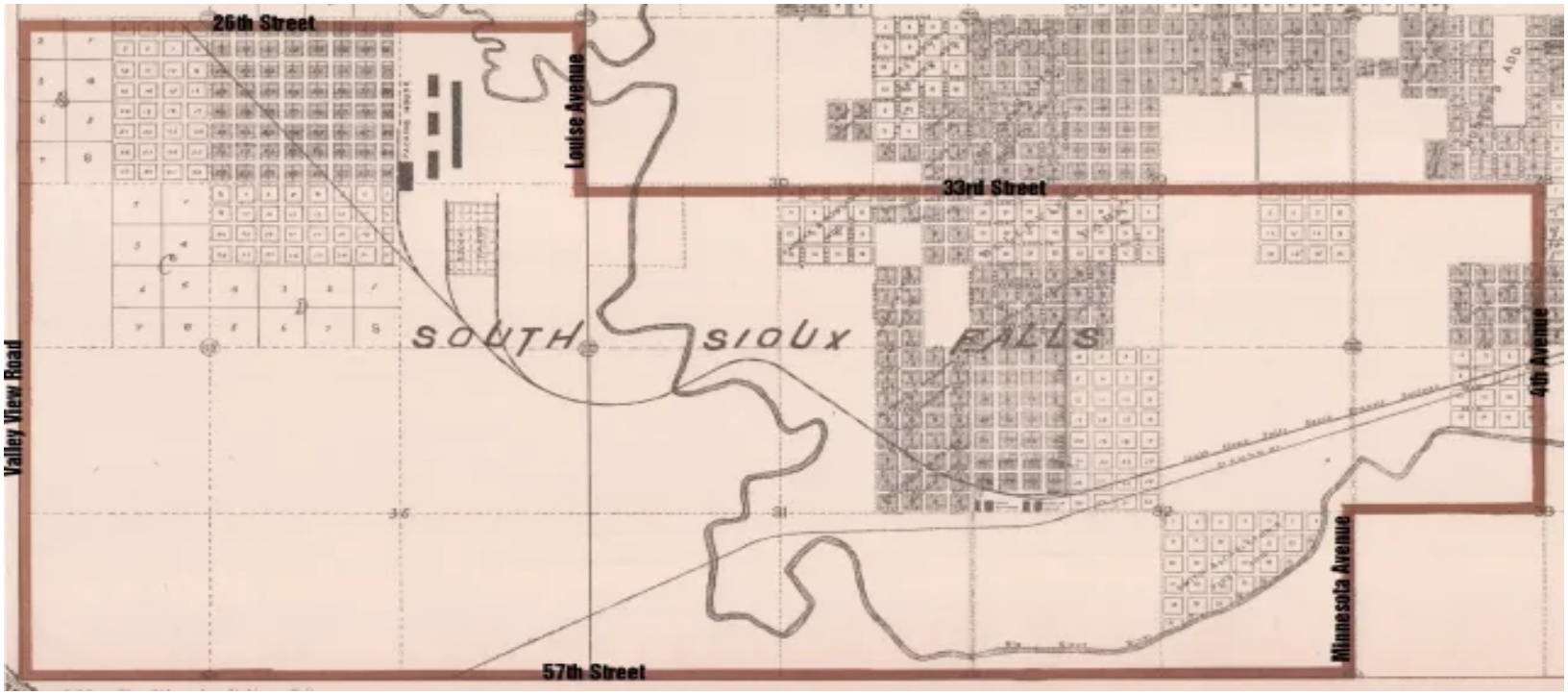
Sioux Falls Community
Chronicle

October 11, 2026

A Multinational Industrialized Park that Became **South Sioux Falls, S.D**



The Story of South Sioux Falls,

In 1890, Richard Pettigrew and his business partner Samuel Livingston (S.L) Tate had a vision of building a community in the southernmost part of the Township of Sioux Falls. It has become known as the first Industrial Park in the area, covering more than 1,800 acres of land situated along 41st Street, and between Grange and Phillip's Avenue.

To tell this story, we must begin with a building that today sits along Main Avenue, in Downtown Sioux Falls. The **Odd Fellows Building**, which held a company owned and operated by Richard F. Pettigrew and Samuel Livingston Tate.



This building would go on to play an important role in the development of South Sioux Falls. On the first floor, it held the Pettigrew and Tate Real-Estate, Loans, and Mortgage, and on the top floor, the Odd Fellows Club.

Pettigrew & Tate Real Estate Loans, and Mortgage, was owned by both Richard Pettigrew and Samuel Tate, to whom operated a Lawfirm, Real Estate, and Title Company from this building, to whom would go on to partner together to help develop, and shape early Sioux Falls between 1870 and 1930.

Richard Pettigrew had moved here in 1869 to work with a United States deputy surveyor. He settled in Sioux Falls where he would go on to practice Law, having been engaged in land surveying and real estate, also serving in the Dakota Territorial House of Representatives within the Common Council in 1881-83, and again from 1885 to 1889.

