



Southbridge Business Park
Sioux City, Woodbury County, IA

Certification Report
February 2025



THE GEOGRAPHY OF BUSINESS™



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01

Overview





Site certification is a designation that a property meets or exceeds specific criteria for industrial development. While there is no national certification standard, Quest Site Solutions' (Quest) certification programs have stringent requirements, and properties undergo detailed analysis. A property that has achieved certification has a wealth of information which reduces the risk for prospects and speeds up the decision timeframe.



Quest is dedicated to assisting with the location selection for companies that are seeking a new location, a competitive expansion, or a consolidation. Quest is able to leverage its expertise in site selection consulting to assist economic development organizations in preparing for the challenges of attracting and retaining capital investment and employment opportunities in this competitive climate. The majority of Quest's economic development services are related to site development, primarily site evaluation and certification services. Quest, and its predecessor McCallum Sweeney Consulting, have been managing the IEDA Certified Site Program since 2012.

Contact: Taylor Dietz, tdietz@questsitesolutions.com, (706) 836-4263



Economic Development

The Iowa Economic Development Authority's (IEDA) mission is to strengthen economic and community vitality by building partnerships and leveraging resources to make Iowa the choice for people and business. Through two main divisions – business development and community development – IEDA administers several state and federal programs to meet its goals of assisting individuals, communities and businesses.

The Iowa Certified Site Program was launched by IEDA in May 2012 to address the lack of project-ready industrial sites in the state; it is an independent, third-party certification program designed to consider a combination of national site location standards, as well as Iowa's natural assets and the needs of the state's targeted industry sectors.

Contact: Amy Kuhlert, amy.kuhlert@iowaeda.com, (515) 348-6250

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Certification Letter



February 14, 2025

Amy Kuhlert
Program Manager
Iowa Economic Development Authority
1963 Bell Avenue
Des Moines, IA 50315



Dear Ms. Kuhlert:

Southbridge Business Park, located in Woodbury County, Iowa, originally achieved certification through the Iowa Economic Development Authority (IEDA) Certified Site Program in April 2019 as a General Industrial Site. Quest Site Solutions (Quest) has conducted a thorough analysis of the property; based on the updated information provided by the City of Sioux City and our evaluation of the property, we are recertifying **Southbridge Business Park** as an **Industrial Park**. This includes additional acreage which has been added to the west of the original certified acreage.

Quest has developed a program for IEDA to certify industrial sites and industrial parks as ready for industrial development. We have certified Southbridge Business Park as meeting the following criteria:

- The park must be a minimum of 200 total acres, with at least one site 25+ contiguous, developable acres. At least 60% of the remaining park acreage must be developable.
- The park must be available for sale or lease (with a documented price and terms) to prospective industrial investors.
- The park must be zoned appropriately or be able to be rezoned for industrial use within 90 days (if applicable). The surrounding properties must also be compatible with industrial uses.
- The park's developable acreage must be free of any known rights-of-way, easements, judgments, liens, restrictive covenants, and any other items that impact developability.
- The park's developable acreage must be located outside of the 100-year and 500-year flood zone or have a plan to fill the flood areas.
- The park must be free of recognized environmental conditions.
- The park's developable acreage must be free of wetlands or have a mitigation plan.
- The park's developable acreage must be free of federal threatened and endangered species or have a mitigation plan.

- The park's developable acreage must be free of areas of archaeological or historical significance or have a mitigation plan.
- The park's developable acreage must have soils compatible with industrial development.
- The park must be directly served or be able to be served by a road that is compatible with U.S. DOT standards for tractor-trailer access (80,000 pounds and 16 feet minimum clear height). Any road upgrades must be compatible with DOT standards for tractor-trailer access must be able to be completed within 12 months.
- The park must be served or be able to be served by industrial level electric infrastructure that can provide a minimum of 5.0 MW electric service within twelve months.
- The park must be served or be able to be served by natural gas infrastructure that can provide a minimum of 15,000 mcf per month within twelve months.
- The park must be served or be able to be served by water infrastructure and a water system with a minimum excess capacity of at least 300,000 gallons per day within twelve months.
- The park must be served or be able to be served by wastewater infrastructure and a wastewater treatment plant with a minimum excess capacity of 200,000 gallons per day within twelve months.
- The park must be served or be able to be served within twelve months by telecommunications fiber.

The details on how the property meets each of these criteria are included in Sections 3 through 10 of this report.

This certification will expire on **February 14, 2028**. Upon certification expiration, the property will need to submit for recertification.

We congratulate the team at the City of Sioux City for their hard work and for achieving certification. If there are any questions regarding our analysis, please contact us.

Sincerely,



Taylor Brittan Dietz
Consultant

03

Property Overview



PROPERTY OVERVIEW

LOCATION (LAT / LONG)

42.373111°, -96.382122°

CONTACT INFORMATION

Chris Myres
Business Development Coordinator
City of Sioux City
cmyres@sioux-city.org
(712) 224-5502 office
(712) 301-5210 mobile

SIZE/ACREAGE

313.92 total acres
272.40 available acres (fully developable)



SOUTHBRIDGE BUSINESS PARK (313.92 ACRES)

SIoux CITY, IOWA - AERIAL PHOTOGRAPH

IOWA
Economic Development

Legend

- Certified Site Boundary (Red outline)
- City Boundary (Yellow outline)
- Land Parcels (White outline)

Sold within Certified Site
1. Cold-Link Logistics

SOLD 1

New I-29 Interchange Open 2027

Map Updated: November 2024
2023 Aerial Photography (NAIP)

0 0.25 0.5 1 Miles

IOWA CERTIFIED SITE

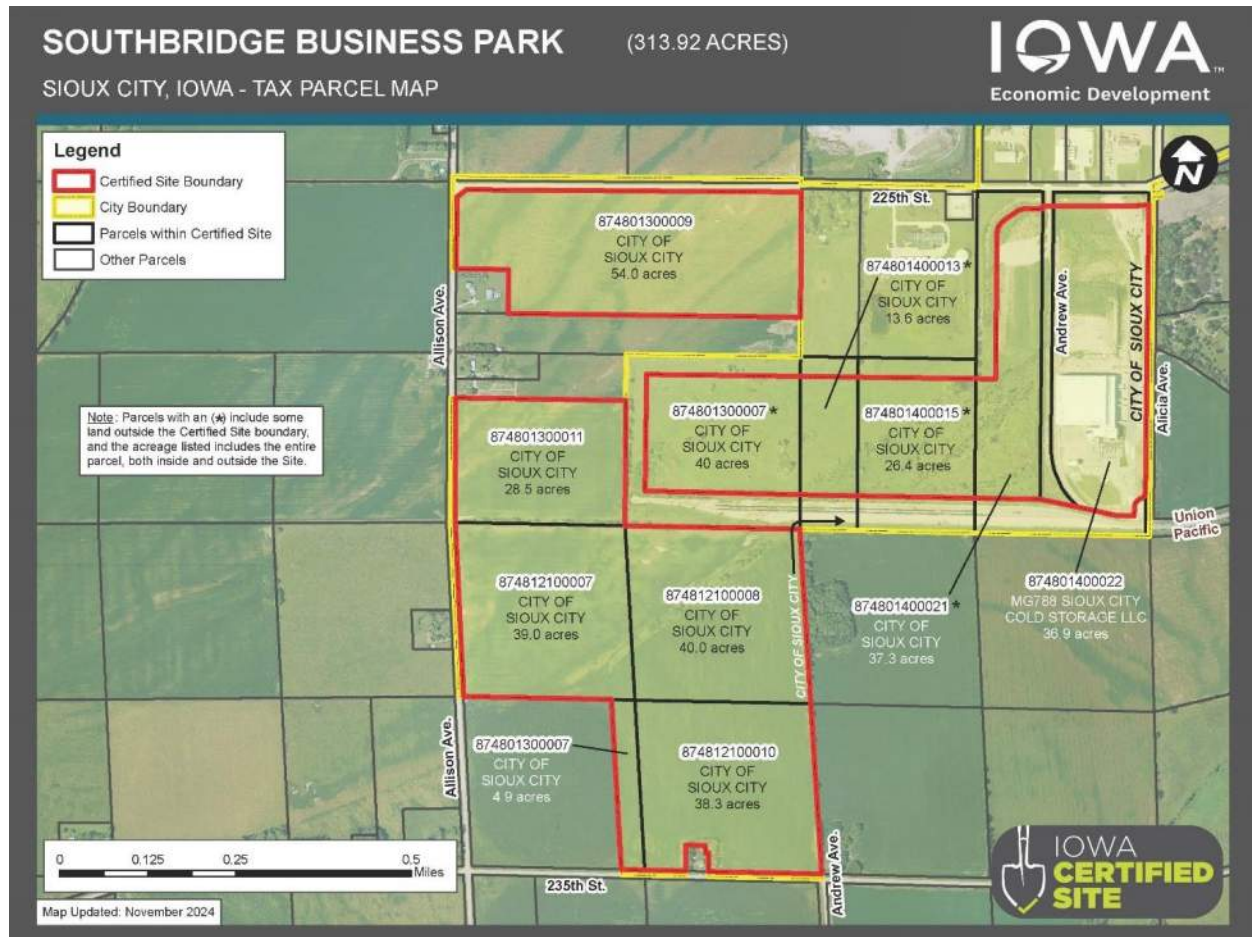
Key landmarks and streets shown include: Sioux Gateway Airport, Sabre Industries Galvanizer, Sabre Industries, Dayton Freight, Water Treatment Plant, Allison Ave., Andrew Ave., Alicia Ave., 225th St, 235th St, Union Pacific, Port Neal Rd., Banner Ave, Dogwood Trl, K25, K45, Old Hwy 75, and the New I-29 Interchange.

