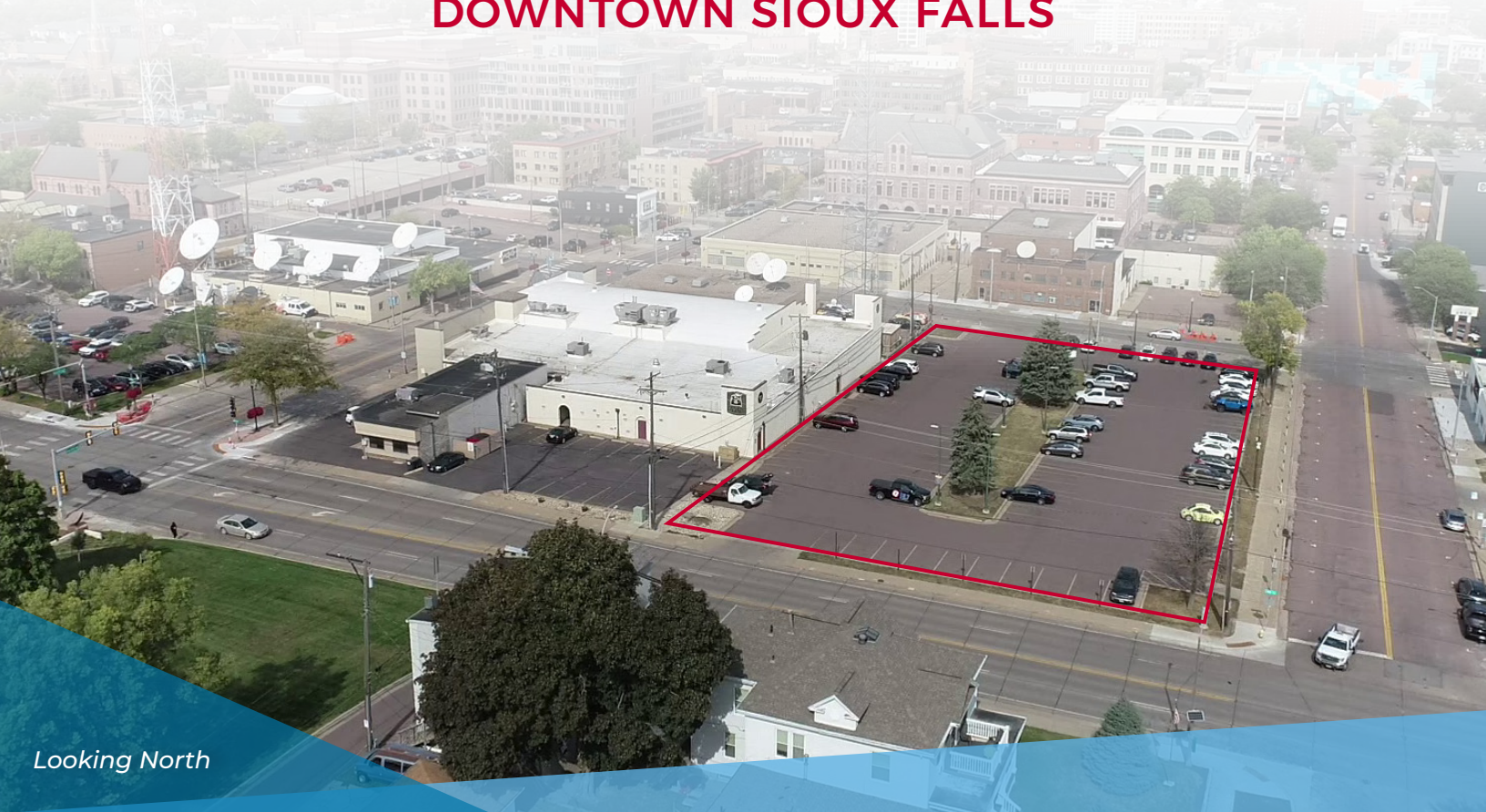


DEVELOPMENT OPPORTUNITY

DOWNTOWN SIOUX FALLS



Looking North

PROPERTY HIGHLIGHTS:

- Currently City-owned Public Parking Lot with 118 Existing Parking Stalls
- Located in an Opportunity Zone
- Zoning: Downtown Planned Unit Development (DTPUD)
- Site Information (not surveyed):
 - Area: 47,400 square feet (1.09 acres)
 - Dimensions: 158' x 300'

ANTICIPATED TIMELINE:

- November 6, 2025—Announcement
- January 2026—Begin review of proposals

EXECUTIVE SUMMARY:

Sioux Falls is a vibrant and economically diverse community experiencing significant growth. With a population approaching 200,000, the city is witnessing investments across all sectors and regions. The City of Sioux Falls is thrilled to announce its plan to solicit interest in a downtown development opportunity. This prime site is strategically located in a highly visible area in downtown, just off Phillips Avenue. The elevation of the site provides opportunity to capture historic views of downtown. The City is eager to attract interest in developing this location, which presents a unique opportunity for visibility, density, parking access, and site readiness. It is ideally situated within walking distance of many amenities that downtown Sioux Falls has to offer.

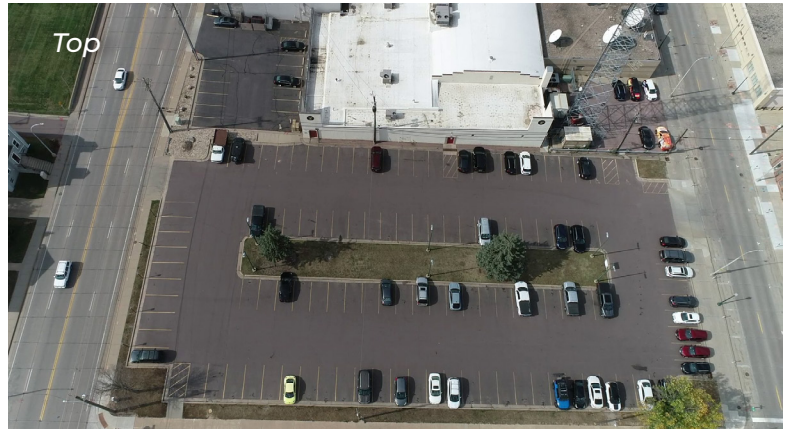
CONTACT

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ROY FLETCHER, *Listing Agent*
roy.fletcher@siouxfalls.gov | 605.367.8887

SITE ITEMS:

- Public Utilities
 - Light-Street lights in public right-of-way
- Private Utilities (Easement that runs along west property line)
 - Communications
 - Midco, Bluepeak, Lumen/CenturyLink, etc.
 - Electric
 - Xcel—Overhead facilities
- El Riad Shrine Access to the parking lot



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PROJECT GOALS & OBJECTIVES

- Consistent with the vision and objectives within the 2035 Downtown Plan
 - Leverage the site to create density, activity, and uses that contribute to the vibrancy of downtown
 - Create a mix of uses within the development
 - Activate street frontages and increase connectivity and walkability
- Complements public parking needs of the area
- Development and construction teams shall have experience specific to downtown urban development
- Use quality design and materials that create a long-term investment



Additional project details and information on the negotiated sale process are available at
siouxfalls.gov/business/real-estate



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