



The Next Chapter

ANNUAL REPORT OF DEVELOPMENTS



2025

MESSAGE FROM THE CHAIR

2025 THE NEXT CHAPTER



A year ago, when I became the Chair of the Sioux Falls Development Foundation, I didn't anticipate the amount of activity we've seen. From our efforts in business attraction, retention/expansion, and talent/workforce to our involvement in housing and redevelopment, the Development Foundation continues to lead the way in writing the next chapter of progress in Sioux Falls.

Our success in selling land in Foundation Park to companies like Amazon and Krier & Blain are a testament to the active business environment and the expansion of our tax base that was planned by previous leaders. Indeed, our success has led the Foundation to purchase more land; expanding Foundation Park to the northern edge of our city limits.

Our talent and workforce efforts continue to expose and attract more candidates to Sioux Falls, providing a qualified talent pool for our business community. We are working with our partners at the city to formulate new plans for housing growth and developing a mechanism to aid potential first-time home buyers.

With the Forward Sioux Falls IX campaign in full swing, volunteers and community leaders are raising \$18 million to help fund these efforts over the next five years. Continuing our success through the last campaign, Forward Sioux Falls leadership has again targeted the four towers for development – Economic Development, Talent & Workforce Development, Innovation & Entrepreneurship, and Public Policy & Community Improvement.

While existing programs will continue to address areas mentioned above, new programs including the Community Land Trust, Falls Area Development Corporation, and Special Project Management funding will address many opportunities identified in the feasibility study.

This new campaign is truly writing the next chapter of development in Sioux Falls. Expected outcomes include over 5,000 new direct jobs, 1,000 acres of new industrial land, \$3 billion in new capital investment, \$700 million in new property tax values and over 30,000 new residents for our community.

Sioux Falls is growing, and through our continued efforts and new initiatives, we are prepared to meet the challenges and evolving needs of our dynamic community. We invite you to join us in shaping this exciting future—and thank you for your ongoing support and investment.

It's been a pleasure serving as the Chair of the Board and thank you to all who have supported our efforts this past year.

I look forward to 2026.

Kent Cutler



Construction on Amazon's last-mile distribution facility in Foundation Park (Oct. 2025)

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Ex-Officio Members:

Gerald Beninga
Minnehaha County

Ryan Spellerberg
Sioux Falls City Council

Jim Schmidt
Lincoln County

* denotes retiring Board Member

MISSION

Collaboratively create and implement quality economic and workforce development programs to responsibly grow the Sioux Falls Metro Area.

DEMOGRAPHICS

316,000

METRO AREA
RESIDENTS

130,223

METRO AREA
HOUSEHOLDS

18.6
MINUTES

AVERAGE
COMMUTE TIME

73.3%

LABOR
PARTICIPATION
RATE



ECONOMIC DEVELOPMENT

FOUNDATION PARK

Foundation Park continues to stand as the centerpiece of the Sioux Falls Development Foundation’s mission to drive economic growth, attract investment, and support job creation. Strategically located at the crossroads of I-29 and I-90, the park provides immediate access to highway, rail, and utilities infrastructure, positioning Sioux Falls as a leading destination for industrial development in the Upper Midwest.

Foundation Park has attracted large tenants in Amazon, FedEx Ground, FedEx Freight, Lineage Logistics, Owens & Minor, Avera Health and CJ Schwan’s. In total, 490 acres have been sold to date, encompassing 13 tenants.



Construction on CJ Schwan's facility in Foundation Park (Oct. 2025)

Foundation Park represents more than land development, it represents a legacy of *opportunity, innovation, and collaboration* that fuels the region’s economic future.

Foundation Park has become a cornerstone of Sioux Falls’ growth engine. The continued influx of companies contributes to increased capital investment, job creation, and diversification of the local economy. Sioux Falls’ strong performance—ranked No. 1 per capita nationally for new and expanded projects in its size category—reflects the momentum Foundation Park has helped create.

As the Sioux Falls Development Foundation continues to invest in Foundation Park’s growth, the focus remains clear: provide the infrastructure, partnerships, and planning necessary to keep Sioux Falls competitive for the next generation of industry.

FOUNDATION PARK INFRASTRUCTURE DEVELOPMENTS

\$7.8M ROADS, WATER & STORM SEWER

\$1.8M SANITARY SEWER

\$1.1M GRADING PROJECT

\$2.6M REVENUE GENERATED FOR THE CITY OF SIOUX FALLS

2025 LAND SALES

32 ACRES AMAZON
4 ACRES KRIER & BLAIN

INDUSTRIAL PARKS

Since 1954, the Sioux Falls Development Foundation has led the development of industrial parks throughout Sioux Falls. By investing in land and business attraction efforts, the Foundation has supported the growth of local industry, helping companies establish and expand while creating thousands of quality jobs.

TOTAL ACRES DEVELOPED **2,445**

BUSINESSES **~160**

PARK EMPLOYEES **~12,000**

SFDF BUSINESS ATTRACTION ACTIVITY

12 NEW PROJECTS INITIATED

5 GOED RFI’S SUBMITTED

6 PROSPECT HOSTINGS

NATIONAL MARKETING EFFORTS

- TWIN CITIES RADIO ADVERTISING CAMPAIGN
- PARTNERED WITH GOED ON SITE SELECTOR TRIPS
- MARKETING CAMPAIGN TO NATIONAL SITE SELECTORS
- BROKER PARTNER & SFDF DIGITAL MARKETING CAMPAIGN
- ATTENDED THE LOGISTICS DEVELOPMENT FORUM
- ATTENDED AREA DEVELOPMENT’S CONSULTANT FORUM
- ATTENDED AI/CYBER SECURITY EXPO



WORKFORCE DEVELOPMENT & TALENT ATTRACTION

Talent and Workforce are fundamental to the health and well-being of the Sioux Falls economy and region. The Development Foundation's commitment to the community, businesses, and Forward Sioux Falls partner organizations has long- and short-term outcomes to meet the demands of a growing, diversified economy. The Foundation's Talent & Workforce Programs are an initiative of Forward Sioux Falls to engage students, employees, businesses, and organizations.

