



Housing



Retail  
Commercial  
Industrial

# Opportunities - Sturgis

City of Sturgis  
Sturgis Economic Development Corp  
February 27, 2018

# WELCOME

**Continuing economic growth  
has fueled the need for housing and  
commercial development.**

**We want to share  
Verified Development Opportunities  
with you.**



# Who We Are & What We Do

The partnership between the City of Sturgis and Sturgis Economic Development Corp (SEDC) gains international attention.

Awarded **Gold** from the International Economic Development Council.



# Our Focus 2018 - 2020

- ✓ **Residential**
- ✓ **Retail/Business**
- ✓ **Industrial**

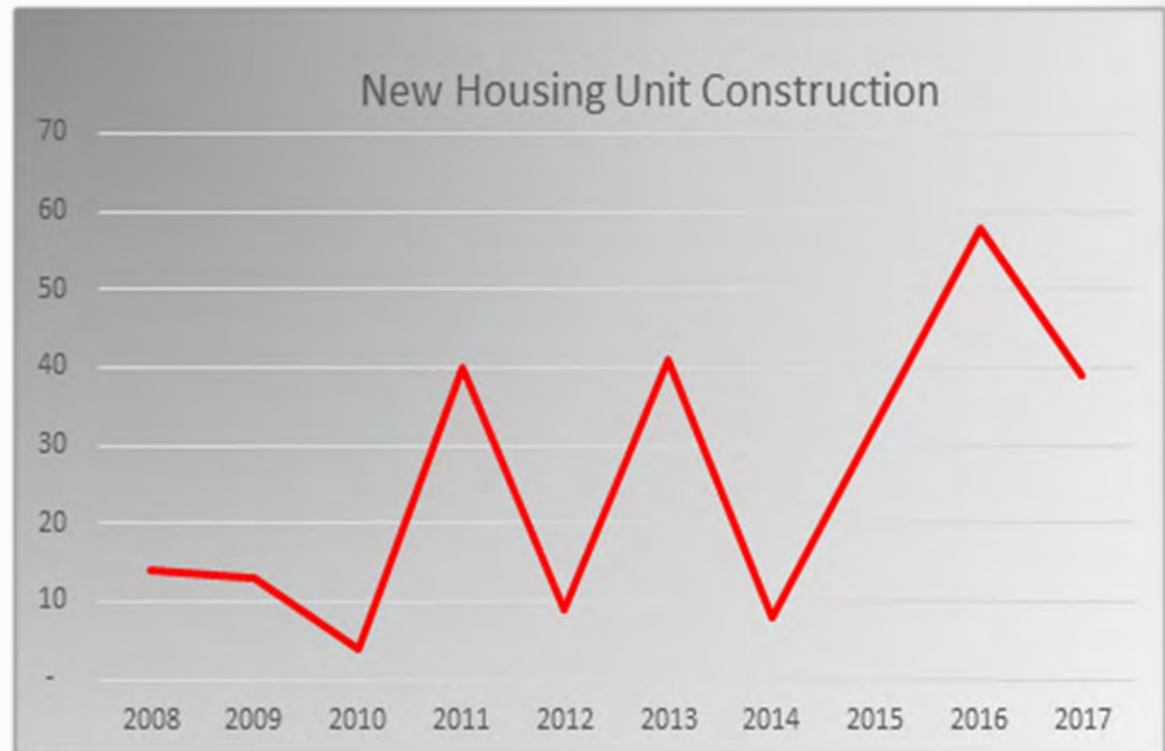






# Residential Growth

The City of Sturgis reports 39 new residential construction permits in 2017. While less than 2016's new home peak shown here, it was the second highest. Sturgis is on track to set a 10-year population growth rate of 12%.





# Business Growth 2014-2017

**37 businesses** – diverse industries  
(manufacturing, retail, utilities, logistics,  
healthcare, childcare, construction, HVAC,  
etc.)

