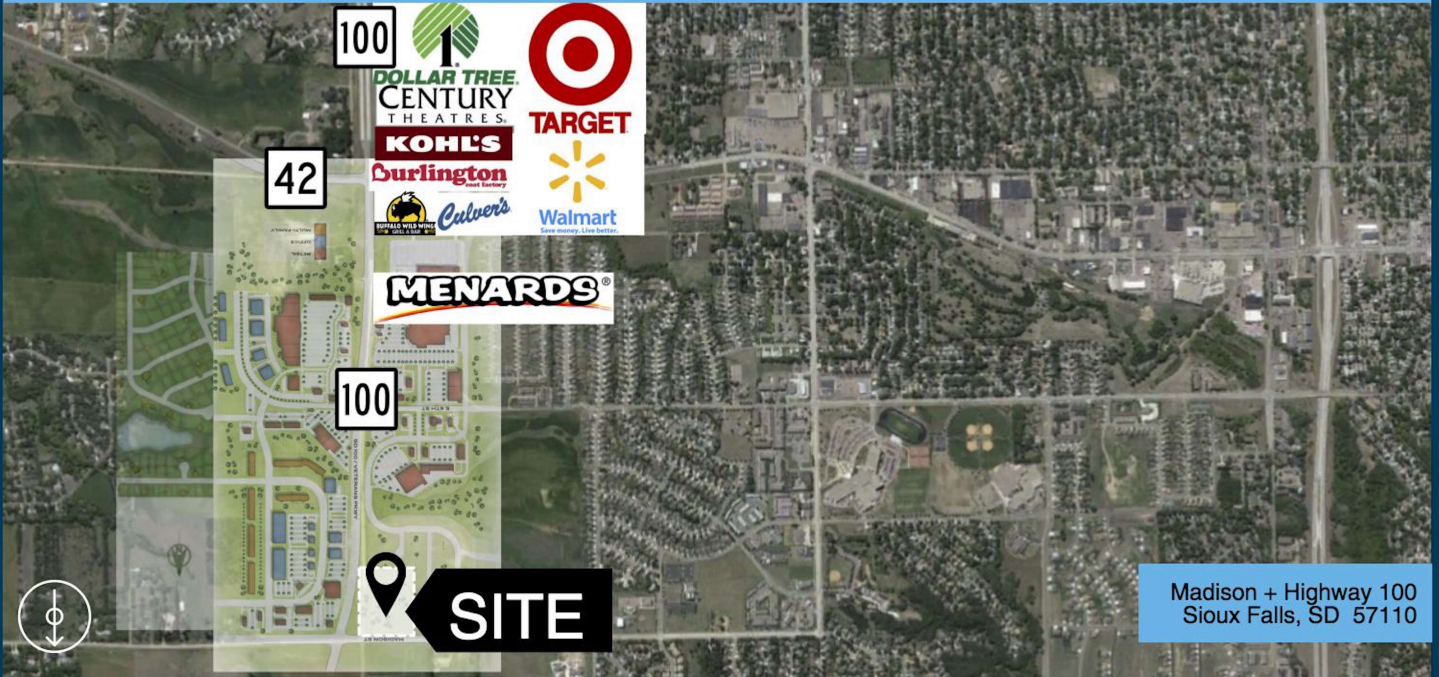




FOSSFIELDS

Highway 100 Senior Housing Site



Madison + Highway 100
Sioux Falls, SD 57110



size

Senior housing site is approximately 10 acres +/-



price

\$6 per square foot



co-tenancy

Target, Walmart, Menards, Century Theatres, Kohl's, Burlington, Buffalo Wild Wings, plus many more!



zoning

Property is currently zoned RA-2. Seller will assist in any rezoning necessary for Buyer's use.



location

Site is located on southwest corner of the Madison & 100 signalized intersection.



highway 100

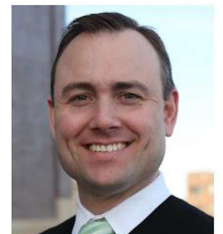
Foss Fields Development is located right on SD Highway 100, a 4-lane thoroughfare currently under construction to connect to Interstate 90.

A C-Lemme Development, offered by VanBuskirk.

Information deemed reliable but not guaranteed.