Programming Highlights

Career Connections

Weekly immersive programs featuring internships, apprenticeships, and job shadows to help juniors and seniors explore and engage with in-demand careers.

- 908 Students
- 139 FSF investor businesses involved
- 6 School districts
- 124 Group job shadows
- 217 Internships
- 76 Students awarded tuition to take dual credits at a SDBOR school
- 11 Build Dakota Scholars

Your Future STEM

Your Future STEM provides early career exposure and awareness of STEM-related careers and occupations poised for growth.

- 799 Students
- 25 FSF investor businesses involved



INTERN Sioux Falls

- 261 Interns in Sioux Falls
- 56 Employers
- 7,504 Applicants through Handshake
- 6 Summer events
- 17 Career fairs attended
- 284 Students connected

Talent Tours & Talks

- 65 Talent Tours
- 910 Students

Talent Draft Days

One-day programming events designed to connect high school seniors and college students with employment opportunities in the Sioux Falls region.

- 3,294 Students
- 68 FSF investor businesses involved

Measures of Success

14
Talent &
workforce
programs

315
Post-secondary
recruitment
partners

1,386
Students connected
to apprenticeships,
internships or
job shadows

14,949
Direct workforce
connections

WORK Sioux Falls

Each year, the Foundation conducts digital marketing campaigns aimed at spreading the message that Sioux Falls is a great place to live, work, and raise a family.

Wish You Were Here Campaign

In the fourth quarter of 2024, the Wish You Were Here campaign launched to inspire the local Sioux Falls community to talk with their friends and family who've relocated from the area to spread the message that "We wish you were here." The campaign ran on social media, print, and in television ads, and included a Downtown Sioux Falls gift card giveaway.

Results (October 28-December 31, 2024)
3,249,293 Impressions
1,334 Unique giveaway entries from 34 states

Intern Campaign

To complement the Foundation's INTERN Sioux Falls efforts, WORK Sioux Falls efforts targeted the geographic areas around 8 regional colleges and universities. This fall, ads drove traffic to www.sioxfalls.com/intern, a listing of local employers with internship opportunities. The fall ad flight is in progress. An additional ad flight will run late winter/early spring.

Early Results (October 13-November 3, 2025)
134,076 Impressions
27,944 Interactions

WIN in Workforce Summit 2025

The Development Foundation hosted the eighth annual WIN in Workforce Summit on October 23, 2025, drawing nearly 400 attendees to exchange insights and best practices in talent and workforce development as our community and economy continue to grow and thrive.



A special thank-you to our sponsors: Avera Health, City of Sioux Falls, Forward Sioux Falls, MidAmerican Energy, Sanford Health, University of Sioux Falls, University of South Dakota, Vialflex, and the Greater Sioux Falls Chamber of Commerce.



Recruitment Council & SHRM Partnership

The Recruitment Council and SHRM partnership hosted five quarterly events, engaging 681 participants. Sessions explored AI in business and the workplace, college talent recruitment, and workforce and housing development, strengthening employer collaboration and regional workforce strategies.



FALLS AREA DEVELOPMENT CORPORATION

The Falls Area Development Corporation (FADC) is a standalone 501(c)3 nonprofit, established by community leaders in 2022 and staffed entirely by Sioux Falls Development Foundation employees.

The organization was created to explore potential projects and strategies that would: stimulate core redevelopment, spur commercial revitalization, add housing units, support workforce homebuyers, and strive to keep all parts of Sioux Falls investable, all in close coordination with the City of Sioux Falls.

The FADC has played a key role on projects such as the Downtown Convention Center discussion and Minnesota Avenue Redevelopment, with other projects currently being explored. FADC operates under its own independent board of directors, with a goal of maintaining close to 50% of its board composition from current Development Foundation board members to ensure alignment in projects and leadership. This year, staff focused on the development of a Shared Equity workforce homebuyer program which was inspired by Forward Sioux Falls leaders during a community learning exchange with Rochester, Minnesota.

2050 SHAPE SIOUX FALLS

The Sioux Falls Development Foundation is involved with and will assist in carrying out various elements of the Shape Sioux Falls 2050 plan, which will serve as the city's long-range comprehensive development roadmap, and will be designed to guide growth, land use, zoning, and infrastructure investment over the next 25 years.

This plan seeks to foster a sustainable, prosperous, and well-organized future for Sioux Falls.

Its main goal is to establish a unified community vision that balances anticipated growth with local priorities, covering critical themes like accessible housing, safe transportation, strong economic development, and infrastructure resiliency. The City's current plan update includes a specific focus on Chapter 5: Shape Places, which significantly influences day-to-day planning and development activities.

Shape Sioux Falls 2050 has been an 18-month process. The City launched the project in Spring 2024, and has completed the public engagement phase, which involved a statistically valid survey, numerous meetings, and an interactive website.

The public's final feedback will help prioritize the plan's recommendation. Now, City staff and consultants are analyzing the feedback to develop a draft plan. The final draft plan will be presented to the Sioux Falls Planning Commission for review. The plan is scheduled to be brought before the Sioux Falls City Council for final adoption early next year (2026).

Learn more about the project at siouxfalls.gov/shapesiouxfalls2050.



GROUNDBREAKINGS HOSTED BY THE SIOUX FALLS DEVELOPMENT FOUNDATION



Sioux Falls Regional Airport Concourse



Augustana University Apartment Complex



Avera Heart Hospital Addition



Chabad Jewish Community Center



Levitt at the Falls Expansion



Mapleton Highlands



McKennan Park Pool & Bathhouse



Formosa Food Company

Forward Sioux Falls, the region’s leading economic driver, continues to serve as the central catalyst for economic and workforce development initiatives—maximizing regional growth and return on investment.