04

Ownership + Availability



OWNERSHIP



The available acreage is comprised of ten parcels, all of which are owned by the City of Sioux City. An additional parcel has been sold to Cold-Link Logistics (MG788).

Owner	Acres	Tax Parcels	Price
City of Sioux City	52.45	874801300009	\$40,000/acre
	23.53	874801300007**	
	26.96	874804100013**	
		874801400015**	
	19.87	874801400021**	
	27.69	874801300011	
	39.86*	874812100007	
	39.80	874812100008	
	39.05*	874812100010	
	5.33*	874801300007	

TOTAL: 274.54 *Includes ROW acreage. **Tax parcel contains land outside of the certified acreage.

- Support Documentation:**
 Letter from the City of Sioux City– July 11, 2024
 Plat of Survey – April 8, 2024 (Recorded)
 Plat of Survey – March 17, 2023 (Date of Field Survey)
 Plat of Survey – December 7, 2022 (Recorded)
 Plat of Survey – May 27, 2022 (Recorded)

TITLE

Merchantable title to the property is held by the City of Sioux City. While the title options should be reviewed for all items that impact the property, the following easements were identified that may impact development of the property:

- Easement to Woodbury County Rural Electric Co-Operative Association, and
- Public Highway Easement to Woodbury County.

Support Documentation:

- Preliminary Title Opinion – Smith Pauley Attorneys – August 2, 2024*
- Title Opinion – Smith Pauley Attorneys – November 15, 2023*
- Title Opinion – Smith Pauley Attorneys – October 12, 2023*
- Title Opinion – Smith Pauley Attorneys – October 9, 2023*

LEASES

In 2024, the majority of the property was leased to four entities as follows:

- Parcels 874801300007, 874801400013, and 874801400015 (63 acres) to Jeff Jackson
- Parcel 874801300011 (52.5 acres) to Todd Grohs
- Parcel 874801300011 (29 acres) to Leonard Jorgensen
- Parcels 874812100007, 874812100008, 874812100010, and 874812100009 (123 acres) to Leonard Jorgensen

The leases expired at the end of 2024, and the current lease term for 2025 has not commenced at the time of certification. All of the 2024 leases included a termination clause that allows the City of Sioux City to terminate the lease prior to expiration of the term with reimbursement for work done.

Support Documentation:

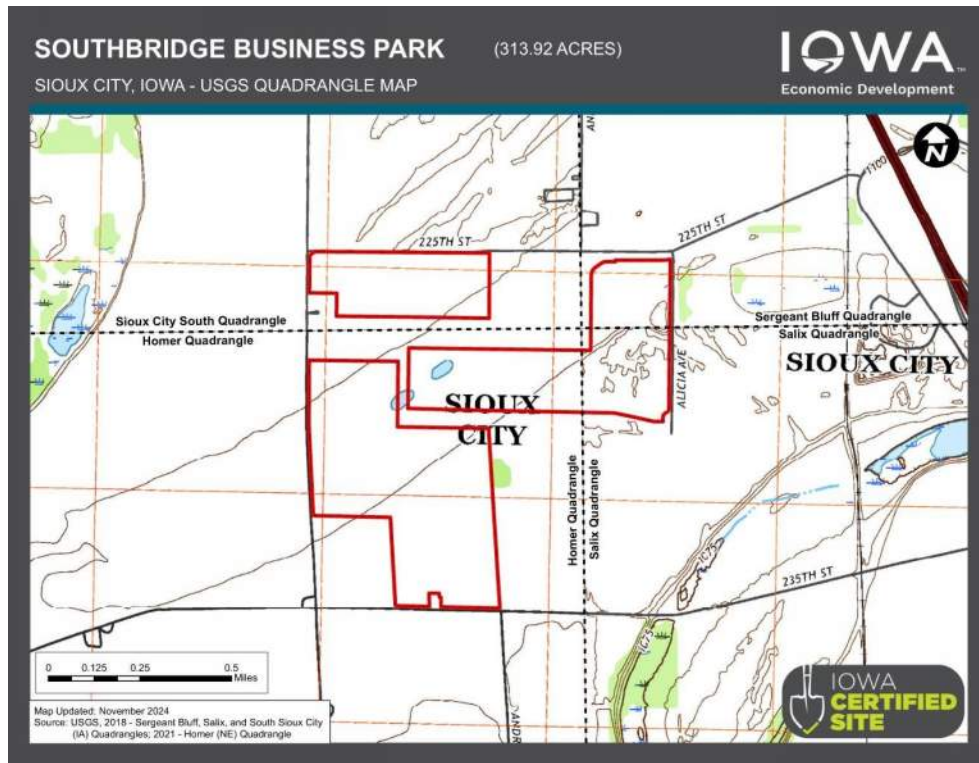
- Farm Lease – City of Sioux City and Jeff Jackson– May 22, 2024*
- Farm Lease – City of Sioux City and Toff Grohs – April 10, 2024*
- Farm Lease – City of Sioux City and Leonard Jorgensen – April 8, 2024*
- Farm Lease – City of Sioux City and Leonard Jorgensen – April 8, 2024*

