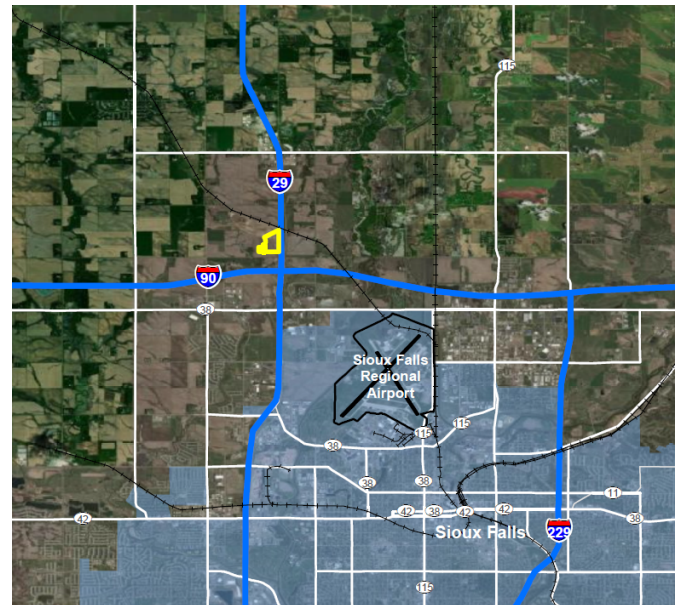


# FOUNDATION PARK SOUTH BLOCK 1 / LOTS 6 & 7 SIOUX FALLS, SD

CERTIFIED SITE BROCHURE

## CORPORATE ECONOMIC DEVELOPMENT



### GENERAL SITE INFORMATION

Location	NW of I-29 & I-90 South of BNSF rail line/interior site between loop road, Sioux Falls, SD
Owner	Sioux Falls Development Foundation, 605.339.0103
Size	49 acres (Lot 6 is ~43 acres and Lot 7 is ~6 acres)
Zoning	Future I-2 Heavy Industrial / change from Agricultural zoning is underway
Asking Price	\$3.00 - \$3.50 / square foot
Highway Access	1 mile to I-90, 2.8 miles to I-29, 30 miles to US Highway 81
Air Access	6 miles to Sioux Falls Regional Airport
Rail Access	No rail access

### UTILITY INFORMATION

Electric Power	Xcel Energy. 34.5 kV 3-phase, 115kV transmission line, 100MVA adjacent to transmission lines.
Natural Gas	MidAmerican. 6" gas main, 65 psig maximum. Plans to extend to site upon active development.
Water	City of Sioux Falls. 16" water main, 3060 GPM under static conditions without other off site demands.
Sewer	City of Sioux Falls. 15" service line, 1.62 MGD capacity.
Storm Water	City of Sioux Falls. Site specific storm water treatment / detention in accordance with City of Sioux Falls Engineering Design Standards.
Telecom / Fiber	Alliance and Lumen.

**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"/>

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