For more than 35 years, investors have relied on Forward Sioux Falls to **advance business retention and attraction, workforce development, and community enhancement.** In executing our current strategies, Forward Sioux Falls is making **measurable progress** toward the following five-year program goals:

GOAL BY 2026	2021-2024 TOTALS (CAMPAIGN TO DATE)
4,500 NEW DIRECT JOBS AT ABOVE-MEDIAN WAGE	5,300
\$500M IN NEW CAPITAL INVESTMENTS	\$1.6B
\$250M IN NEW PROPERTY TAX REVENUES	\$607M
300 EXISTING COMPANIES ASSISTED	320
12 TALENT & WORKFORCE PROGRAMS	14+
25,000 NEW RESIDENTS	23,738

As a **trusted connector between the public and private sectors**, Forward Sioux Falls supports transformative initiatives like Foundation Park and strategic opportunities such as the USD Discovery District, the DSU Cyber Security Research Center, and workforce programs through Reach Literacy, Bridges at the University of Sioux Falls, and led by the Sioux Falls Development Foundation.

Sioux Falls’ success is no coincidence. Since inception, Forward Sioux Falls has raised **nearly \$70 million** and invested into initiatives that have **generated billions in economic impact**—from business recruitment and expansion to talent development, entrepreneurship, advocacy, and community planning.

Purposeful decisions, forward-thinking strategies, and focus on seizing opportunities have made Sioux Falls a national model for economic success. As we approach the close of our current program, **we’re building on this momentum** by launching **Forward Sioux Falls IX (2026–2031)**—the next chapter of growth, collaboration, and impact.



The Forward Sioux Falls IX Campaign Co-Chairs
L to R: Dave Flicek, Jason Herrboldt, Laura Mitchell, Andy Munce, and Mayor Paul TenHaken (Honorary Co-Chair).

SPIRIT OF SIOUX FALLS

AWARD

The Spirit of Sioux Falls Award is given annually to a person who has demonstrated leadership and commitment to the economic growth and development of our community. The award honors the memory of David Birkeland, Angus Anson, and Roger Hainje who perished in the plane crash along with Governor Mickelson and other state officials and staff in April of 1993.

Past Recipients

1994	Al Schock	2010	Steve Crim
1995	Russ Greenfield	2011	Steve Egger
1996	Lyle Schroeder	2012	Sylvia Henkin
1997	Curt Kuehn	2013	Larry Ritz
1998	Charlie Kearns	2014	Dale Froehlich
1999	Gary Olson	2015	Dana Dykhous
2000	David Christensen	2016	Tom Walsh
2001	Jack White	2017	Craig Lloyd
2002	Tony Bour	2018	Governor Dennis Daugaard
2003	Linda Barker	2019	Evan Nolte
2004	Steve Kirby	2020	Steve Metli
2005	Governor Mike Rounds	2021	Tom Kelley
2006	Tom Everist	2022	Mark Shlanta
2007	T. Denny Sanford	2023	Jim Soukup
2008	Mark Griffin	2024	Bob Thimjon
2009	Jim Wilcox		

SCHOLARSHIP RECIPIENTS

Each year the Sioux Falls Development Foundation awards Spirit of Sioux Falls scholarships to students who have completed at least one year of post-secondary work in a business-related area of study. The scholarships were established by the Sioux Falls Development Foundation in 1993 to honor the memory of Roger Hainje, Angus Anson and David Birkeland; Sioux Falls business and economic development leaders.

Winners of the 2025 Spirit of Sioux Falls, \$6,000 Scholarships:

Lydia Decker

Accounting Major
University of South Dakota

Landon Ruesink

Accounting Major with a
Concentration in Finance
Dakota Wesleyan University



Korczak Ziolkowski’s Fighting Stallions memorial captures the fierceness, determination and fighting spirit of South Dakotans. The people of South Dakota constructed it as a lasting memory to six South Dakota leaders and the two state pilots who perished in an airplane crash on April 19, 1993. It was dedicated one year after the tragedy that took the lives of Sioux Falls economic development leaders – Roger Hainje (Foundation President), Dave Birkeland (Chairman) and Angus Anson (Vice Chairman), Governor George Mickelson and four other state employees. The group was on an economic development mission to address the threat of losing Sioux Falls’ John Morrell plant, the city and state’s largest agricultural processing employer.



Startup Sioux Falls empowers founders to Start, Scale, and Sustain their businesses through practical programs and peer support—making Sioux Falls stronger.

Startup Sioux Falls has evolved into the region's central hub for entrepreneurship; connecting founders, mentors, and partners through a growing ecosystem designed to help businesses move from idea to impact.

The focus is clear: build a thriving entrepreneurial community by providing stage-appropriate support for every type of founder. Through collaborative programs, mentorship, and access to resources, Startup Sioux Falls continues to strengthen the foundation of the local economy and shape the future.

STARTUP SIOUX FALLS PROGRAMS & SERVICES

- Programs that support the entire startup journey
 - Bootcamp (Pre-accelerator)
 - CO.STARTERS Business Accelerator
 - SaaS Launchpad (High-growth tech founder-focused accelerator)
 - GROWCO (Peer Mentorship Accelerator for Scaling Businesses)
- Startup Sunrise & Startup Skills Workshops
- Entrepreneurs-In-Residence Program – Providing mentorship to founders
- Wayfinding Resource Navigation for aspiring entrepreneurs
- Flexible Office & Coworking Space



2025 BY THE NUMBERS

65	GRADUATES OF STARTUP ACCELERATOR PROGRAMMING
363	ENTREPRENEURS SERVED
239	MEMBERS OF THE SOCIAL CLUB & COWORKING SPACE
2,182	INDIVIDUALS SERVED
95%+	SATISFACTION RATE ACROSS PROGRAMS AND EVENTS
7,985	ONLINE COMMUNITY MEMBERS
1,000+	FOUNDER MENTORSHIP TOUCHPOINTS
3,500+	TOTAL FISCAL YEAR EVENT ATTENDEES



With support from partners, volunteers, sponsors, and advocates, Startup Sioux Falls empowers entrepreneurship to shape the region's future. Looking ahead, it will continue serving founders, strengthening statewide collaboration, and expanding programs that support entrepreneurs at every stage. Scan the QR code to learn more.