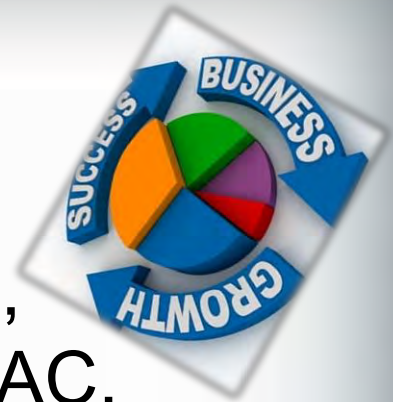


22 new



15 expanded

**374 jobs** – average annual payroll \$14 million



# Multiplier Effect

## Jobs

374 Direct Jobs x 1.5 =  
561 Jobs



## Annual Payroll

\$14M Payroll x 1.5 =  
\$21 Million

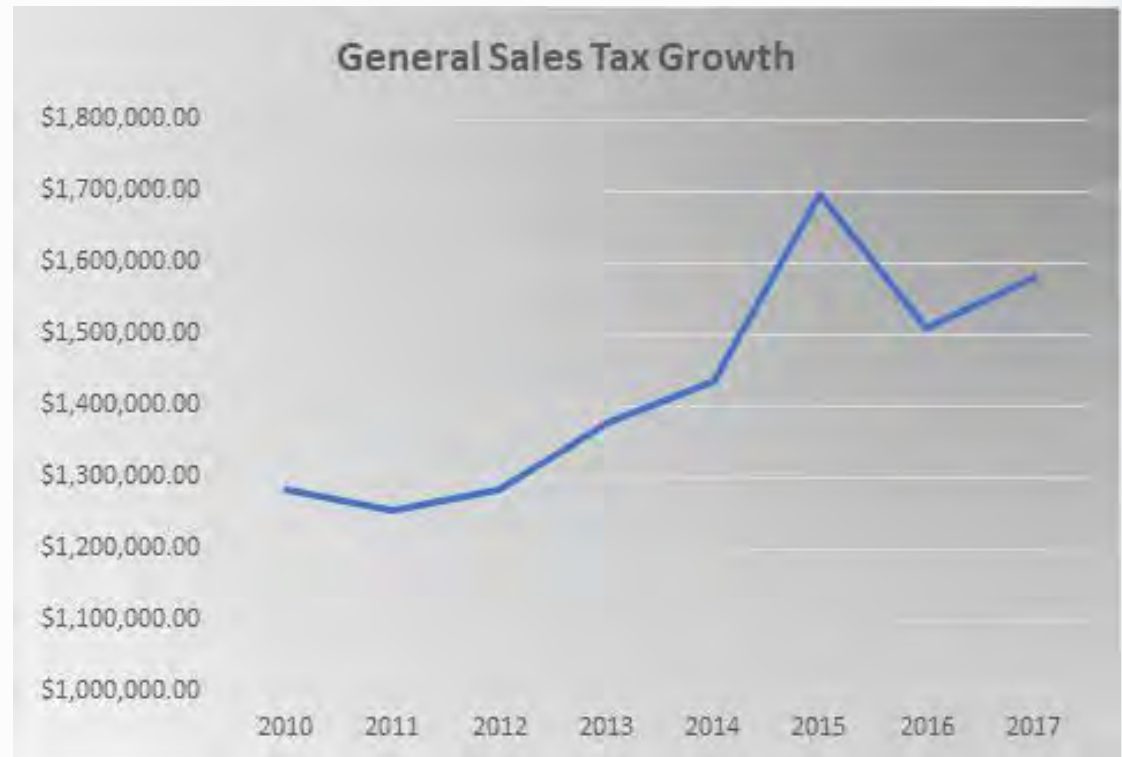




# Sales Tax Growth

Sturgis sales tax revenues rise as existing retailers expand, new retailers open and residents shop locally.

The 2015 spike reflects the 75<sup>th</sup> Sturgis® Motorcycle Rally™.



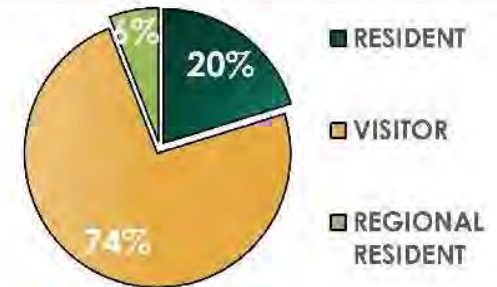
# Sturgis Spending

## Visitor Insights for Sturgis, SD

Buxton conducted an in-depth analysis of credit card transactions that occurred within the community of Sturgis, SD to identify who was spending dollars within the community that was also not a resident.

## Credit Card Spend Distribution

The chart (right) details the ratio of credit card transactions as they relate to those belonging to residents, regional residents or visitors.



## Demographic Snapshot of Visitor, Resident & Regional Resident

### Visitor Snapshot:

- Age Range of 45+ **(63% of spend)**
- At Least Some College Education **(68% of spend)**
- Homeowner **(81% of spend)**
- Income Level of \$50K – \$200K **(62% of spend)**
- Married **(80% of spend)**
- No Children Present **(59% of spend)**

### Resident Snapshot:

- Age Range 55+ **(56% of spend)**
- No College Degree **(76% of spend)**
- Homeowner **(75% of spend)**
- Income Level of Less Than \$100K **(87% of spend)**
- Married **(76% of spend)**
- No Children Present **(73% of spend)**

### Regional Resident Snapshot:

- Age Range of 45+ **(66% of spend)**
- No College Degree **(73% of spend)**
- Homeowner **(86% of spend)**
- Income Level of Less Than \$100K **(85% of spend)**
- Married **(83% of spend)**
- No Children Present **(65% of spend)**



# Buxton Study

In 2016 the City and SEDC partnered with Buxton to conduct a retail needs analysis. The results of their findings verify the demand for the following:

- Family restaurants
- Additional eateries
- Furniture & appliance retailers
- Lumber & home improvement supplies
- Clothing
- Sporting goods



As the residential and tourism numbers continue to grow, demand for goods and services increase.