5800 South Remington Place #100
Sioux Falls, South Dakota 57108
VBclick.com | 605.361.8211



605.376.0127

Ryan.Tysdal@VBclick.com

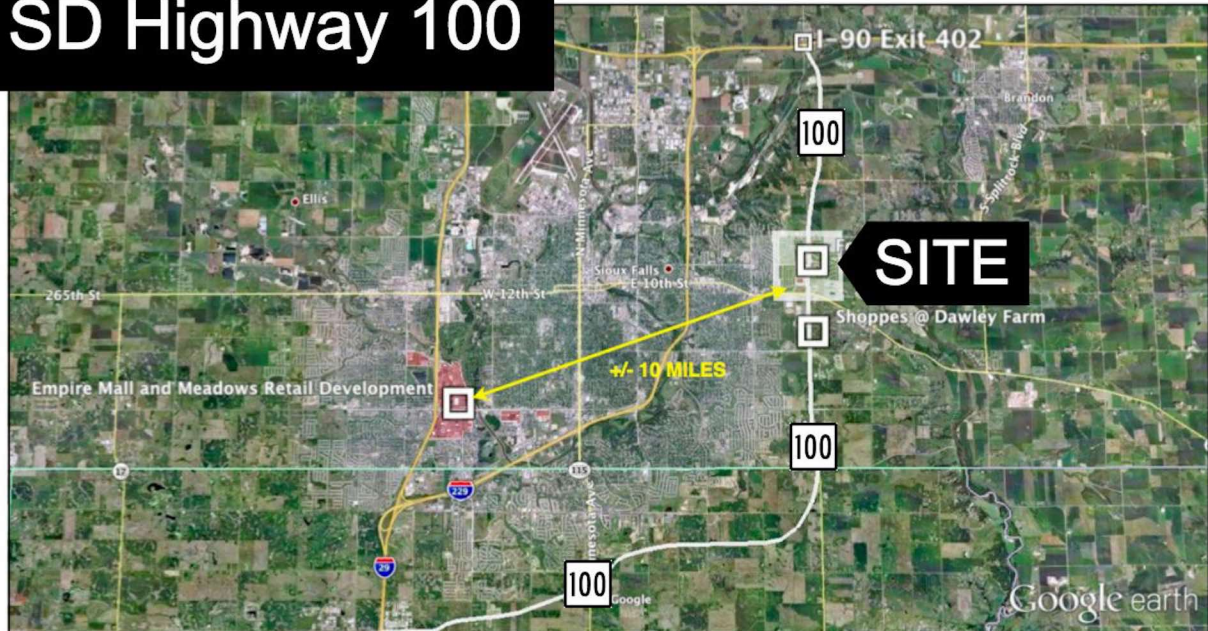




350-acre mixed-use development

Retail
Office
Medical
Multi-Family
Single-Family

SD Highway 100



- Highway 100 runs directly through the center of the Foss Fields Development.
- Construction is underway to connect Highway 100 north to Rice Street in 2018 and Interstate 90 in 2019.
- Highway 100 is a 4-lane thoroughfare, designed to be expanded to 6 lanes.
- Its Interstate 90 interchange will connect the Highway 100 retail corridor to communities north of Sioux Falls, including SW Minnesota and NW Iowa.

Sioux Falls Data



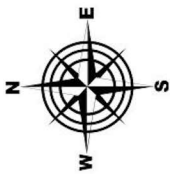
NO Corporate Income Tax
 Inventory Tax
 Personal Income Tax
4.5% USETAX • 6.5% SALESTAX