UNIVERSITY OF SOUTH DAKOTA DISCOVERY DISTRICT

The USD Discovery District continues to make progress toward its mission of developing an innovation community focused on research, technology commercialization, and industry collaboration.

In 2025, Phase 1 of the first building at the USD Discovery District was completed. Substantial completion of the 50,000-square-foot facility was reached in January, including two tenant build-outs, with the remaining core and shell designed for a custom build-out of flexible lab and collaborative office space for biotech firms, applied research groups, and private-sector R&D operations.

The USD Discovery District is proud to partner with the University of South Dakota, the State of South Dakota, the City of Sioux Falls, Forward Sioux Falls, and the two private entities that made the first building possible. The design and construction partners, ISC, Inc., and McGough Construction, helped create the flagship building that has brought momentum to the research park. The completion of the building generated additional discussions regarding recruiting and partnerships. In July of 2025, OmegaQuant Analytics, an independent CLIA-certified lab, became the newest tenant.

The USD Discovery District team remains focused on prioritizing tenant recruitment to the research park while enhancing the park's visibility as a regional hub for the biotech and life science industries. By actively participating in national conferences, fostering collaborative partnerships, and developing industry-specific tools, the team is adopting an advanced approach to identifying and capitalizing on emerging opportunities.

The USD Discovery District, an 80-acre research park under development in northwest Sioux Falls, is focused on creating a dynamic and collaborative environment where talent, research and innovative businesses interact to create new ideas, technologies and opportunities impacting our region and our world. As a public-private partnership among the University of South Dakota, the City of Sioux Falls, the State of South Dakota, the South Dakota Board of Regents and Forward Sioux Falls, the USD Discovery District is committed to fostering economic development by creating an environment where university assets, research and the private sector collaborate.

SIOUX FALLS STATS
 2025 AT A GLANCE

\$1.2B

TOTAL VALUE OF
CONSTRUCTION
JANUARY – OCTOBER

5,071

NUMBER OF
BUILDING
PERMITS
JANUARY – OCTOBER

\$945.5M

CAPITAL
INVESTMENT
JANUARY – OCTOBER

~4,500

JOBS GROWTH
JANUARY – OCTOBER

Industrial & Warehouse
 Developments

Amazon.com Services LLC purchased 32 acres of land in Foundation Park. The company is expanding their presence in the area with a \$20 million, 115,000 square foot distribution facility that will employ 125 when operational May 2026; providing faster delivery service to local customers.

Builder's Millwork constructed a \$1.2 million warehouse facility adjacent to their showroom on East 11th Street.

Construction is underway on **CJ Schwan's** 700,000 square foot Asian food processing facility in Foundation Park. Located on 142 acres, the facility is scheduled to be operational in 2027. In addition, the company opened a regional office downtown.



Dakota Digital is constructing a 60,000 square foot light industrial/warehouse facility on its Sioux Empire Development Park VII campus. The \$15 million facility can be subdivided and leased.

Dakota Specialty Solutions, an agricultural science and chemical company, received a SD Works Loan to assist in the construction of their 27,000 square foot facility in Canton's industrial park. The \$4.5 million facility includes production space, offices and warehousing, with 15 employees.

A new corporate office for **Design Tanks** was completed. The addition to their campus at 600 West Blackhawk Street represents a \$3+ million investment in facilities.

An additional 16,000 square foot facility is under construction at 4201 North Cliff Avenue. **Diesel Machinery Inc.'s** new shop represents a \$4 million investment.

Work started on a new 40,000-square-foot headquarters facility for **Formosa Food Company** at 3100 North Bahnson Avenue. The company, specializing in traditional Taiwanese pork products, is moving and expanding its operation from northwest Iowa. The facility is scheduled to open spring 2027.



Construction on a new manufacturing facility for **Heiman Fire Equipment** wrapped up. The 30,000 square foot building supports the company's continued growth.

Work wrapped up on a \$30 million expansion of **Henkel's** manufacturing facility in Brandon, doubling the size of the facility and adding a cutting-edge heat treatment process for metal conditioning used in electric vehicles.

Johnson Hardwood Co. operates out of a new facility at 5700 North Interchange Avenue. The 41,500 square foot office and warehouse space represents a \$4 million investment.

Krier & Blain recently closed on a 4-acre parcel in Foundation Park. The company plans to construct a 12,000-square-foot, \$5 million facility for their growing business.

Asphalt production started in May at **L.G. Everist's** newest facility; the latest phase of a 60-acre development in Nine Mile Park. Located near Harrisburg along I-29, the operation employs around three dozen people and doubles the company's capacity within the metro area.

Work wrapped up on a new 72-door trucking facility for **Old Dominion Freight Line**. The nearly \$20 million complex is located at 4000 West 62nd Street North in the master-planned Griffith Park development.

A 19,700-square-foot addition is underway to the **Orion Foods** facility at 2400 North Marietta Place. The addition represents a \$12+ million investment in facilities for the growing business.

Work wrapped up on a new 23,000-square-foot warehouse/office facility for **Overhead Door Company** at 740 North Delbridge. The facility and nearly 5-acre property represent a \$4.5 million investment.

