazon, UPS, Fed Ex, USD, Harley Davidson, Aldi, Walmart, Burger King, Flying J Truck Stop, Clarion Pointe Hotel and more already established around this Development Site.
- » Solid Traffic Counts on both I29 & I90
- » Topography is ideal for exposure on both Interstates.



SELLER WILLING TO SELL INDIVIDUAL PARCELS As an added bonus, The Clarion Pointe Hotel next door to the development site can be purchased in a separate agreement as part of any or all purchase of the 41 Acre Mixed Use Site, 6.7 Acre Multi Family, Apartment, Live Work, Senior Housing Site or any smaller parcels agreed on by seller to be sold separately.

There are several new residential communities coming to the area and the City of Sioux Falls is investing in area infrastructure.

The seller is willing to sell smaller parcels if it is a good fit for the development. The Clarion Pointe Hotel has recently gone through \$3 million plus in renovations and has strong occupancy and financials. Direct access from Exit 83 on Interstate 29 at the I29 & I90 Interchange.

Next door to Flying J Travel Center, Boss Truck Shop, Burger King, Denny's , Vern Eide Motoplex, I State Truck Center. J&L Harley Davidson, ChargePoint Charging Station, Big Sioux Power Sports are also nearby & many more business coming to the area.

PROPERTY DESCRIPTION

UTILITIES AT SITE	STORM WATER DRAINS & FIRE HYDRANTS INSTALLED	EASY ACCESS TO PROPERTY
ZONED C-4 & LW	3-5-10 AND 20 MILE RADIUS GROWING RAPIDLY	NATIONAL DEVELOPERS WELCOMED



