

Development Opportunity

AREA

47,347 square feet

ZONING

Downtown Planned Unit Development (DTPUD)
Located in an Opportunity Zone

WWW.SIOUXFALLS.ORG/BUSINESS/REAL-ESTATE

CITY OF SIOUX FALLS LAND SALE DATA SHEET

301 N Main Avenue



Property Description

The 1-acre redevelopment site sits in downtown Sioux Falls. This site offers a tremendous opportunity for redevelopment only a few blocks from the main activity center in downtown Sioux Falls.

Goals

For redevelopment the City has identified the following goals for the site:

- Creates a mixed-use development that encourages density
- Leverages City property to encourage the increase in density in neighboring properties
- Promotes connectivity and walkability in the area
- Promotes the goals and objectives within the 2025 Downtown Plan

2025 Downtown Plan

In December 2014, the City of Sioux Falls adopted the 2025 Downtown Plan that established the community's vision that downtown Sioux Falls will have emerged as one of the most livable, prosperous, and vital central business districts of any Midwest American city. The plan is intended to be a flexible tool that both expresses the City's goals and establishes an overall framework for livability, connectivity, public space, and enhances downtown's position as a regional economic hub.

The plan can be viewed at www.sioxfalls.org/planning-dev/planning/downtown.



CITY OF
SIOUX FALLS

CONTACT INFORMATION

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