Virgina-based **Owens & Minor** and **Avera Health** opened a 330,000 square foot integrated service center facility on 23 acres in Foundation Park. The facility opened in spring. Approximately 50 Owens & Minor employees operate out of the distribution center for PPE equipment, coordinating medical supply logistics. The facility houses approximately 300 Avera employees within centralized pharmacy services, the biomedical engineering department, print shop and courier operations. The facility represents a \$40 million investment.



Presidio Components, a San Diego-based manufacturer of ceramic capacitors, built a manufacturing campus on 13.66 acres in Sioux Empire Development Park VIII. The 80,000 square foot multi-facility campus houses 115 employees and represents a \$12 million investment in Sioux Falls.

Pro Framing Inc and the company's new venture **Pro Safety Consultants** are operating out of a new office and shop on three acres in Hartford's 40-acre North Oaks Industrial Park.

Rice Companies completed construction of its new office, shop and warehouse facility earlier this year. Located at 5501 North Interchange Avenue, the facility represents a \$3+ million investment in the area.

Expansion is underway at **Showplace Cabinetry** in Harrisburg. The estimated \$25 million investment will expand their production facility for frameless cabinets from 76,800 square feet to 180,000 square feet.

Silencer Central broke ground December 2024 on a 60,000-square-foot distribution center with 5,000 square feet of office space. The facility consolidates all warehousing and distribution operations, and provides dedicated space for engineering, supply chain, and purchasing teams. The \$14 million facility includes specialized areas for gunsmithing, 3D printing and a gun range for product testing.



Spartan Emergency Response broke ground in August on their manufacturing facility expansion in Brandon. The \$20 million, 56,000-square-foot expansion will increase production, the facility's painting

and fabrication capabilities, and create 50 new jobs. The new area is scheduled to be operational early 2027 and increase production by 40 percent.

Watertown-based **Stein Sign Display** leased two buildings at the southeast corner of I-29 and 12th Street to house offices and installation equipment. The site provides room to add a production facility in the future. The company opened their Sioux Falls location in the spring, employing six.

A new facility for **TEC Equipment Sales & Service** is nearly complete. Located near I-29 and Benson, the structure consists of 48,890-square-feet of shop and office space, as well as a 11,960 square foot mezzanine.

The new \$10 million **U-Haul Moving & Storage of Veteran's Parkway** development on East 41st Street is complete. The 8-acre site contains a pair of three-story buildings offering 1,400 climate-controlled self-storage units and a separate warehouse for 1,250 mobile storage containers. Approximately 20 new jobs were created.

U.S. Auto Force purchased 14 acres in Foundation Park for 130,000-square-foot warehouse distribution facility. The company will employ 60 when operational 2027.

Office, Commercial & Medical
 Developments

American Bank & Trust opened two new branches earlier this year; the 4,000-square-foot branches are located on Gateway Boulevard in Tea and at West 26th Street and the Tea/Ellis Road.



A new location for **AutoWerks** opened in Tea. The 38,000-square-foot facility offers foreign and classic car repair/restoration services and sales, as well as climate-controlled storage.

Construction continues on two **Avera Health** projects totaling \$245 million – a six-story women's and children's tower on the Avera McKennan Hospital & University Health Center campus and a three-story digestive health facility at Avera on Louise.



The 220,000-square-foot tower will create a new main entrance on the Avera McKennan campus. At Avera on Louise, the new 127,000-square-foot digestive health facility will also connect via underground tunnel for employees to easily access the existing Avera Specialty Hospital. New construction will support the growth in gastroenterology and free up more space in the Avera Specialty Hospital for Avera's growing orthopedics service line. The facilities are scheduled for completion in early 2027 and early 2026 respectively. Ground was broken in November on a 35,000-square-foot, 3-story Advanced Cardiac and Vascular Imaging Center at the Avera Heart Hospital. The \$21.5 million expansion will create 30 new positions when operational spring 2027. Additional space for clinical care, outpatient prep and recovery wrapped up at the North Central Heart Clinic and Avera Heart Hospital. At the Avera Behavioral Health Hospital, 16 beds for inpatient adult care were added.



The 9,440-square-foot **Big Lost Meadery** and **Ranch & Roost** facility in the Lake Lorraine development opened earlier this year. The \$3.1 million restaurant and brewery employ 18.

New additions to the **Cherapa Place** development that opened or are opening soon include a 20,000-square-foot **Pomegranate Market** offering natural and organic items, prepared foods and catering, **Cafe Breadico**, **Rivage Oak Kitchen**, **HK**, **Nunzio's Food Hall**, and distillery **BlackFork Farms**.

Circle K is opening additional convenience store/gas station locations in the area. Construction is underway at 5601 East 57th Street, 4811 East Arrowhead Parkway and 6300 East 41st Street. Each location represents a \$3 million investment.

CorTrust Bank is in the process of redeveloping a block of Minnesota Avenue between 21st and 22nd Streets for a new two-story location. The \$11 million branch is scheduled to be operational 3rd quarter 2026.

Powderhouse Road in northeast Sioux Falls is the location of **Couture Luxury Flooring & Design Studio**. The 17,000-square-foot showroom opened in September, representing a \$3 million investment.

Bridges at 57th is home to **Dakota Butcher's** newest location in the state. The 8,100-square-foot shop will offer a full-service meat case, smoked meats, handmade pizzas, and take and bake meals.

Work is nearing completion on the new **Dakota Dental** clinic and **Brookside Professional Building** at 7600 South Brookside Circle, near 85th Street and South Veterans Parkway. The facility represents a \$5+ million investment.

Direct Companies doubled its space by moving to a new headquarters facility at 3401 North Louise Avenue earlier this year. The facility was remodeled at a cost of \$2+ million and provides 30,000-square-feet of space for the growing company that employs 110 in Sioux Falls.

