

**XCEL ENERGY CERTIFIED SITE
FOUNDATION PARK SOUTH –
BLOCK 1, LOTS 6-7
SIOUX FALLS, SOUTH DAKOTA**



CERTIFIED SITE DETAILS	
Location	Northwest of I-29 and I-90; south of BNSF rail line; interior site between loop road Sioux Falls, South Dakota
Owner	Sioux Falls Development Foundation 605-339-0103
Size	49 acres (Lot 6 is 43 acres; Lot 7 is 6 acres)
Zoning	Future Heavy Industrial (I-2); change from Agricultural zoning underway
Asking price	\$3-3.50/square foot
Highway access	1 mile to I-90 3 miles to I-29 30 miles to US 81
Air access	6 miles to Sioux Falls Regional Airport
Rail access	No rail access

UTILITIES

Electric power	Xcel Energy	34.5 kV 3-phase, 115 kV transmission line, 100 MVA adjacent to transmission lines
Natural gas	MidAmerican Energy	6" main, 65 PSIG maximum; plans to extend to site upon active development
Water	City of Sioux Falls Water Purification	16" main can provide 3,060 GPM under static conditions without other offsite demands
Sewer	City of Sioux Falls Water Reclamation	15" service line, 1.62 MGD capacity
Storm water	City of Sioux Falls	Site-specific stormwater treatment/detention in accordance with City of Sioux Falls Engineering Design Standards
Telecom/fiber	Alliance, Lumen	

SITE DUE DILIGENCE AND COMMUNITY DOCUMENTATION

Title commitment	✓	Archeological and Historic Use assessments	✓
Aerial site views and maps	✓	Park covenants and restrictions	✓
Park master plan	✓	Transportation access maps	✓
Utility service maps	✓	Geotechnical study/soil survey	✓
Site dimensions and configuration	✓	FEMA Flood Plain Designation with map	✓
Wetlands delineation and map	✓	Air attainment status	✓
Phase 1 environmental assessment	✓	Endangered species assessment	✓
Community profile and demographics	✓	Letters of support	✓
State and local incentives overview	✓	Business and industrial support services and amenities profile	✓

XCEL ENERGY CONTACT

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ECONOMIC DEVELOPMENT ORGANIZATION

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