From the Odd Fellows Building, Pettigrew would play a huge role in the early development of Sioux Falls, using his massive wealth in land to shape the community.

As for **Samuel Tate**, he was born in England in 1839, and had migrated to America in the early 1850's to attend Albion College, and University of Chicago, to become a lawyer, practicing law prior to his future real estate ventures during his time in Sioux Falls. His entrepreneurial endeavors included promoting railroads, constructing street-car lines, and establishing manufacturing plants. He was also employed in the construction of the Chicago & Rock Island Railroad until its completion to Rock Island in the fall of 1854, leading to his arrival to Sioux Falls by 1884, where he engaged in the real-estate business, conducting his operations individually until the autumn of 1886, when the firm of Pettigrew & Tate was formed, where as equal partners, the two interested principals engaged most actively in the general real-estate and promoting business, their transactions having reached as high an aggregate as more than a million dollars in a single year.

Once creating their partnership, the firm bought and sold immense tracts of land in and near Sioux Falls, platted nine additions to the city, constructed eight and one-half miles of street-car lines in the city, operating the same for eleven years, erected the fine Pettigrew & Tate block, a three-story structure of cut stone, in Main Avenue, and built a terminal standard-gauge railroad, eight miles in length, from the city to the new packing house west of the same and equipped the line with rolling stock.

By 1890, they had taken possession of thousands of acres of land in Sioux Falls.

The **Odd Fellows Club**, a nonprofit organization, established to promote personal and social development through fraternity, community service, and charitable projects such as visiting the sick, relieving the distressed, burying the dead, educating the orphan, while placing markers on unmarked grave sights.

As members of the Local Lodge #9, both Richard Pettigrew and Samuel Tate would have met with other men and women to help discuss the future development of the community.



As a Fraternal Organization, this group of men and women become a voluntary social group where members associate freely around a common bond, ideology, trade, or heritage to provide mutual support, personal development, and community service.

And like the El Riad Shrine before them, they have become united as one, with the goal to pool their assets together, to share religious, ethnic, professional, academic, or social values, where they offer social networks, leadership training, charitable initiatives, and sometimes insurance benefits.

The **Creation of South Sioux Falls** (1890) as the first commercialized, social community of men and women, built to provide affordable housing, provide services, and to promote a multinationalized commercial district to attract international, global companies to Sioux Falls in the future.

Upon donating more than 1,800 acres of land, the Pettigrew's envisioned an Industrial Park south of 33rd Street, and along 41st Street.

As you drove down Minnesota Avenue, otherwise known as S.D Hwy 115 - you would come to see the sign "Welcome to Sioux Falls" - marking the start of a new town site.

It would become an entirely separate town, along 41st Street, originally platted between Grange Avenue and Phillip's Avenue. Much of the residential area would be between 33rd Street and 41st Street, with the main commercial district south of the homes.

As an **Industrial Park**, it would become a tract of land planned, zoned, and developed specifically for industrial and manufacturing type businesses. These types of developments are typically on the outskirts, edges, and outside of the main residential area; they are often equipped with heavy-duty roads, power supplies, water lines, waste management systems, and specialized logistics facilities.

These types of developments tend to include **manufacturing**, **warehousing**, **distribution**, or **processing plants** together to minimize noise and pollution in residential areas while sharing services.

Multinational, **Global Economy** in South Sioux Falls generates revenue from international corporations, to become a commercial-revenue generator for the city.



The vision of both Richard Pettigrew, Samuel Tate, and their other partners, financiers, and investors was to attract big, profitable, nationwide companies to the area.

Between 1890 to 1940, South Sioux Falls had attracted the following types of companies:

- **Meat Packing, Slaughterhouse** - a large-scale meat packing plant spearheaded by Pettigrew near modern-day 41st Street cost over $1 million, though it operated for less than two months before shutting down;
- **A Woolen Mill** - a local textile manufacturing operation set up during the town's initial industrial push;
- **Soap Factory** - a small production facility making soap and related goods;
- **Axle & Grease Factory** - an industrial facility producing lubricants;
- **Local Hotels & Game Ranch** - they also developed a first-class hotel and a high-fenced wild game ranch (featuring a buffalo herd and prairie dogs) near modern-day Yankton Trails;

As for the Largest, and Most Prominent Development in South Sioux Falls?

Soo Skyways, the first of its kind to the area, a Regional Airfield built between Western Avenue and Kiwanis Avenue in 1927, when the Sioux Falls Airport Holding Company purchased land near the intersection of 41st Street and Kiwanis Avenue.

The **Sioux Falls Airport Holding Company**, was a civic corporation, made up of mostly early community leaders, to build and manage the first municipal airport, with the main objective to secure Sioux Falls a spot on national commercial aviation maps, specifically to cater to commuter travel, business flights, and the newly expanding federal "Air Mail Service". - it had operated from 1927 to 1937, when the new Joe Foss Airfield was built thereafter.