Sitework and footings are underway on a new extended-stay hotel in the Sanford Sports Complex. **Everhome Suites** will provide 114 rooms in the community.

Construction continues on ten small office buildings in the 150-acre mixed use **Harvest Creek** development. Located along Veterans Parkway south of 57th Street, it will encompass retail, office, multi and single-family housing.

The **Hilton Garden Inn Downtown** is undergoing a major remodel. A private dining experience, refreshed banquet space, kitchen and lobby are wrapping up with guestrooms and the restaurant to follow. The remodel represents a \$8 million investment. Additionally, the **Hilton Garden Inn Sioux Falls South** completed a nine-month full transformation with a complete renovation.



National furniture retailer **Lovesac** opened a store in The Empire Mall earlier this year.

Missouri River Energy Services expanded facilities at 3724 West Avera Drive. The \$9 million addition features new offices, conference and training rooms for their growing workforce.

Montgomery’s is expanding with the purchase of the former Conlin’s Furniture property. The facility is undergoing a \$2+ million renovation/addition that will include a design department, lighting gallery, additional flooring and window treatment spaces, and a clearance center.

Construction is underway on an addition to **Ophthalmology Ltd.** Located at 6601 South Minnesota Avenue, the addition represents a \$6 million investment.

In February, **Orthopedic Institute** opened a new facility on eight acres in the Bakker Landing development south of 85th Street and west of Interstate 29 near Tea. The two-story, 70,000-square-foot clinic and office facility includes PT/OT and rehabilitation services.



Plaza Azteca East, a \$3.5 million, 6,000-square-foot restaurant at the southwest corner of East 26th Street and Veteran’s Parkway, opened. The restaurateurs’ second location employs 30.

A \$7.3 million, 13,000-square-foot educational childcare center opened in August at 7500 South Audie. **The Primrose School of Sioux Falls at Heather Ridge** can serve up to 176 children.

Ramkota Companies wrapped up the expansion of their ClubHouse Hotel & Suites with a 44-room addition and complete remodel. The facility is located on Louise Avenue near the I-29 & 26th Street interchange.

Sanford Health continues to grow their Sioux Falls footprint, investing in major upgrades to the main campus and neighborhood services including a nine-story, 205,000-square-foot Orthopedic Hospital that is nearing completion. Opening in January, the \$161 million facility will encompass 35 pre/post procedure rooms, 19 future inpatient rooms, 12 operating rooms, an intraoperative MRI machine and a new option for lodging for the community at a new hotel, The Highpoint Hotel. The hotel will have a direct connection to the clinical services with 56 rooms on the top two levels of the new building, providing views of the city. The Orthopedic Hospital and Highpoint Hotel open January, 2026.



Additionally, Sanford Health’s **Good Samaritan – Founder’s Crossing** development is underway on the northeast corner of 57th Street and Veterans Parkway. The 100-acre campus will include the full continuum of senior housing and care options connected to a Sanford Health clinic and Lewis Drug. Built in phases, the first phase will open with about 40 villas in early 2026, with complete build-out over the next three years.

On the main campus, shell space is being converted to house two additional cath labs, and a dedicated pediatric emergency department will be built next to the existing ER and open on January 5, 2026.

Sioux Falls Lincoln opened a stand-alone facility for their dealership at 4901 West 26th Street. The facility is nearly 6,000-square-feet and represents a \$2.9 million investment.

WoodGrain Brewing Company expanded with a second location in the former Obscure Brewing facility at 5200 East Grant Street. The second location allows the company to expand capacity and add packaged products. The brewery opened in May.

Quality of Life & Public Developments

Augustana University – \$12M Foundation Heights Student Apartment Building; \$2.9M Elmen Center revitalization; \$2.8M University Chapel fellowship hall addition



Boys & Girls Club at McGovern Middle School – \$6.5M, 16,400-square-foot facility for after-school programming, creating 25 new jobs

Brandon Valley School District – \$23M Burkman Valley Elementary; \$6.8M Middle School expansion

Call to Freedom – relocated & expanded into former Fiserv facility

Carroll Institute – \$7M, 4-story addition & remodel

Chabad Jewish Community Center – 15,000-square-foot religious, education & social center

City of Canton – \$7M Pool

City of Hartford – \$23.5M Wastewater treatment facility

City of Sioux Falls – \$215M Water Reclamation Plant expansion & rehab; \$35M wastewater collection system expansion; \$17.2M Jacobson Plaza, Pawsible Park & T. Denny Sanford Splash Pad; \$7.4M McKennan Park Pool/Bathhouse replacement; \$6M Sioux Falls Regional Landfill improvements; Elmwood Clubhouse \$6.2M replacement; \$1.3M recreation trail expansion; \$35M Pump Station 240; Arrowhead House; New 60K sf facility for Light/Power/Traffic



Dakota State University - \$70M, 100,000-square-foot Cybersecurity Research Center – DSU Applied Research Lab - on 16 acres at the Sanford Sports Complex, creating 400 new jobs

Falls Area Singletrack – Great Trail Build at Great Bear Recreation Park

Furniture Mission – new larger location, remodel for office, warehouse, workshop

Great Plains Zoo – upgraded red wolf habitat; 5,000-square-foot Butterfly Garden

Levitt at the Falls – \$5.8M, 7,000-square-foot expansion for indoor programming space, green room, 2nd stage, & offices

Lewis & Clark Regional Water System – 3rd connection to Sioux Falls’ water distribution system along Ellis Road & West 12th Street

LifeScape – \$98.3M, 185,000-square-foot facility encompassing an 18-bed pediatric specialty hospital, specialty school & residential area; \$1.5M group home