KEY INDUSTRIES



\$8.5
 BILLION
 Total 2015 Gross
 Retail Sales

\$ AVERAGE HOUSEHOLD INCOME **\$70,550**



EAST SIOUX FALLS RESIDENTIAL NEIGHBORHOOD DEVELOPMENTS



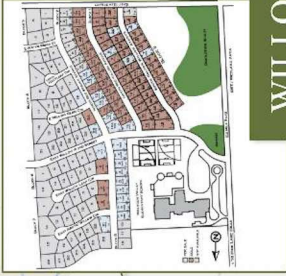
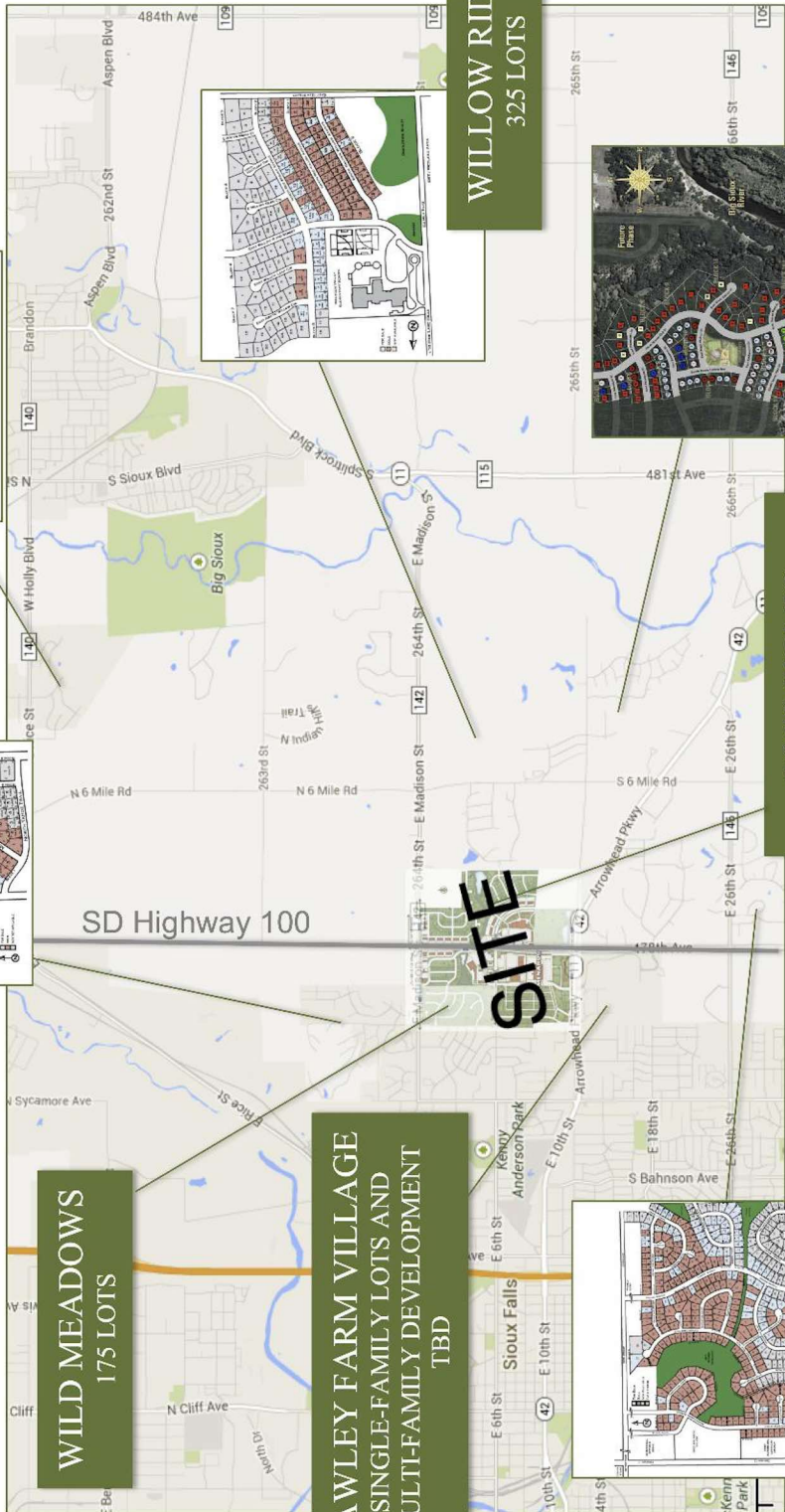
THE BLUFFS
240 LOTS



CANTEBURY HEIGHTS
111 LOTS

WILD MEADOWS
175 LOTS

DAWLEY FARM VILLAGE
SINGLE-FAMILY LOTS AND
MULTI-FAMILY DEVELOPMENT
TBD



WILLOW RIDGE
325 LOTS



ARBORS EDGE
350 LOTS

FOSS FIELDS
APPROX. 540 LOTS
500 MULTI-FAMILY UNITS



COPPER CREEK
275 LOTS