SEDC continues to promote the area at international and regional retail trade shows.



# Downtown Sturgis

## Public Improvements



Landscaping & Lighting



Grand Opening

### Main Street Reconstruction New 2017



Music on Main Events



New ADA Sidewalks  
and parking



New Signage



# Downtown Sturgis

## Public Improvements



**Harley-Davidson  
Rally Point  
New 2015**



# Downtown Sturgis

## New & Expanded Business



**Indian Motorcycle Sturgis – New 2014  
Expanded 2015**

**Eaglerider – New 2015**

**Black Hills Federal Credit Union – New 2016**



**The Knuckle Brewing Company  
Microbrewery Manufacturing – New 2014  
Kitchen expansion – 2015  
Cannery – New 2016**



# New & Expanded Business



**Renatus Woodworks –  
Expansion 2017**



**Xtreme Dakota Bicycles –  
New 2016**



**Sturgis Leather Company –  
New 2017**

# New & Expanded Business



**Domino's – New 2015**



**Dollar General – New 2017**



**Sturgis Chiropractic – Expansion 2017**



**Sturgis Motorsports – Expansion 2018**



# New & Expanded Business



**Twisted Canyon Crossfit – New 2016**



**Sturgis Subs – New 2017**



**CBH Corporate HQ – Expansion 2015**



**Flex Fitness – Expansion 2016**



# New & Expanded Business



**Jake's Autobody – New 2015**



**J&P Cycles – New 2015**



**Saber's Insurance – Expansion 2017**



**Sturgis Laundry – Expanded 2017**

# Exit 32 New Business



Scott Peterson Motors –  
New 2014 & Expanded 2015

BH Energy Northern Hills Operations Center –  
New 2014



Belle Joli Sparkling House –  
New 2014  
Value-Added ag production



Discovery Kids University –  
New 2016 106 capacity child care



Big D, Papa John's & Arby's –  
New 2015



# Sturgis Industrial Park 2014-2017

**Rasmussen Mechanical Services** – Black Hills Regional Service Headquarters

**Enviro Shield Products** – Oil field containment products manufacturer

**Hi-Qual Livestock Equipment (Sioux Steel subsidiary)** – Animal containment manufacturing

**Landsport** – Aluminum ramp manufacturing

**UPS** – Expanded on-site Northern Hills distribution center

**Eaglerider** – ATV, motorcycle, off-road rental service center

**Sturgis Moto Cruzn'** – Bicycle manufacturing

**Incubator building** – Meade School District's Machine Tool Technology Classroom and The Moving Guys, LLC

These 8  
companies  
employ 85.

Only 10  
acres left in  
the 45 acre  
park.



# Healthcare and Education

**Sturgis Regional Hospital - 2018**  
**\$10.2 million expansion**



**VA Hospital Inpatient Surgery – 2016**  
**\$17 million expansion**



**Meade School District 5<sup>th</sup> grade classroom - 2017**  
**\$1 million expansion.**



# Current Housing Projects

## Sierra Vista Apartment Homes

2 16-unit market rate lease facilities offering 2-, 3- and 4-bed/bath combo units. Pet friendly and a great low maintenance, economical housing option. At full buildout, Sierra Vista (Phase 1, II & III) will have a total of 48 apartments.

Phase I opened October 2015

Phase II opened May 2017





# Current Housing Projects

## Dolan Creek Estates

Phase I of Dolan Creek Estates is nearly complete, with less than five lots remaining.

Infrastructure on Phase II is finished and houses are already under construction. When complete, Dolan Creek Estates will be a neighborhood of 106 single-family homes.





# Current Housing Projects

## Canyon View Estates

This single-family & townhome development located on Canyon View Estates has only one single-family lot left. Construction on the other four lots is complete.

The second townhome is under construction.

There will be 19 units at build-out.



# Current Housing Projects

## Palisades

This development offers a variety of single-family, condo and townhome units. Infrastructure on Phase II was completed in 2016.

The development currently has 53 units and build-out of the remaining 30 units should be complete by 2020.



# Current Housing Projects

## Vernon Heights

This development offers a variety of single-family homes on large lots featuring beautiful views of the forest and/or overlooking Sturgis and the Black Hills.



Several lots are still available and can be platted to suit the buyer.