Lincoln County – \$54.8M, 40-acre Justice Center campus

Mapleton Golf Club – 18-hole private golf club

McCrossan Boys Ranch – completion of the new athletic field & track

Minnehaha County – \$42M Juvenile Justice Center

Premiere Playhouse – relocated & expanded offerings

Scheels IcePlex – 12,000-square-foot, \$3.5M expansion

SculptureWalk 2025 – 80+ outdoor sculptures exhibited throughout downtown

Sioux Falls Area Humane Society - \$50K cat room upgrade

Sioux Falls Lutheran High School - \$4.8M two-story addition

Sioux Falls Regional Airport – \$120M, 57,000-square-foot concourse expansion - up to 5 new gates, terminal apron

Sioux Falls School District – \$26M, 83K sf Marcella LeBeau Elementary school; \$5.5M CTE Academy expansion

Siouxland Libraries – Oak View Branch update

South Dakota Game Fish & Parks Department – \$6.8M Outdoor Campus expansion



South Dakota State University – \$15M addition & remodel of existing building into a new state-of-the-art Nursing & Pharmacy program learning space

Southeastern Behavioral Health – new offices in multi-use facility

State of South Dakota & City of Sioux Falls – Veterans Parkway extension, \$250M

Tea Area School District – Performing Arts Center & High School addition

Tri-Valley School District - \$46.7M, 130,00-square-foot High School

Veteran’s Administration Medical Center – 11,115-square-foot Hospice Cottage

Volunteers of America, Dakotas – purchased former daycare facility to expand day service programming

ACCOLADES WORK & BUSINESS

- South Dakota is one of the country’s hardest-working states
WalletHub®, 2025
- Sioux Falls’ Sanford Health & Avera Health added to 2025-2026 Best Regional Hospitals list
U.S. News & World Report®, 2025
- Sioux Falls ranked as No. 8 best job market
SmartAsset®, 2025
- South Dakota among top 10 best states positioned to power the AI data center boom
U.S. News & World Report®, 2025
- Sioux Falls ranked No. 1 for Corporate Site Selection per capita for 2024
Site Selection Magazine®, 2025
- South Dakota ranked 2nd best state business tax climate
Tax Foundation®, 2025
- Sioux Falls ranked No. 11 hardest-working city in America
SmartAsset®, 2025
- Sioux Falls ranked as the best U.S. city for small business
B2B Reviews, 2025

Other Developments

605 Orthodontics (E 26th St)
7 Brew Coffee (Empire Mall campus)
Accelerate Wellness (E 57th St)
Alchemy House (Grant St)
All City Pet Care West (W 41st St)
Antigua Taco House (Eastbank Downtown)
Ark Academy (E 26th St)
Asian Cuisine Express (41st St)
Atomic Wings (Sertoma Ave)
Bassford Remele (Downtown)
Black Watch (Downtown)
Bluestone Federal Credit Union (W 41st St)
Breaking Burrito (Harrisburg)
Bride to Bride Wedding Co. (Cliff Ave)
Carhartt (Empire Mall)
Casey's (Brandon / Crooks)
Central Kitchen & Bath Showroom (Kiwanis Ave)
Chick-fil-A (Arrowhead Parkway)
Culver's (Sanford Sports Complex)
D'Lux Salon Suites (Solberg Ave)
Dine Café (W 69th St)
Doggy Den Suites (Gateway Ln)
Dollar Tree (Lake Lorraine / Sanford Sports Complex)
Dynamic Life Physical Therapy (57th & Western)
EAT (Empire Mall)
Egg on a Roll (Bridges at 57th / Downtown)
El Burrito (Empire Mall)
El Mexicano No. 7 (18th & Cleveland)
Fat Shack (Downtown)
First Interstate Bank façade update (Downtown)
First PREMIER Bank renovation

(69th & Minnesota)
Gorditas Durango (W 12th St)
Hollister (Empire Mall)
Hook & Ladder Kitchen & Bar (12th & Ellis)
J Miles Design & More (Minnesota Ave)
Jack Rose Social Club (Steel District Downtown)
Jones Family Eyecare (Lancaster Ave)
Juice Stop (69th St)
Kids 2 College Furniture (41st St)
KidStrong (Lake Lorraine)
KPot Korean BBQ & Hot Pot (Louise Ave)
Kwik Star (Brandon)
La Playita (Arrowhead Parkway)
Les Schwab Tire Center (Brandon / 61st Circle N / S Minnesota)
Lewis Drug remodel (Kiwanis)
Liquor Falls (Park Ridge)
Lululemon expansion (Empire Mall)
Luxe Falls Venue (S Shirley Ave)
Luxury Auto Mall addition/renovation (W 12th St)
Makers Market (Beresford)
Mary's Mountain Cookies (69th & Cliff)
Midwest Wellness Institute/MWI (Arway Dr /Downtown)
Modern Dental (Dawley Farm Village)
Nevr Looz (Downtown)
Over Easy (Dawley Farm Village)
Perfume Palace (Empire Mall)
Pizza Cheeks (26th & Minnesota)
Platter & Petal (W 49th St)
Prairie Creek Pet Hospital addition/remodel (Westlake Dr)
Reptile Adventure Zoo (Russell Ave)
Rosy's Tacos (W Madison St)

Sanctuary Goods (Downtown)
Samurai Hibachi & Sushi Express (Harrisburg)
Sawyer Wood Products (Empire Mall)
Shenanigans Sports Bar & Grill (Downtown)
Simon's Tacos 2nd location (E 10th St)
Smudge Studios (Tea)
SoundMind Neurofeedback & Psychotherapy (Southeastern Ave)
Starbucks (W 57th St)
Swing365 (W 57th St)
Taco Bell (41st & Ellis)
Taqueria Gonzalez (W 12th St)
Taqueria Juanita (Marion Road)
Tasty T (Empire Mall)
The Bar (Arrowhead Parkway)
The Breaks warehouse (18th & Cliff)
The Exercise Coach (Minnesota Ave)
The Flower Bar (29th & Minnesota)
The Human Bean (69th & Southeastern)
The Maker's Circle (Downtown)
The Nail Salon (E 57th St)
The PB (Pickleball) Jar (S Western Ave)
Treehouse Nest Therapy Services (69th St)
Uptown Cheapskate (Western Mall)
Urban Thread (Lake Lorraine)
Valvoline (41st & Ellis)
Vans (Empire Mall)
Vanessens Salon & Suites new expanded location (41st St)
Visual Swing Baseball & Softball Academy (W 53rd St)
VRA Vision (Arrowhead Parkway)
Voodoo Coffee Shop (N Minnesota Ave)
We Rock the Spectrum (E 10th St)
Yonutz (W 41st St)