Samuel Tate's biggest contribution to South Sioux Falls, may have been his greatest accomplishment, an attempt to connect a rail road from the City of Sioux Falls to South Sioux Falls, by utilizing his rail road connections he had built a decade earlier, he would become the primary promoter to bringing the Midland Pacific Rail Road to the township.

His Rail Road Vision would further connect Sioux Falls to Seattle on Puget Sound.

Midland Pacific Rail Road, the venture was declared by J. Pierpont Morgan to be the best-conceived and most promising railroad project in the United States and would have been carried forward to a successful issue but for the financial convulsion in the early nineties.

The 19th-century railway company organized in Nebraska in 1866 by Nebraska City businessmen to protect local trade after being bypassed by the Union Pacific Railroad, which had across several Nebraska counties, including Lancaster, Nemaha, Otoe, Seward, and York, reaching Lincoln on April 22, 1871, and later building a branch line to Brownville, and would later become part of the Burlington system as the Nebraska Railway Company.

The rail road line would have connected from Rail Road Switch Yard in Downtown Sioux Falls, and head south, following what became the same route as Federal Highway I-229 as it entered South Sioux Falls, onward to Omaha, Nebraska. Ironically, it would further connect Sioux Falls to the Town of Crooks, South Dakota.

Together, Richard Jefferson Pettigrew and his friend Samuel Livington Tate had the vision as early Lawyers, to who both utilized their profits to become major landowners within the Township of Sioux Falls, would utilize those connections to become major land developers, real-estate investors, to work together, along with their Odd Fellow friends, to attract international investors to build the areas first Industrialized Park.

And while the folks of the El Riad Shrine helped work with municipal officers of the City of Sioux Falls (downtown), Pettigrew and Tate utilized the Odd Fellow Lodge to help unite global investors to organize, develop, and build South Sioux Falls between 1890 and 1920.

And while Mr. Tate had died in the year 1914, his good friend Mr Pettigrew lived another decade, before succumbing in the year 1926.

These two men helped put the City of Sioux Falls on the global map, by building a **Multi-Culturalized**, **Commercial Society** in the southern part of the Township, thus building a community consisting of, or reflecting people of many different cultures, races, nationalities, languages, and religions.

At the height of South Sioux Falls, it had become a bedroom community that was designated as a second-class city in 1948, having roughly 1,600 residents living and working within its boundaries.

- By 1955, the voters of South Sioux Falls voted 704-227, conjoining with the voters of the City of Sioux Falls who voted 2,714-450 to merge the two communities as one.

Today, as the City of Sioux Falls has since merged with the likes of East, West, and South Sioux Falls, each part of these three former towns had played a valiant role in the development of the "Township" as it became a major "City" today with 250,000 people.

As for South Sioux Falls today, it now holds both the Western Mall and Empire Mall's, has since expanded deep into Lincoln County, and has become the main commercial revenue generator of the "City of Sioux Falls" as well as for the State of South Dakota.

When the National Air Guard came to Sioux Falls in the 1940's to build their military base, and help to expand the Joe Foss Field, a new Industrial Park arrived in West Sioux Falls, which today, holds the Denny Sanford Event Center, the S.F Arena, the Ball Park, Howard Wood Field, the Veteran Memorial Park, and the Sioux Empire Fairgrounds.

And while, the folks at **Sioux Falls Development Foundation** (established in 1954), move to build a third Industrial Park in Benton Township - Foundation Park. The vision first created by Richard Pettigrew and his friend Samuel Tate continue to lead the city forward.

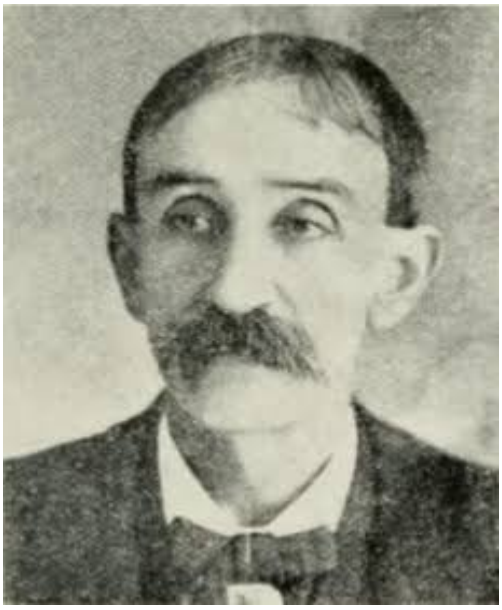
Ironically, as one chapter closed in the early 50's, a new one had begun, as the Sioux Falls Development Foundation has been busy attracting new international, global business to the Northwest Sioux Falls, companies such as Amazon, Smithfield Foods, C.J Swans, Fed-Ex, and U.S Auto Force. It all began with the first Industrial Park in 1890, that became known today as South Sioux Falls, S.D

South

Sioux Falls, S.D A

Multinaticultural, Bread and Breakfast Community of a Global Society





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Sioux Falls Resident