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Site Characteristics

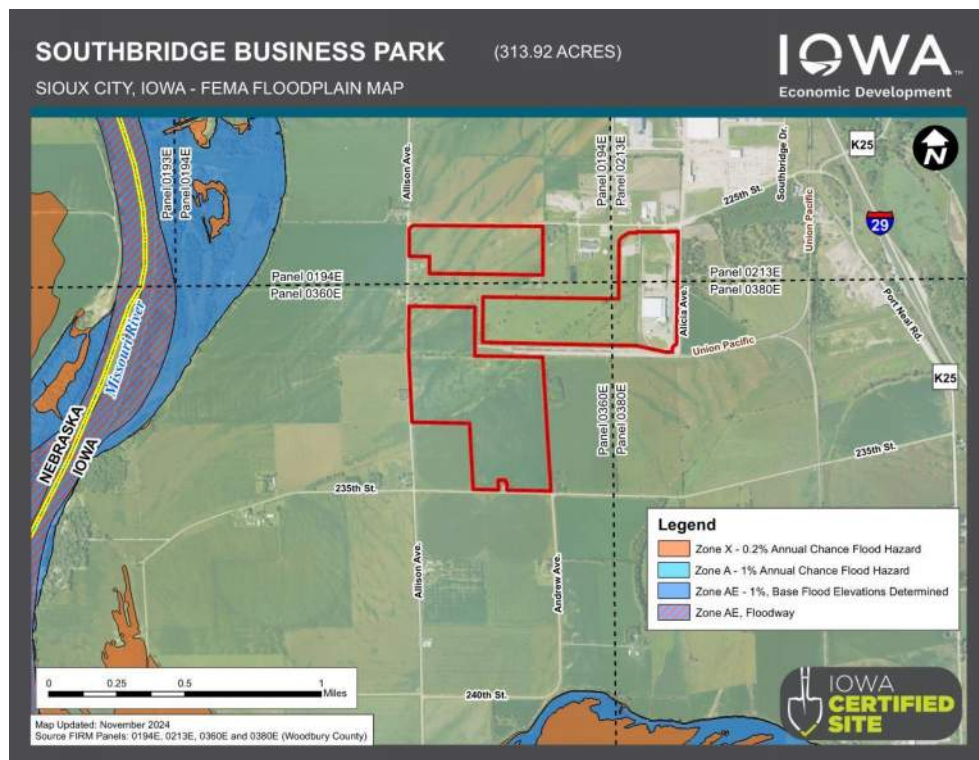


USGS



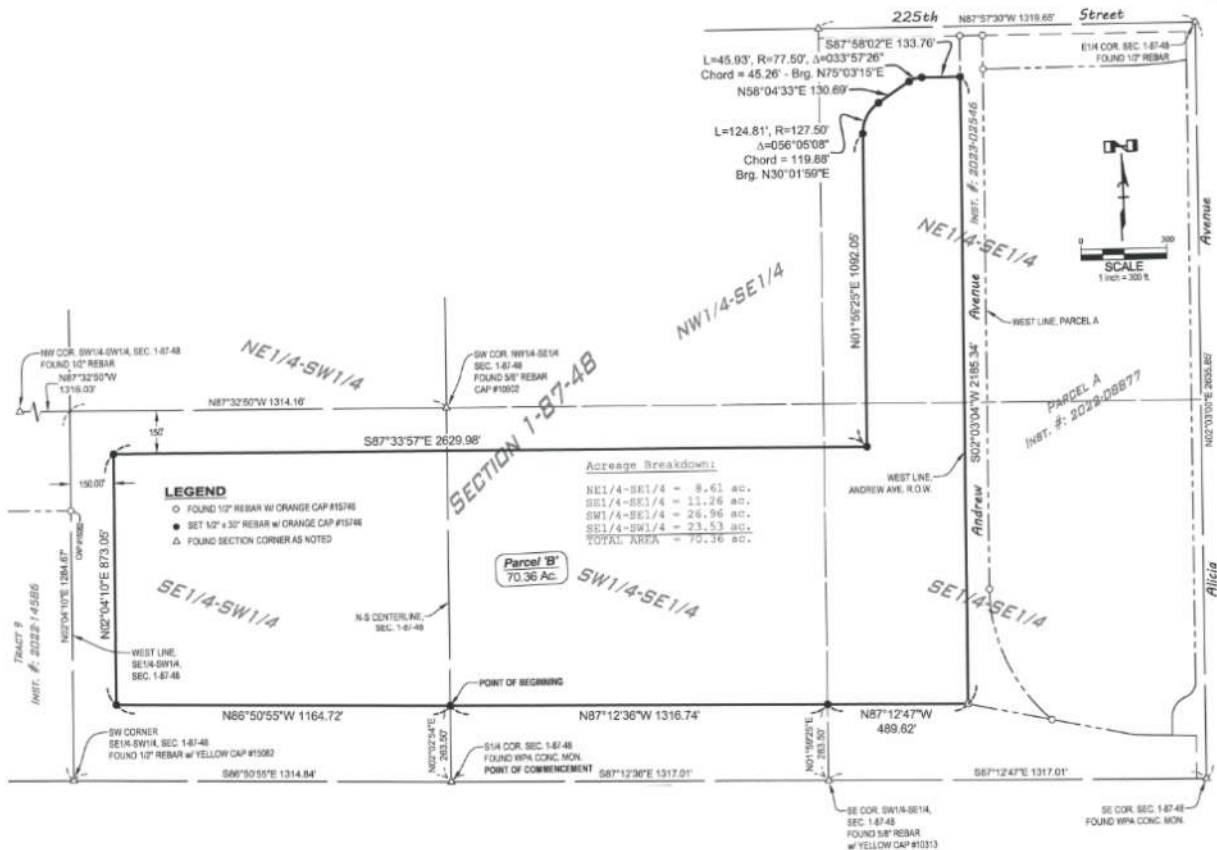
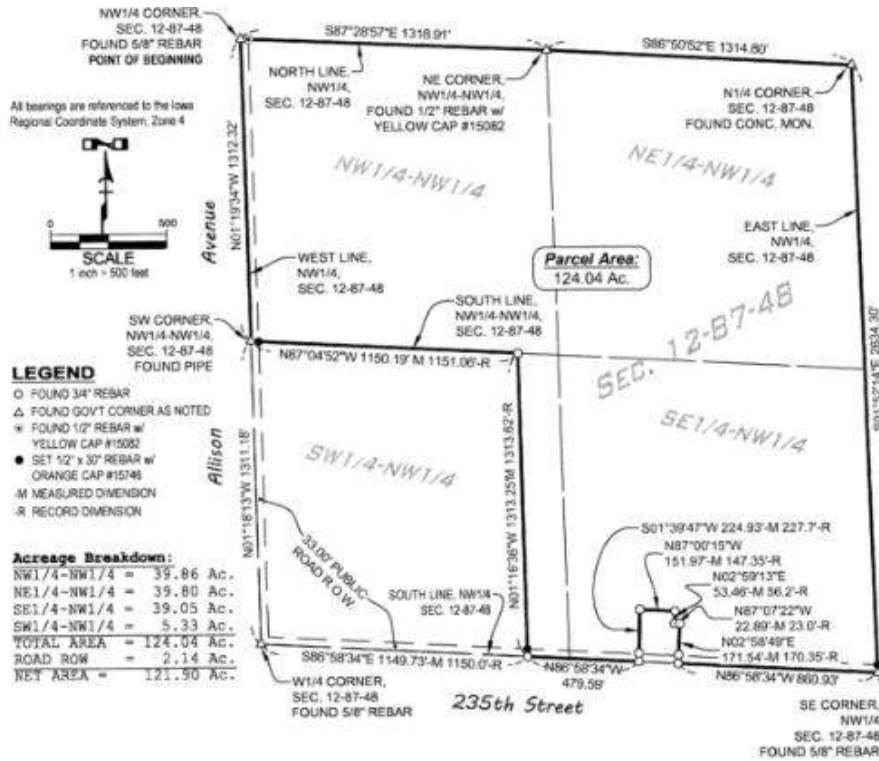
FEMA

FEMA Flood Zone X – outside of the 100- and 500-year flood zones; Map # 19193C0194E, 19193C0360E, 19193C0380E, and 19193C0213E.