FOUNDATION PROFESSIONALS



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Denise Guzzetta
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Business Development



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& Digital Media



Katie Gebauer
Project Coordinator
& Executive Assistant



Riley Johnson
Talent Recruitment
Coordinator

ACCOLADES LIVING & LIFESTYLES

- Minnehaha County rated No. 4 best place for new families
SmartAsset®, 2025
- Sioux Falls is one of the Top 100 best places to live
Livability®, 2025
- Sioux Falls ranked No. 3 least-stressed city in America
WalletHub®, 2025
- South Dakota named one of the ten best states in America at No. 8
U.S. News & World Report®, 2025
- Sioux Falls ranked No. 4 best place for veterans to live in the United States
Veterans United®, 2025
- Sioux Falls named to Forbes best places to retire list
Forbes®, 2025
- Sioux Falls listed at No. 6 best city for street art
USA Today®, 2025
- Sioux Falls ranked among the top 25 safest cities
WalletHub®, 2025

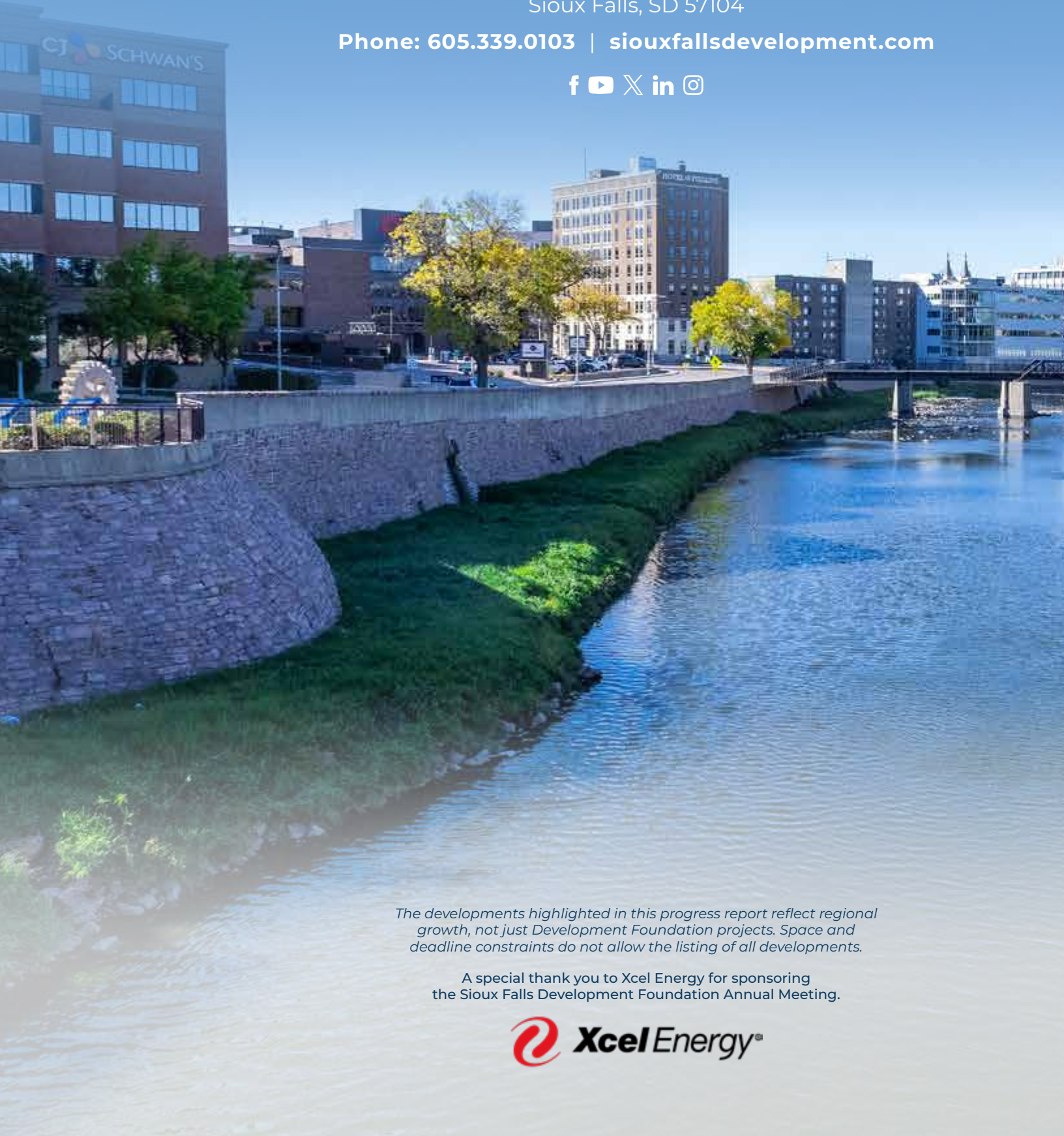


SIoux FALLS

DEVELOPMENT FOUNDATION

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The developments highlighted in this progress report reflect regional growth, not just Development Foundation projects. Space and deadline constraints do not allow the listing of all developments.

A special thank you to Xcel Energy for sponsoring the Sioux Falls Development Foundation Annual Meeting.