AERIAL MAP



Walmart

41 +/- ACRES
AVAILABLE

amazon



AERIAL MAP



41 +/- ACRES
AVAILABLE

PHOTOS



CONCEPT PLAN

CITY PARCEL ID

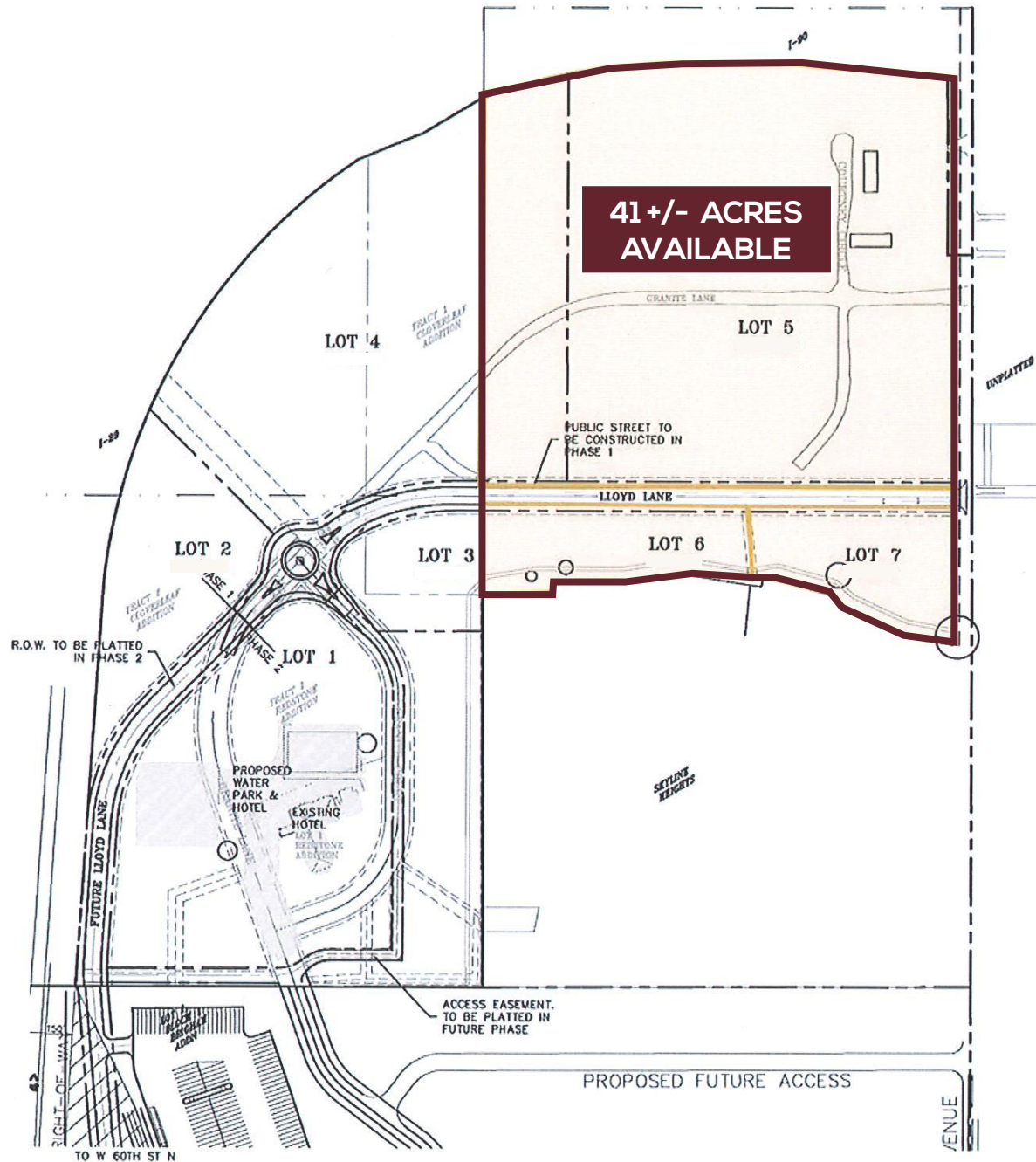
011630100006000

COUNTY / COUNTY PARCEL ID

MINNEHAHA / 14567

LEGAL

SE1/4 NW1/4 (EX H1 & H2) & NE1/4
SW1/4 (EX SKYLINE HEIGHTS & H-2 &
REDSTONE VILLAGE ADDN) 30-102-
49 SIOUX FALLOS CITY UNPLATTED



RETAIL MAP



MARKET OVERVIEW

SIoux FALLS, SD

Sioux Falls, South Dakota, is the largest city in the state, home to around 220,000 residents and serving as the county seat of Minnehaha County (with a small extension into Lincoln County). Founded in 1856 on the Big Sioux River, it sits at the crossroads of I-29 and I-90 amid gently rolling hills. The city's namesake waterfalls—harnessed within 128 acres at Falls Park—are not just scenic, but a historical focal point, where early hydroelectric development married natural beauty with industry. Today, Sioux Falls strikes a vibrant balance between small-town charm and big-city amenities: its lively downtown offers boutiques, art sculptures, restaurants, cafés, while over 70 parks, a major zoo, Japanese gardens, and a new university ice-hockey arena support diverse recreation and culture. The economy thrives on healthcare (Sanford, Avera), finance (Wells Fargo, Citigroup), meat processing, and retail, bolstered by a business-friendly tax structure and steady population growth. Whether you're drawn by affordable neighborhoods, job prospects, or the community's "Midwest nice" ethos, Sioux Falls offers a compelling mix of history, nature, and opportunity.

