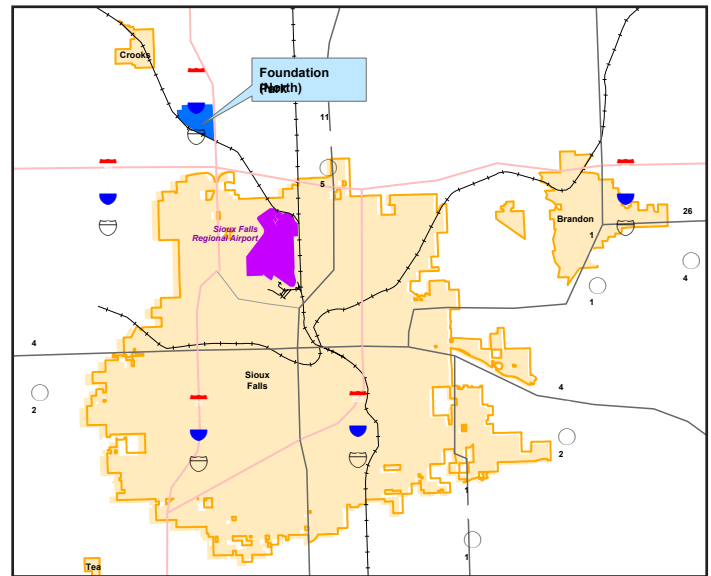
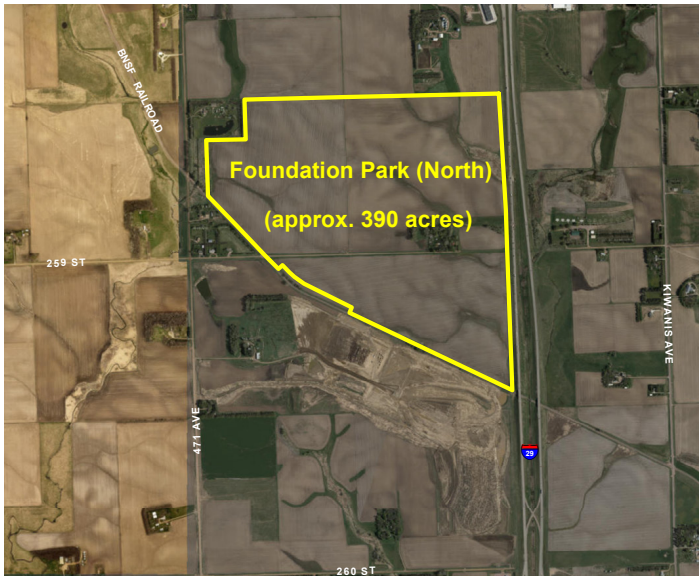


FOUNDATION PARK NORTH - MEGASITE SIOUX FALLS, SD

INFORMATION SHEET

CORPORATE ECONOMIC DEVELOPMENT



GENERAL SITE INFORMATION

Location	NW of I-29 & I-90 and North of BNSF rail line Sioux Falls, SD
Owner	Sioux Falls Development Foundation, 605.339.0103
Size	390 acres
Zoning	Future I-2 Heavy Industrial/change from Agricultural zoning is underway
Asking Price	Starting at \$2.50/sq. ft.
Highway Access	1.8 miles to I-90, 2 miles to I-29, 30 miles to US Highway 81
Air Access	6 miles to Sioux Falls Regional Airport
Rail Access	BNSF Railway, Class 1

UTILITY INFORMATION

Electric Power	Xcel Energy.
Natural Gas	MidAmerica. ~1.8 miles to nearby line at intersection of I-90 and Marion Road. 6-inch main, 65 psig maximum. Plans to extend to site upon active development.
Water	City of Sioux Falls Water Purification. The 16-inch water main can provide 3060 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 Division. None currently, however plans and specifications have been finalized for a wastewater pump station, force main and gravity sewer extension to serve the site. The 15-inch service line will have a capacity of 1.62 MGD City of Plainview. 12 inch, 2.52 MGD.
Storm Water	City of Sioux Falls. Site specific stormwater treatment /detention in accordance with City of Sioux Falls Engineering Design Standards.
Telecom/Fiber	Currently being addressed to have service available in spring of 2018

SITE DUE DILIGENCE DOCUMENTATION AVAILABLE (REPORTS AND DETAIL AVAILABLE)

Title Commitment	<input checked="" type="checkbox"/>	Archeological and Historic Use Assessments	<input checked="" type="checkbox"/>
Aerial Site Views and Maps	<input checked="" type="checkbox"/>	Park Covenants and Restrictions	<input checked="" type="checkbox"/>
Park Master Plan	<input checked="" type="checkbox"/>	Transportation Access Maps	<input checked="" type="checkbox"/>
Utility Service Maps	<input checked="" type="checkbox"/>	Geotechnical Study / Soil Survey	<input checked="" type="checkbox"/>
Site Dimensions and Configuration	<input checked="" type="checkbox"/>	FEMA Flood Plain Designation with map	<input checked="" type="checkbox"/>
Wetlands Delineation and Map	<input checked="" type="checkbox"/>	Air Attainment Status	<input checked="" type="checkbox"/>
Phase 1 Environmental Assessment	<input checked="" type="checkbox"/>	Endangered Species Assessment	<input checked="" type="checkbox"/>

GENERAL COMMUNITY INFORMATION

Community Profile and Demographics	<input checked="" type="checkbox"/>	Letters of Support	<input checked="" type="checkbox"/>
State and Local Incentives Overview	<input checked="" type="checkbox"/>	Business and Industrial Support Services and Amenities Profile	<input checked="" type="checkbox"/>

Economic Development Contact:

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Vice President

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Email:
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Xcel Energy Contact:

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