SITE CHARACTERISTICS

SURVEYS



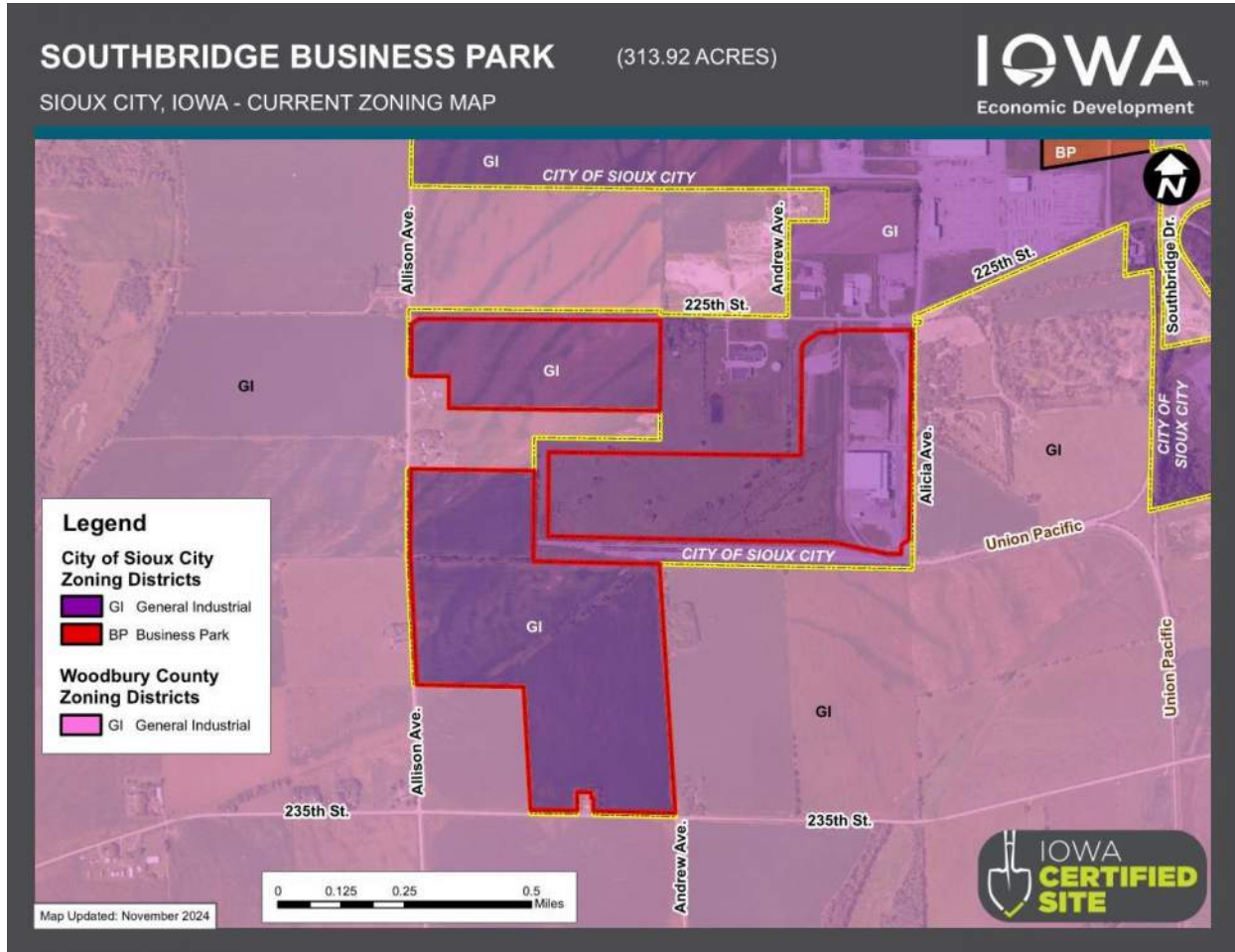
06

Zoning



CURRENT ZONING

The park is zoned General Industrial (GI) by the City of Sioux City. A zoning change will not be required for industrial use.



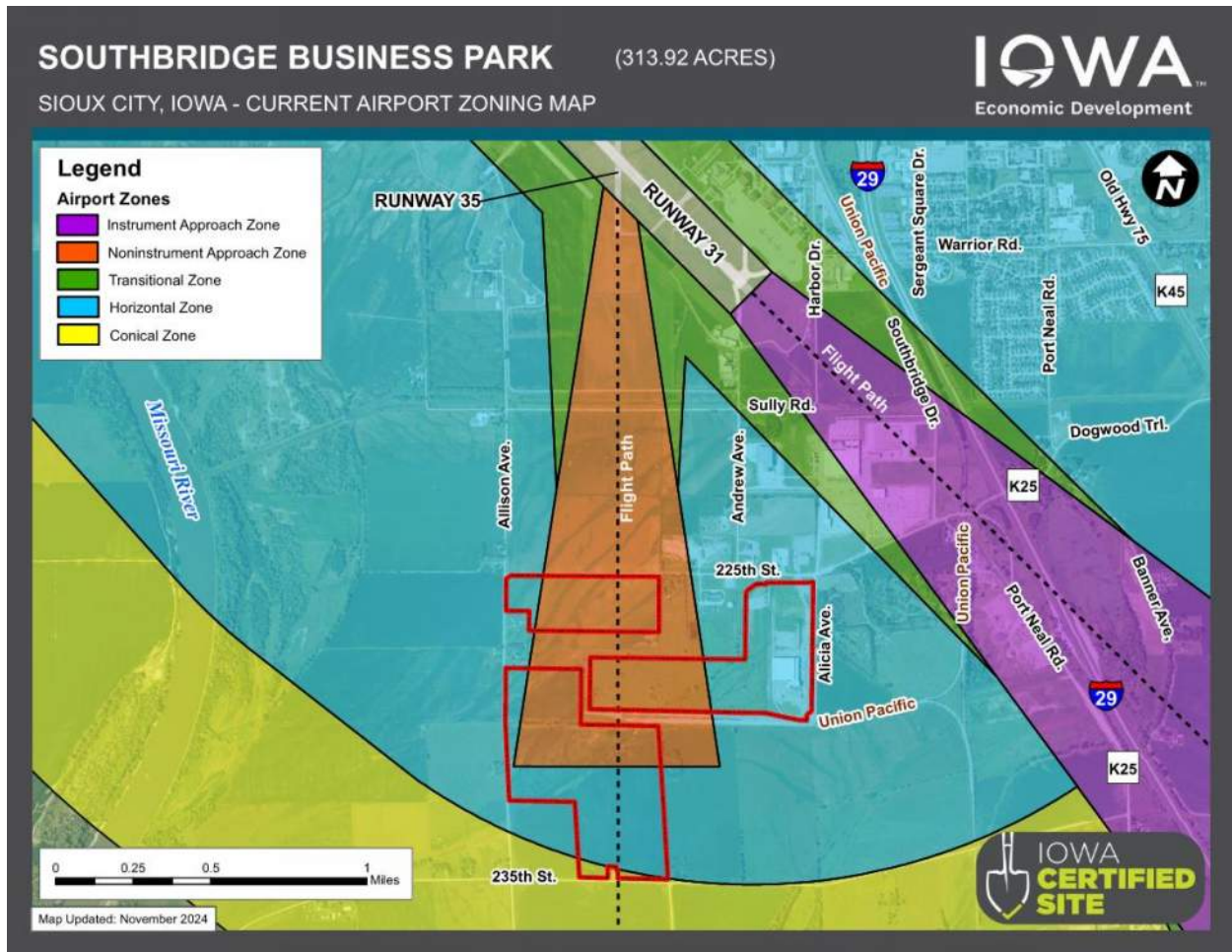
The purpose of the GI district is to provide for more intensive industrial uses that may include manufacturing, fabrication, and warehousing with both indoor and outdoor operations, on-site storage and display, and may have heavy foot traffic. Environmental effects likely associated with these industrial uses include noise, light, odor, vibration, and other visible and sensory impacts.

Support Documentation:

City of Sioux City Code of Ordinances – Chapter 25 (Zoning and Sign Code) - As of November 29, 2024

AIRPORT ZONING

Due to the proximity to Sioux Gateway Airport, which is located north of the park, the property will be impacted by various airport zones. The secondary runway is located directly north of the park, so a majority of the park is located within the Non-instrument Approach Zone. The rest of the park is located within the Horizontal Zone with a small sliver at the southern portion being located in the Conical Zone.



Non-instrument Approach Zone. A non-instrument approach zone is established at each end of all non-instrument runways on the Sioux Gateway Airport for non-instrument landings and takeoffs. The non-instrument approach zone shall have a width of 500 feet at a distance of 200 feet beyond each end of the runway, widening thereafter uniformly to a width of 2,500 feet at a distance of 10,200 feet beyond each end of the runway, the centerline of the approach zones being a continuation of the runway centerline.

Horizontal Zone. A horizontal zone is established, being a plane 150 feet above the established airport elevation (1,097 feet above mean sea level), the perimeter of which is constructed by swinging arcs at a radius of 10,000 feet from the center of each end of the primary surface of each runway and connecting the adjacent arcs by lines tangent to those arcs.