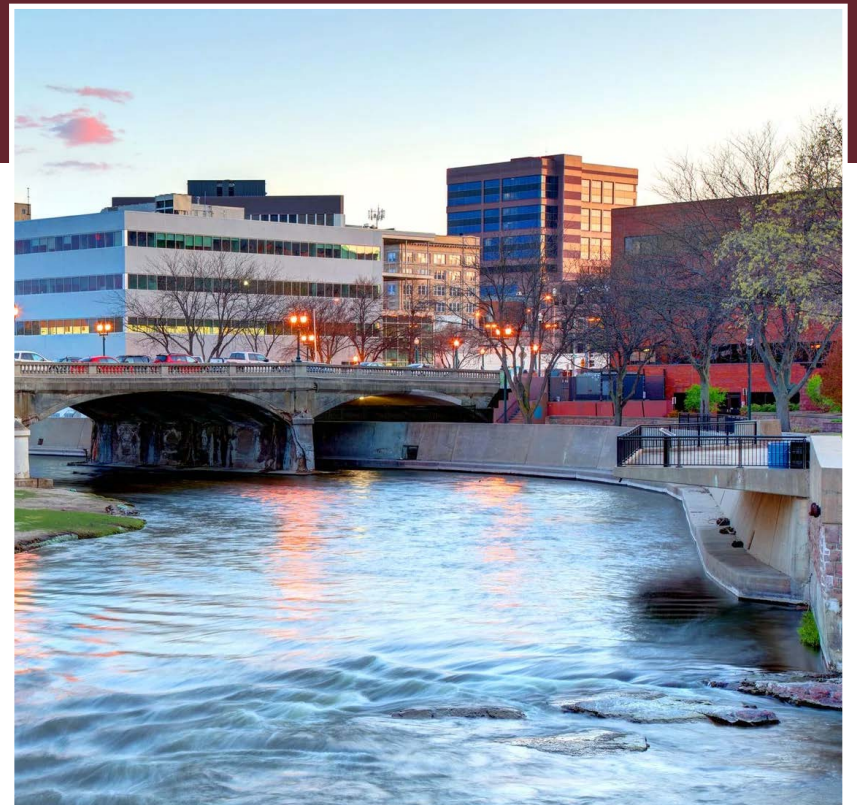
5801 N KIWANIS AVE IS 15 MINUTES FROM BRANDON SOUTH DAKOTA.

SIoux FALLS DOWNTOWN IS ONLY MINUTES AWAY.

In Sioux Falls, South Dakota, the average rent for an apartment is around \$1,114. However, rental rates can vary significantly based on factors like location, size, and amenities. For example, studio apartments average about \$867, while 2-bedroom apartments average \$1,163.

HERE'S A MORE DETAILED BREAKDOWN:

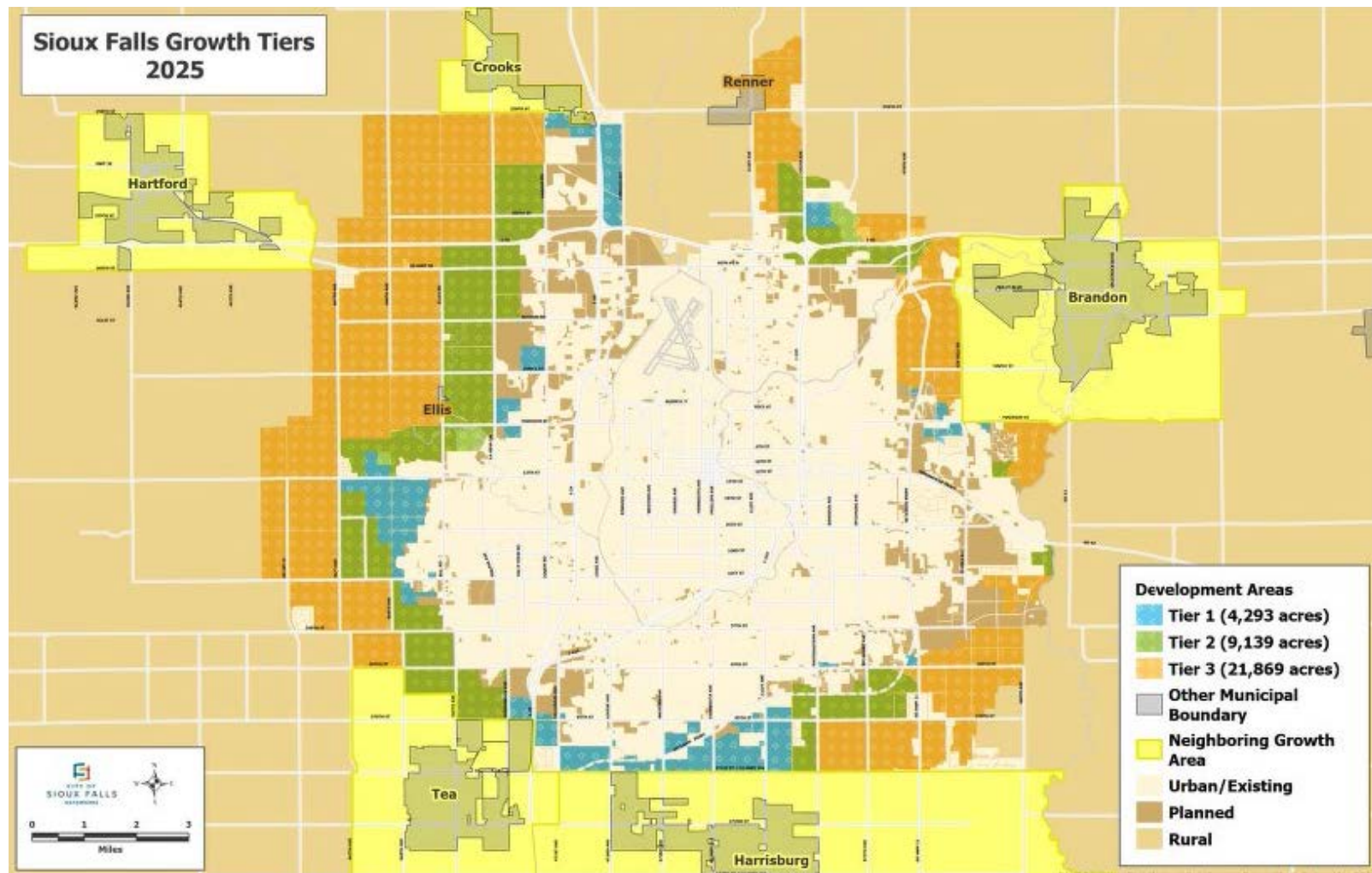
- » Studio Apartments: Expect to pay around \$867 per month.
- » 1-Bedroom Apartments: Average rent is around \$960.
- » 2-Bedroom Apartments: The average rent is around \$1,163.
- » 3-Bedroom Apartments: You'll likely see an average rent around \$1,478.
- » Cap Rates for investment Properties are running from 5% to 7% depending on type and location.
- » Retail Lease rates depending on location and type of lease are running \$20 to \$40 per sq ft.



GROWTH MAP

SIOUX FALLS GROWTH TIERS 2025

This Property is Strategically Located Near Future Growth Areas in Sioux Falls – It is already in the planned section of Sioux Falls, meaning infrastructure is already in place, and the City of Sioux Falls has already invested in building additional infrastructure to support the growth of the area. Strategically located near the Sioux Falls Airport and Major Employers.



DEMOGRAPHICS

2025 SUMMARY	5 MILE	10 MILES	20 MILES
Population	44,445	239,593	285,512
Households	18,686	96,913	113,224
Families	9,479	57,775	69,919
Average Household Size	2.24	2.42	2.47
Median Age	36.5	36.5	36.4
Median Household Income	\$63,193	\$80,259	\$83,913
Average Household Income	\$82,206	\$114,194	\$116,516

2030 SUMMARY	5 MILE	10 MILES	20 MILES
Population	47,944	260,166	311,110
Households	20,438	105,696	123,714
Families	10,246	62,429	75,785
Average Household Size	2.22	2.41	2.47
Median Age	37.7	37.5	37.4
Median Household Income	\$68,678	\$93,532	\$99,322
Average Household Income	\$92,718	\$129,491	\$132,200



