

XCEL ENERGY CERTIFIED SITE
FOUNDATION PARK NORTH – MEGASITE
SIOUX FALLS, SOUTH DAKOTA



CERTIFIED SITE DETAILS	
Location	Northwest of I-29 and I-90; north of BNSF rail line Sioux Falls, South Dakota
Owner	Sioux Falls Development Foundation 605-339-0103
Size	390 acres
Zoning	Future Heavy Industrial (I-2); change from Agricultural zoning underway
Asking price	Starting at \$2.50/square foot
Highway access	1.8 miles to I-90 2 miles to I-29 30 miles to US 81
Air access	6 miles to Sioux Falls Regional Airport
Rail access	BNSF Railway, Class 1

UTILITIES

Electric power	Xcel Energy	34.5 kV 3-phase, 115 kV transmission line; 100 MVA adjacent to transmission lines
Natural gas	MidAmerican Energy	1.8 miles to nearby line at intersection of I-90 and Marion Road; 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; line to be extended north from Foundation Park South upon active demand
Sewer	City of Sioux Falls Water Reclamation	None currently; plans and specifications have been finalized for a wastewater pump station, force main and gravity sewer extension to serve the site. 15" service line will have a capacity of 1.62 MGD
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

Kali Judd

Manager, Corporate Economic Development
kali.m.judd@xcelenergy.com
515-661-3486

ECONOMIC DEVELOPMENT ORGANIZATION

Dean Dziedzic

Vice President
Sioux Falls Development Foundation
deand@siouxfalls.com
605-339-0103

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