Conical Zone. A conical zone is established, being a surface extending outward and upward from the periphery of the upper surface of the horizontal zone (1,247 feet) at a slope of twenty to one for a horizontal distance of 4,000 feet.

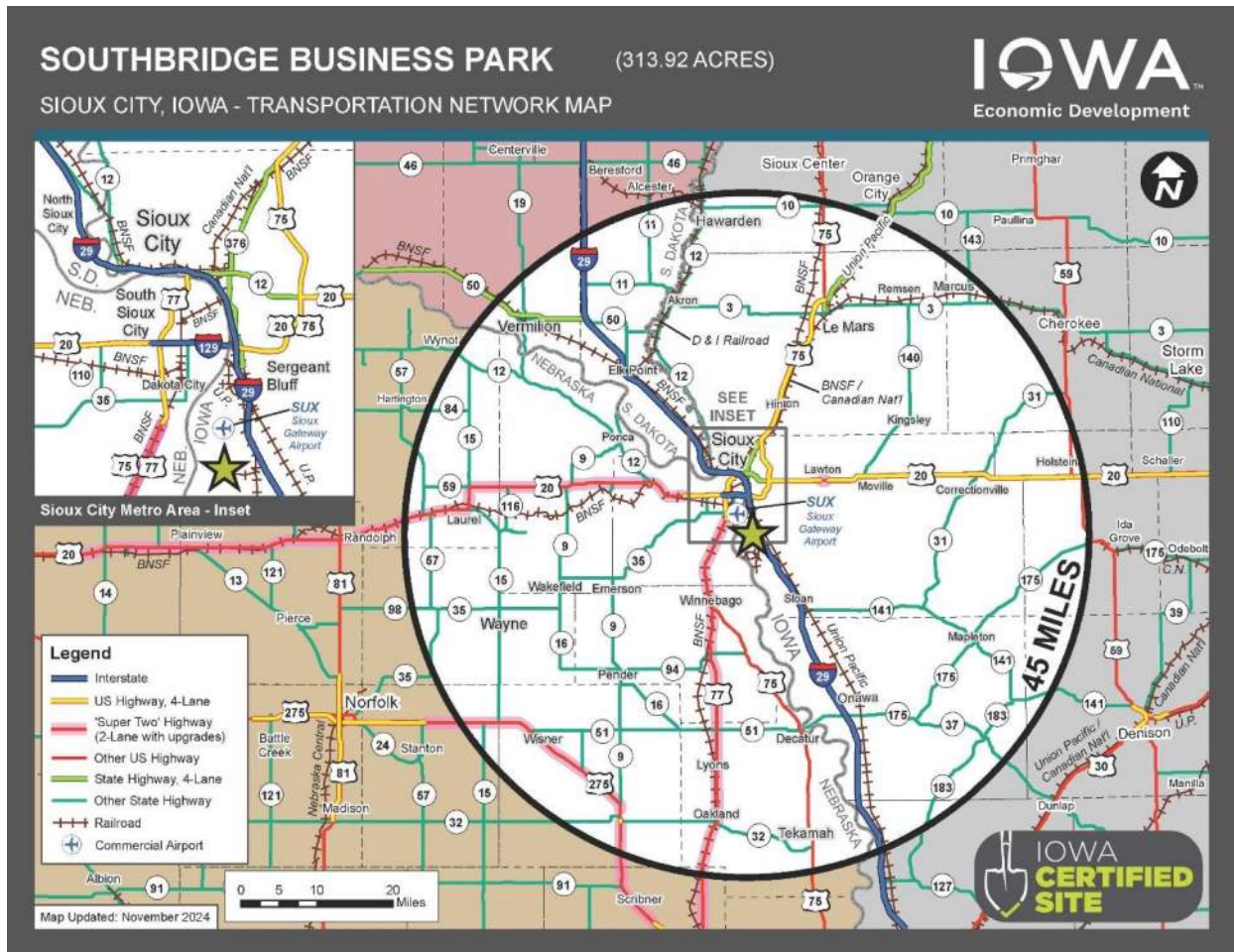
Additional information on these zones, and the impact on any development, can be found in Chapter 25 of the City of Sioux City Code of Ordinances.

Support Documentation:
 City of Sioux City Code of Ordinances – Chapter 25 (Zoning and Sign Code) - As of November 29, 2024

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Transportation





ROADS

There are five roads providing access to the property: 225th Street, 235th Street, Andrew Avenue, Alicia Avenue, and Allison Avenue. I-29 is 2 miles east of the site and can be accessed currently by the Aviation Boulevard interchange with a second interchange to open southeast of the property in 2027. Road improvements to 225th Street to Allison Avenue, Allison Avenue to 235th Street, and 235th Street between Allison Avenue and Port Neal Road are in the planning stages and can be constructed within a 12-month timeframe.

Support Documentation:
 Questionnaire – City of Sioux City – last updated August 9, 2024
 Letter from the City of Sioux City – December 20, 2023

RAIL

The property is adjacent to Class I city-owned rail yard served by Union Pacific. To serve the northern portion of the park, additional right-of-way acquisition will be required to make the connection to the City’s drop and pull rail yard and can be completed in less than 12 months.

Support Documentation:
 Questionnaire – City of Sioux City – last updated August 9, 2024
 Rail Questionnaire – Union Pacific Railroad – December 20, 2023