11,451

TOTAL
BUSINESSES



154,769

TOTAL
EMPLOYEES



\$78,802

AVERAGE HH
INCOME



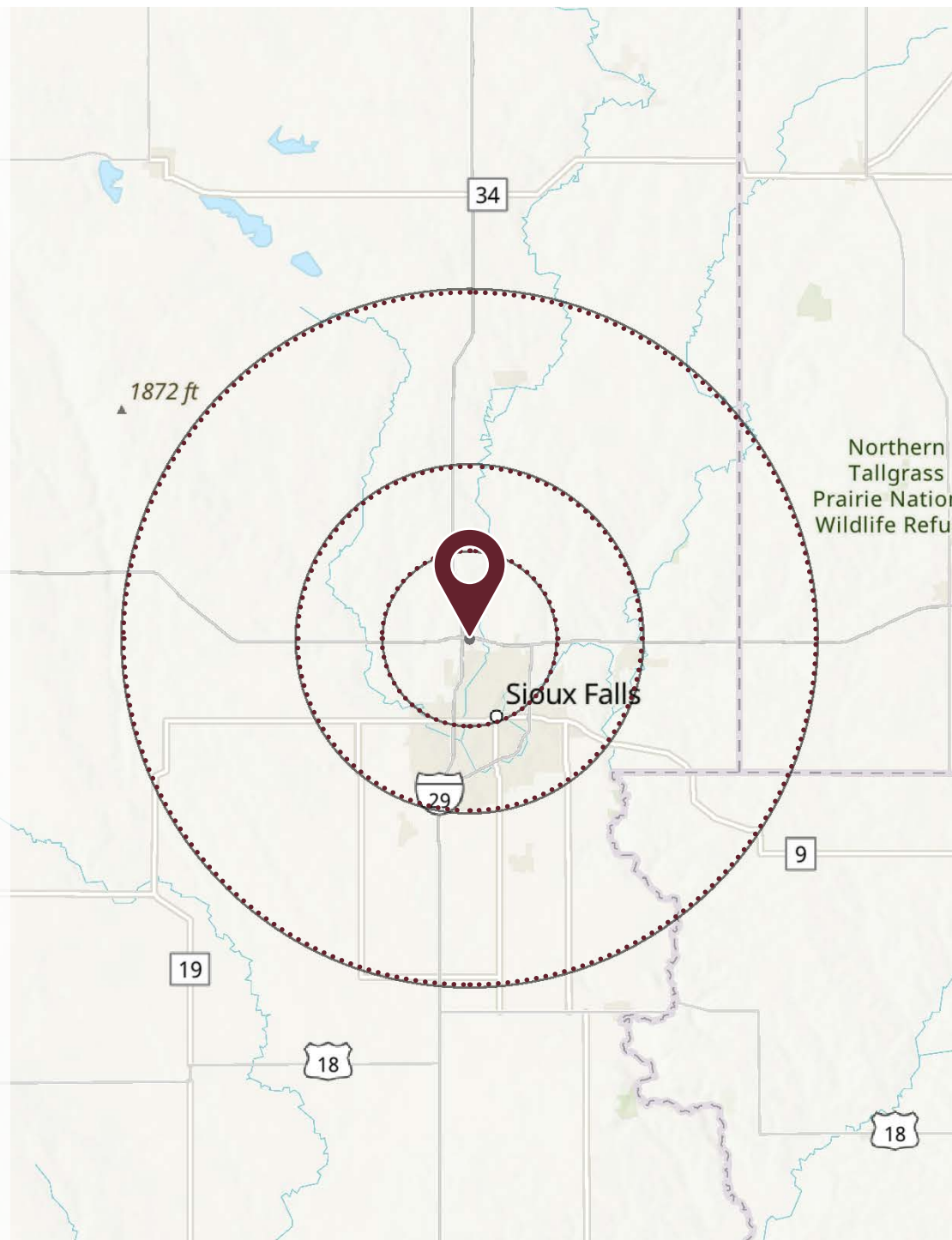
\$46,321

PER CAPITA
INCOME



\$227,061

MEDIAN
NET WORTH



COMMUNITY SUMMARY

5801 N KIWANIS AVE | RING OF 20 MILES

282,706	2.13%	2.49	40.4	36.0	\$80,819	\$308,008	\$221,761	25.3%	59.8%	15.0%
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Age <18	Age 18-64	Age 65+



14.7%
Services

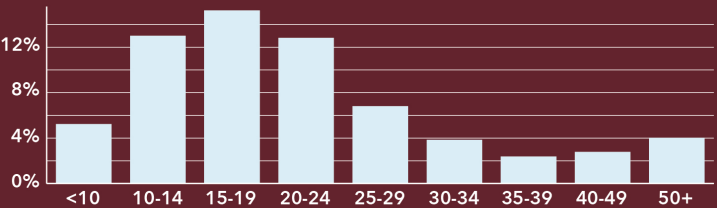


21.2%
Blue Collar

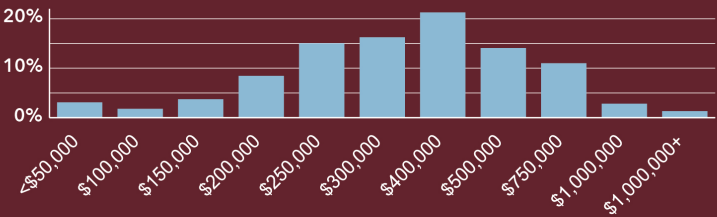


64.1%
White Collar

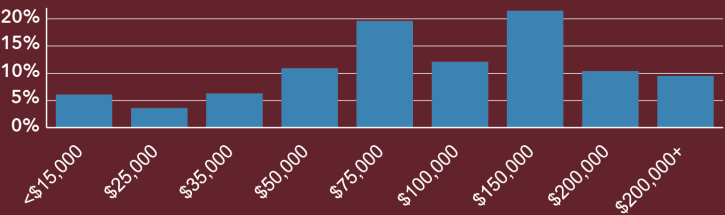
Mortgage as Percent of Salary



Home Value



Household Income

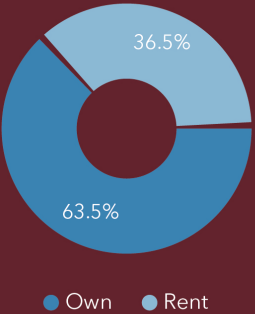


Age Profile: 5 Year Increments

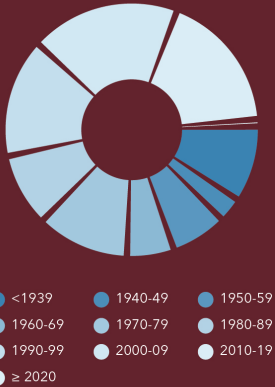


Dots show comparison to **Minnehaha County**

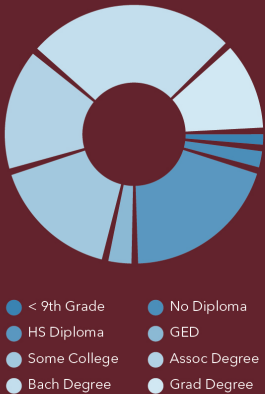
Home Ownership



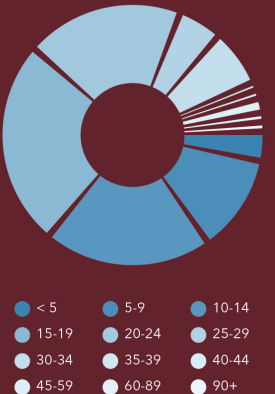
Housing: Year Built



Educational Attainment



Commute Time: Minutes



Source: This infographic contains data provided by Esri (2024), ACS (2018-2022).