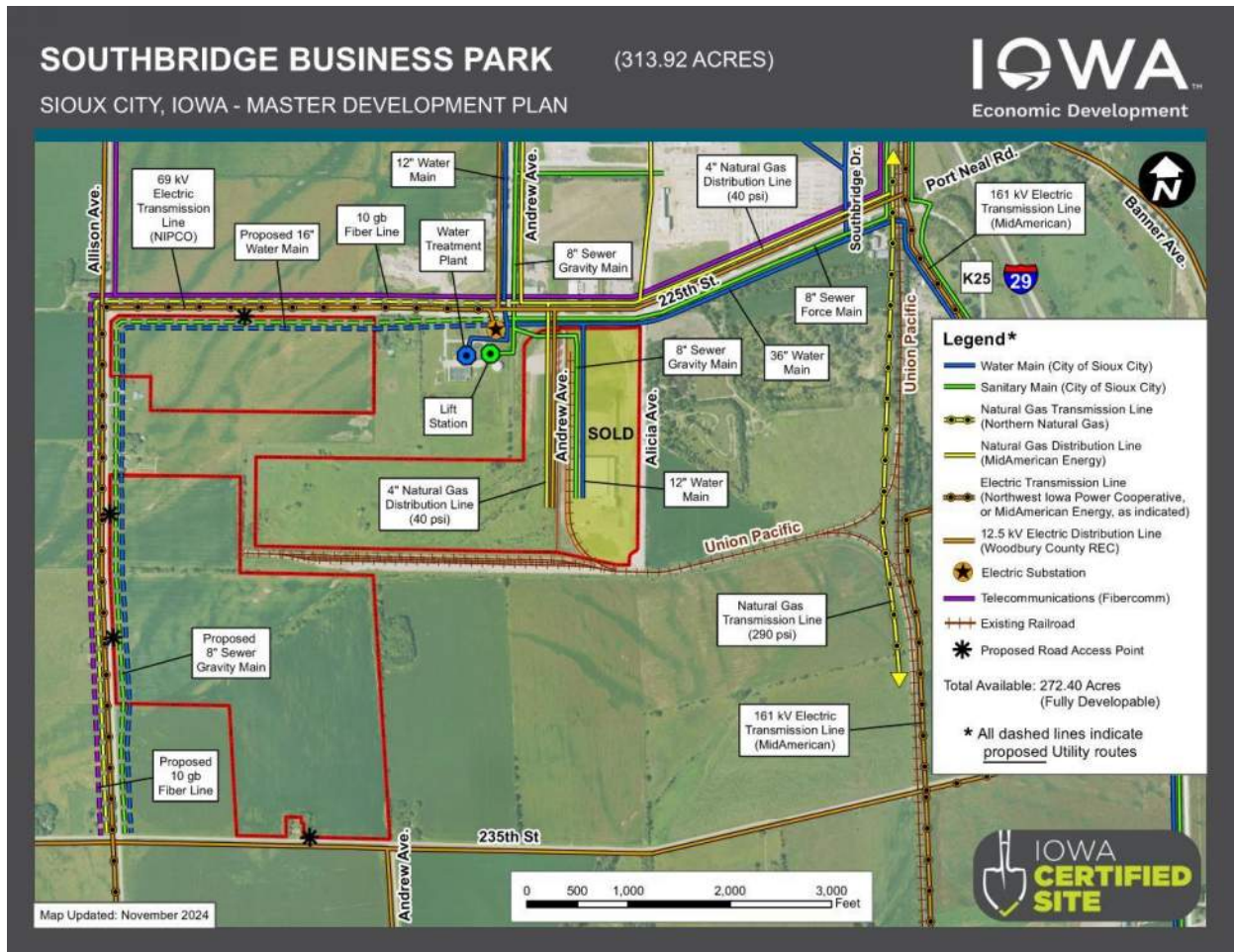
COMMERCIAL SERVICE AIRPORT

Sioux Gateway Airport (SUX) – 3.0 miles

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Utilities





Note: Utility information, including available capacity and infrastructure locations, changes over time. The utility information below reflects the conditions present at the time of certification documentation. Future users should confirm that the utility infrastructure is adequate for their specific project.

ELECTRIC

Provider: Woodbury County Rural Electric Cooperative (distribution) and Northwest Iowa Power Cooperative (NIPCO) (transmission)

Service Details

- Existing Infrastructure:
 - Distribution: 12.47 kV – runs along Allison Avenue, Andrew Avenue, and 226th Street.
 - Transmission: 69 kV – runs along Allison Avenue and 226th Street.
 - Substation: Southbridge Substation – adjacent to the park, just off of 226th Street.
- Available Capacity: 3.7 MW of excess distribution capacity
- Improvements: Replace substation transformer with larger transformer and related equipment, add second distribution circuit, service transformation, and metering.
- Estimated Cost: While the cost of substation upgrades and common use distribution lines will be borne by the utility provider, the consumer will contribute to customer-dedicated lines, transformation, and metering.

- Estimated Schedule: 10-24 months, depending on equipment lead-times.
- Other: Easements will be required on City or consumer-owned property. Various levels of redundancy are feasible upon request by the consumer. Preliminary studies of the Southbridge Area's robust transmission networks indicate that there is transmission capacity available to serve the park at levels exceeding 100 MW. This would involve substantial transmission and substation upgrades, and preliminary projections indicate that this could be accomplished with a timeframe of around 36 months.

Contact:

Kent Amundson
CEO/General Manager
Woodbury County REC
kamundson@woodburyrec.com
(712) 873-3125

Support Documentation:

Electric Questionnaire – October 8, 2024

NATURAL GAS

Provider: MidAmerican Energy Company (distribution) and Northern Natural Gas (transmission)

Service Details

- Existing Infrastructure: A 4-inch 40 psig line runs along Andrew Avenue within the eastern portion of the property.
- Available Capacity: While the northeast area is served by the 4-inch line, the other parcels don't currently have natural gas service so an extension would be needed.
- Improvements: 6,617 feet of 135 psig main from a proposed new regulator station at the intersection of 225th Street and Railroad Avenue. New gas main would be constructed along the portions of 225th Street and Allison Avenue adjacent to the property.
- Estimated Cost: \$750,000
- Estimated Schedule: Upgrades can be completed within six to nine months (one to three months for design, one to three months for permitting, and three to six months for construction). Design and permitting can be conducted concurrently.
- Other: Main installation is assumed to occur in public rights-of-way.

Contact:

Sam Wagner
Business and Community Development Manager
MidAmerican Energy Company
sam.wagner@midamerican.com
(712) 223-7988

Support Documentation:

Natural Gas Questionnaire - March 14, 2024

WATER

Provider: City of Sioux City

Service Details

- Existing Infrastructure: A 36" raw water main is adjacent to the northern boundary of the property along 225th Street. A 12" water main runs along Andrew Avenue within the eastern portion of the property.
- Available Capacity: 6 MGD
- Improvements: 16" main must be extended west along 225th Street and south along Allison Avenue to serve the western and southern portions of the property.
- Estimated Cost: \$1.7 million
- Estimated Schedule: Upgrades can be completed within twelve months (two months for engineering/design, one month for permitting, two months for bidding/contract award, and seven months for construction). Design and permitting can be conducted concurrently.

Water Treatment

- Plant: Southbridge Water Treatment Plant (adjacent)
- Total Permitted Capacity: 46 million gallons per day
- Average Utilization: 10.7 million gallons per day
- Peak Utilization: 23 million gallons per day
- Excess Capacity: 23 million gallons per day

Contact:

Brad Puetz
Utilities Director – Water
City of Sioux City
bpuetz@sioux-city.org
(712) 279-6130

*Support Documentation:
Water Questionnaire*

WASTEWATER

Provider: City of Sioux City

Service Details

- Existing Infrastructure: An 18-inch force main is adjacent to the northern boundary of the property, within the 225th Street right-of-way.
- Available Capacity: 2 MGD of excess capacity at nearest pump station and 9 MGD total and excess capacity of the nearest wastewater main.
- Improvements: The 18" main must be extended east on 225th Street and south on Allison Avenue.
- Estimated Cost: \$1.7 million
- Estimated Schedule: 12 months (four months for design, one month for permitting, and eight months for construction). Design and permitting can be conducted concurrently.

Wastewater Treatment

- Plant: Sioux City Municipal Treatment Plant (6 miles)
- Total Permitted Capacity: 28.7 million gallons per day
- Average Utilization: 13.9 million gallons per day
- Peak Utilization: 16.1 million gallons per day
- Excess Capacity: 5 million gallons per day

Contact:

Tom Pingel
Utilities Director – Wastewater
City of Sioux City
tpingel@sioux-city.org
(712) 279-6957

Support Documentation:

Wastewater Questionnaire – January 10, 2024

TELECOMMUNICATIONS

Provider: FiberComm LC

Service Details

- Existing Infrastructure: Fiber is adjacent to the park along 225th Street and runs along a portion of Allison Avenue north of the property's western boundaries.
- Improvements: Underground fiber will need to be extended down Allison Avenue.
- Estimated Cost: \$5,000-\$15,000
- Estimated Schedule: 30-60 days
- Other: Extension of fiber facilities can be accomplished within public right-of-way. Dark fiber is also available.

Contact:

Jeff Zyzda
Director of Operations & Engineering
FiberComm LC
jzyzda@fibercomm.net
(712) 224-2061

Support Documentation:

Telecommunications Questionnaire – January 10, 2024

09

Due Diligence



ENVIRONMENTAL

A Phase I Environmental Site Assessment (ESA) conducted to ASTM E1527-13 standards did not identify any recognized environmental conditions (RECs) in connection with the site.

Support Documentation:

Phase I Environmental Site Assessment – Steffen Engineering, Inc. – February 5, 2024

WETLANDS

A Wetland Delineation was conducted on the majority of the park, excepting a portion of the 27 Flags property which was studied in prior years. While the Wetlands Delineation identified some wetlands, the Approved Jurisdictional Determination (AJD) indicated that none of these are jurisdictional wetlands.

A prior Wetland Delineation was completed on the 27 Flags property in July 2014, and an AJD in September 2014 indicated that none of the wetlands were jurisdictional.

Support Documentation:

Approved Jurisdictional Determination – US Army Corps of Engineers – April 3, 2024

Wetland Delineation Report – Felsburg Holt & Ullevig – August 2023

Approved Jurisdictional Determination – US Army Corps of Engineers – September 26, 2014

Wetland Delineation Report – HRGreen – July 2014

SPECIES

U.S. Fish and Wildlife Official Species List

- Threatened and Endangered Species
 - Northern Long-eared Bat (Mammal) – Endangered
 - Tricolored Bat (Mammal) – Proposed Endangered
 - Piping Plover (Bird) - Threatened
 - Pallid Sturgeon (Fish) - Endangered
 - Monarch Butterfly (Insect) – Candidate
- Critical Habitats
 - No critical habitats at this location.