DON DROKE

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Don Droke graduated from Briar Cliff University with a B.A. in Human Resource Management. He spent 9 years in Occupational Health and Safety, and was a business owner in Sioux City for 13 years with 45 employees and 300 Accounts. Don sold that business and moved to Bonita Springs where he has been a resident since 2004. As a Realtor Don has achieved over 200 million in closed sales and has been one of the top Realtors for the Bonita-Estero Association of Realtors for 10 years in a row. In addition, he is a top producer for Berkshire Hathaway Florida Realty in the state of Florida and has achieved a top 25 in the State 3 years as well as maintains a top 5% globally for his company.

Don continues to further himself as a Realtor® with the certifications he has received. Graduate Realtor Institute designation and Relocation Specialist. He has experience in all levels of Real Estate: residential, commercial, industrial, land acquisitions and relocations. Don is currently a CCIM candidate.

Licensed Broker in Florida & South Dakota with Berkshire Hathaway Commercial Division.

Don Droke brings energy, excitement, and dedication to all his clients, with marketing and advertising skills that are second to none. Your listing will have the true exposure it deserves.

Stacey Sieverding Licensed Broker in South Dakota and Minnesota with Berkshire Hathaway HomeServices Midwest Realty Commercial Division.

Stacey graduated from the University of South Dakota with a B.A. in Business. Her career started at KTTW FOX TV in Sioux Falls, where she spent over 25+ years. She was the General Manager when the station closed its doors in 2020. Stacey then obtained her real estate license. She and her husband were developing a residential development in Hartford, as well as other real estate investments. As a Realtor, Stacey has been involved in both the commercial and residential divisions and in just over 3 years has achieved over 20 million dollars in real estate transactions. With Berkshire Hathaway HomeServices Midwest Realty, Stacey has been recognized as being in the top 14% globally with her company. She has experience in many areas of real estate including residential, land acquisitions, commercial, office, retail, industrial sales and leases, and residential developments.

Stacey works hard for her clients and makes their needs a number one priority. Her background in marketing and advertising is a true asset in helping her clients to market their real estate.

CONFIDENTIALITY AGREEMENT

It is understood and agreed that the principals, assigns, agents or others authorized to disclose confidential information, hereinafter referred to as Discloser(s), may provide confidential information to the recipient(s) identified below. It is also agreed that the information disclosed is and must be kept confidential. To ensure the protection of such information, and to preserve its confidentiality, it is agreed that:

1. The Confidential Information to be disclosed includes, but is not limited to, business and financial data for _____.
2. The Recipient(s) shall limit disclosure of Confidential Information within its own organization to its directors, officers, partners, members, employees and/or independent contractors (collectively referred to as "affiliates") having a need to know. The Recipient(s) and affiliates will not disclose the confidential information obtained from the discloser unless required to do so by law.
3. This Agreement imposes no obligation upon Recipient(s) with respect to any Confidential Information (a) that was in Recipient's possession before receipt from Discloser; (b) is or becomes a matter of public knowledge through no fault of Recipient; (c) is rightfully received by Recipient from a third party not owing a duty of confidentiality to the Discloser; (d) is disclosed without a duty of confidentiality to a third party by, or with the authorization of, Discloser; or (e) is independently derived by Recipient.
4. This Agreement states the entire agreement between the parties concerning the disclosure of Confidential Information. Any addition or modification to this Agreement must be made in writing and signed by the parties.
5. If any of the provisions of this Agreement are found to be unenforceable, the remainder shall be enforced as fully as possible and the unenforceable provision(s) shall be deemed modified to the limited extent required to permit enforcement of the Agreement as a whole.

WHEREFORE, the recipient(s) acknowledge that they have read and understand this Agreement and voluntarily accept the duties and obligations set forth herein.



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CONTACT INFORMATION:

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