Appropriate habitat may be present on the site for the Northern Long-eared Bat, Tricolored Bat, and the Monarch Butterfly. Trees with some suitable roosting characteristics for the federally listed bats were identified during the field investigation. If tree removal actions occur within the 1,000-foot vicinity of the identified woodland area, it should occur outside of the bat roosting period of April 1 to September 31.



Additionally, there is a possibility of occurrence for several state-listed species, including:

- Barn Owl (Bird) – Endangered
- Bigroot Prickly-pear (Plant) – Endangered
- Narrow-leaved Milkweed (Plant) – Endangered
- Silver Buffalo-berry (Plant) – Threatened
- Woolly Milkweed (Plant) – Threatened
- Leathery Grape Fern (Plant) - Threatened

Support Documentation:

Threatened and Endangered Species Preliminary Review – Impact7G, Inc. – April 4, 2024

CULTURAL RESOURCES

A Phase I Archeological Investigation was completed on the Dierup, Jorgensen, and Moore properties by Tallgrass Archaeology. One historic artifact scatter (Site 13WD257) was identified but is recommended not eligible for listing on the National Register of Historic Places. No other topographical anomalies or cultural material was recovered from the project area which could represent additional unreported archaeological sites. The State Historic Preservation Office (SHPO) indicated the report meets the AIA guidelines and agreed that Site 13WD257 is not eligible for listing on the National Register of Historic Places.

A Reconnaissance-Level Architectural History Survey completed by Tallgrass Archaeology included an investigation of the 0.25-mile buffer zone around the project area. The investigation found that no buildings within the quarter-mile buffer zone are either listed in or potentially eligible for the National Register of Historic Places. SHPO indicated that the reconnaissance level survey is complete and meets best practices.

SHPO indicated that the work conducted by Tallgrass Archaeology could be used to support a federal agency's determination of eligibility and effect. SHPO consultation as part of the site certification process does not necessarily fulfill the requirements of Section 106 of the National Historic Preservation Act, and additional work may be needed if Section 106 consultation is required for a future project.

During the original certification for the 27 Flags property, a Phase I Cultural Resource Identification Survey was completed on approximately 437 acres, including the acres in the 27 Flags area being certified. No cultural resources were identified in the project area, and there is little potential for undiscovered cultural resources in the area. For these reasons, cultural resources clearance is recommended, and no additional work is recommended. SHPO indicated that this report will provide the agency with substantive information with which to form determinations of eligibility and effect if future consultation with SHPO is needed.

Support Documentation:

Phase I Archeological Investigation – Tallgrass Archaeology, LLC – May 2024

Reconnaissance-Level Historical and Architectural Survey – Tallgrass Archaeology, LLC – May 2024

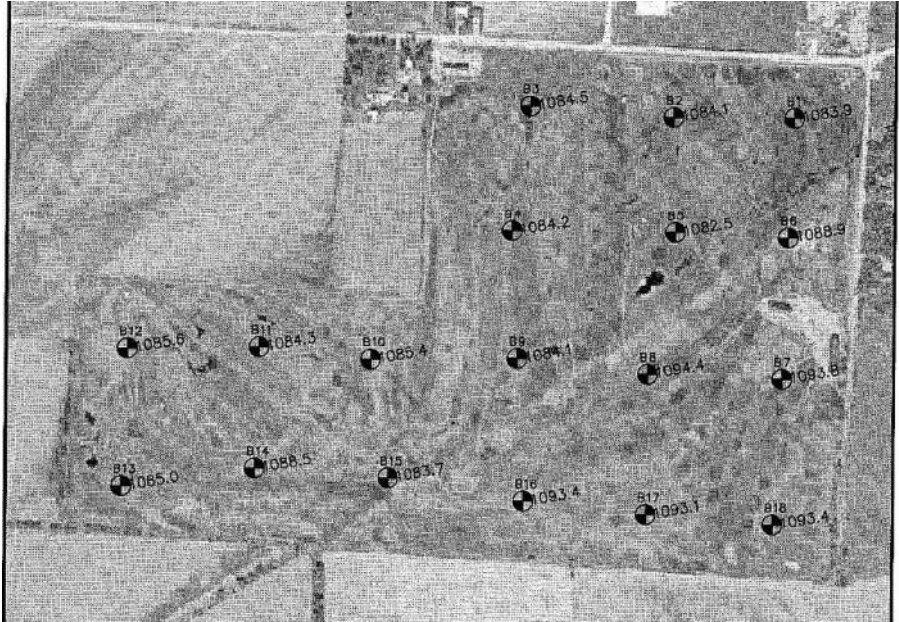
Email from State Historic Preservation Office (Sara Andre)– June 18, 2024

Letter from State Historic Preservation Office – February 3, 2015

Phase I Cultural Resource Identification Survey - Augustana College – June 24, 2013

GEOTECHNICAL

A Preliminary Geotechnical Engineering Services Report completed on the 27 Flags property included eighteen test borings drilled to depths of 20 feet below existing grades.



An additional Geotechnical Engineering Report was completed on the Jorgensen and Moore properties and included nine test borings to depths of 26 to 36.5 feet below existing grades. Certified Testing Services (CTS) recommends using Seismic Site Class D for the site.



Support Documentation:
Geotechnical Engineering Report - Certified Testing Services, Inc. (CTS) – May 19, 2023
Letter from Certified Testing Services, Inc. (CTS) – June 3, 2014
Geotechnical Engineering Services Report – Certified Testing Services, Inc. (CTS) – December 26, 2007

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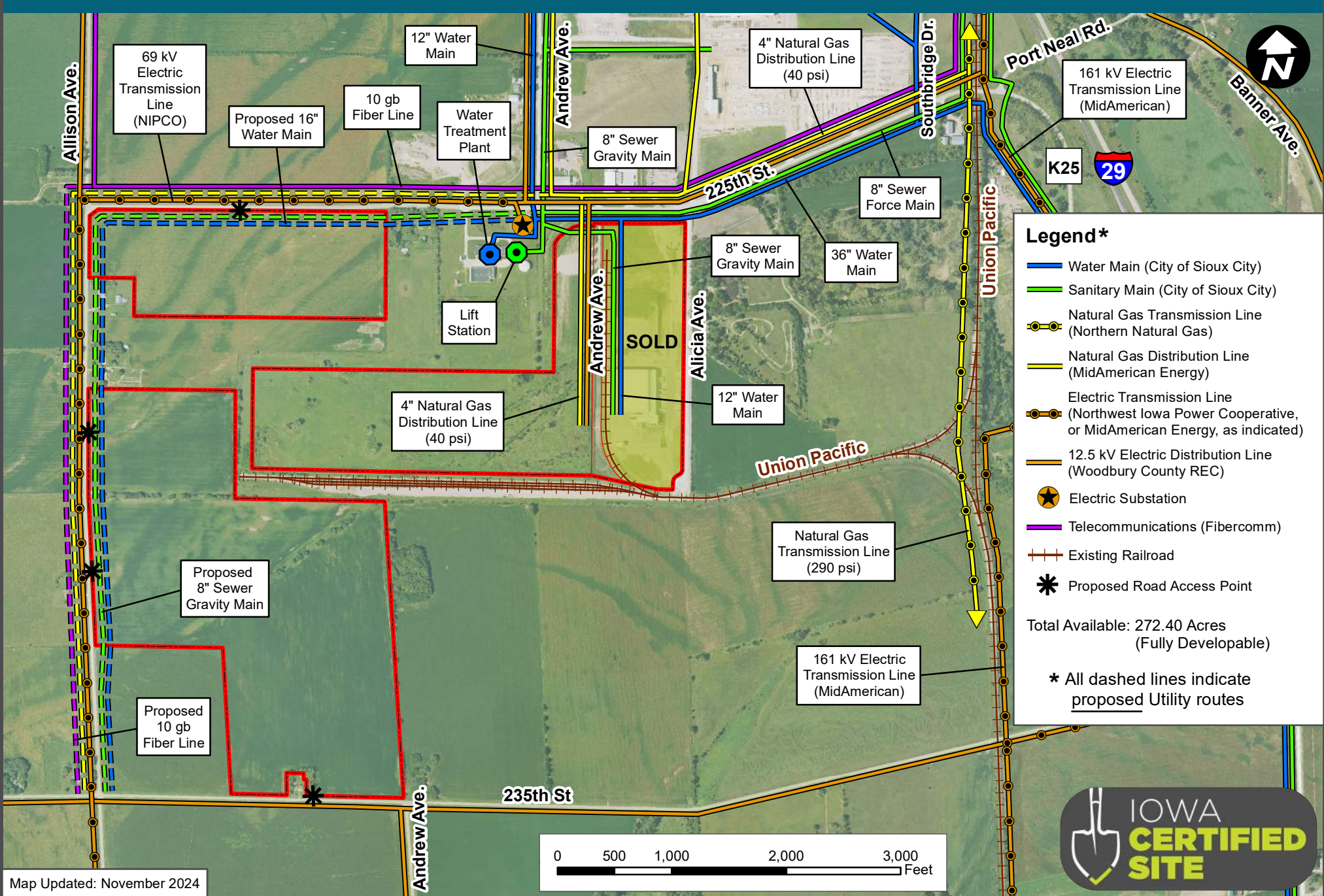
Master Plan



SOUTHBRIDGE BUSINESS PARK

(313.92 ACRES)

SIOUX CITY, IOWA - MASTER DEVELOPMENT PLAN



Legend*

- Water Main (City of Sioux City)
- Sanitary Main (City of Sioux City)
- Natural Gas Transmission Line (Northern Natural Gas)
- Natural Gas Distribution Line (MidAmerican Energy)
- Electric Transmission Line (Northwest Iowa Power Cooperative, or MidAmerican Energy, as indicated)
- 12.5 kV Electric Distribution Line (Woodbury County REC)
- Electric Substation
- Telecommunications (Fibercomm)
- Existing Railroad
- Proposed Road Access Point

Total Available: 272.40 Acres (Fully Developable)

* All dashed lines indicate proposed Utility routes



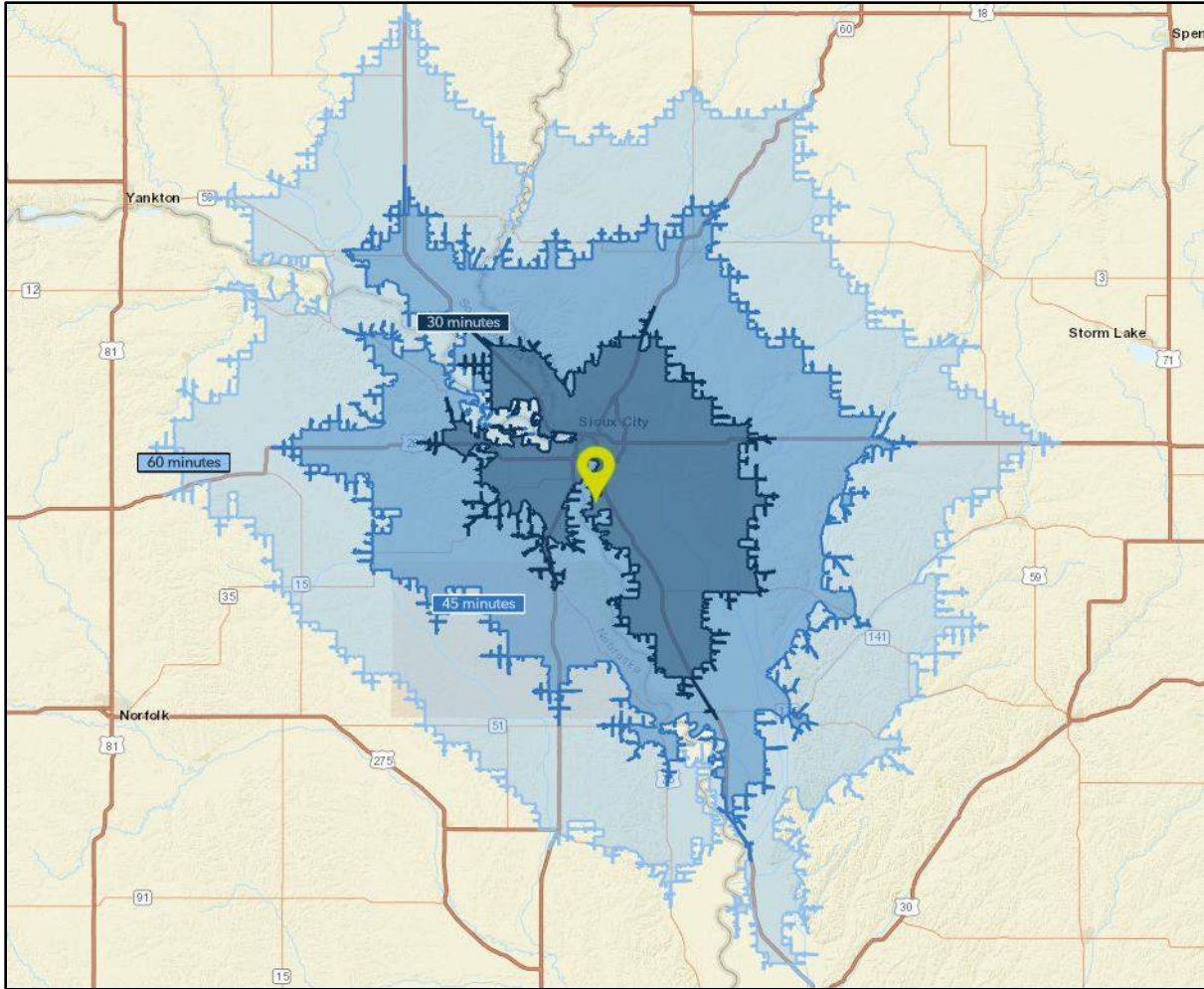
Map Updated: November 2024



11

Workforce





	30-Minute Drive Time	45-Minute Drive Time	60-Minute Drive Time
Total Population	135,452	173,068	237,656
Labor Force	72,125	91,821	125,889
Manufacturing Employment	13,783	16,904	20,783
Percentage Employed in Manufacturing	19.7%	19.0%	17.0%
Median Age	36.1	36.7	36.5
Bachelor's Degree Attainment	27.0%	26.5%	27.7%
Average Hourly Wage	\$26.67	\$26.48	\$26.59
Average Manufacturing Wage	\$28.15	\$27.40	\$27.39

Source:
 ESRI Business Analyst Online – 2025 (all data except wages)
 JobsEQ – Q4 2024 (wage data)

12

Summary + Recommendations



Strengths:

- The site has approximately 272 available acres, all of which are developable.
- The park is zoned General Industrial and is appropriate for industrial uses.
- The site is free from jurisdictional wetlands, flood zones, and other significant items that would impact the development of the property.
- The property is owned by one entity (City) who is engaged in the economic development process.
- There is a robust electric transmission network surrounding the property that could provide significant amounts of power to users at the site after other infrastructure upgrades are completed.
- Improvements to the roads surrounding the property are in the planning stages and can be constructed within a 12-month timeframe.
- A new interstate interchange to the southeast of the property will be open in 2027.

Challenges:

- Utility infrastructure will need to be extended and upgraded to serve users that may locate on the Dierup, Jorgensen, and Moore properties.
- The roads surrounding the property will need to be upgraded (paved) to serve industrial users.
- The Sioux Gateway Airport is located directly north of the property, which may have implications on development depending on the project.

Recommendations:

- As companies locate within the park, ensure that all information is updated to reflect new infrastructure that is completed as well as utility capacity information.
- Install signage around the property that indicates the land is available for industrial development and is a certified site.
- Ensure that the property is listed in all site databases (state, utility, third-party, etc.) as well as promoted with the commercial real estate community within the region. Costs and schedules are changing constantly, so make sure to update the cost estimates periodically to ensure your information is relevant and ready.



10 Falcon Crest Drive
Greenville, SC 29607
864.671.1001

www.questsitesolutions.com