# New Residential

## **Wildflower Townhomes**

Ground breaking took place in December of 2017.

Consisting of three, 4-plex units. Each unit will offer 2-bedrooms, a 1-car attached garage and off-street parking for two vehicles.

Available as a lease only, tenants will enjoy carefree living with all lawn care and snow removal provided.



# 2014 – 2019 Housing Study

## Current Demand:

### Lease Units

- Multi-family
- At least 15 General Market Rate
- 30 Tax Credit – majority 2-bdr units

### Owner Occupied

- At least 40 Workforce units
- Single-family units
- Twin-homes

Demand has far exceeded the needs identified in the last Housing Study.

# On The Horizon

## Davenport Dams and Recreation Area

Approximately 2.5 miles south of city limits along Vanocker Canyon. This is the closest USFS water recreation area to I90.

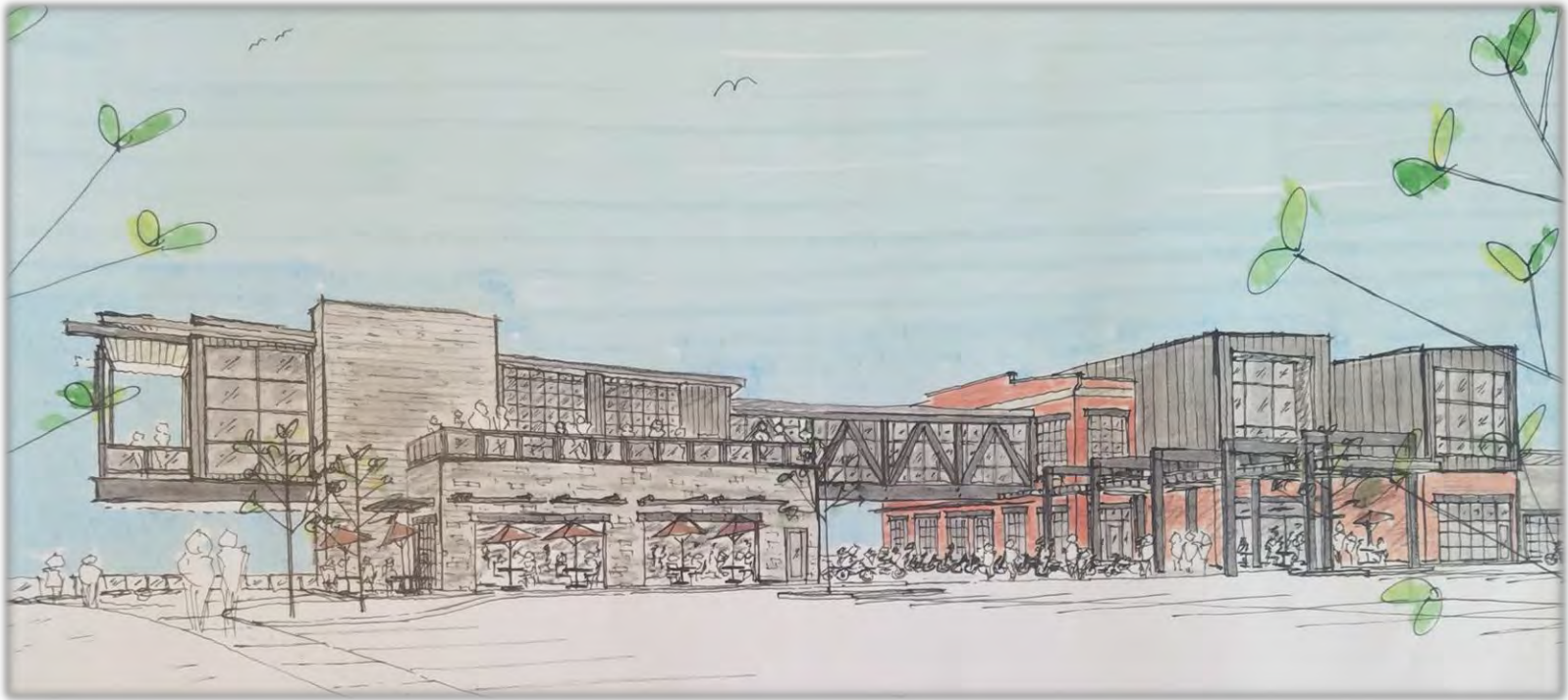


Numerous access points along the USFS hiking trail system.



# New Sturgis Motorcycle Museum Hall of Fame Complex

Heritage Hill - Currently in design.



Located south of Scott Peterson Motors on Junction.  
Dedicated to the Sturgis Motorcycle Hall of Fame.  
Exit 32 access. Construction date to be announced.

# Heritage Hill Motorcycle Museum Hall of Fame





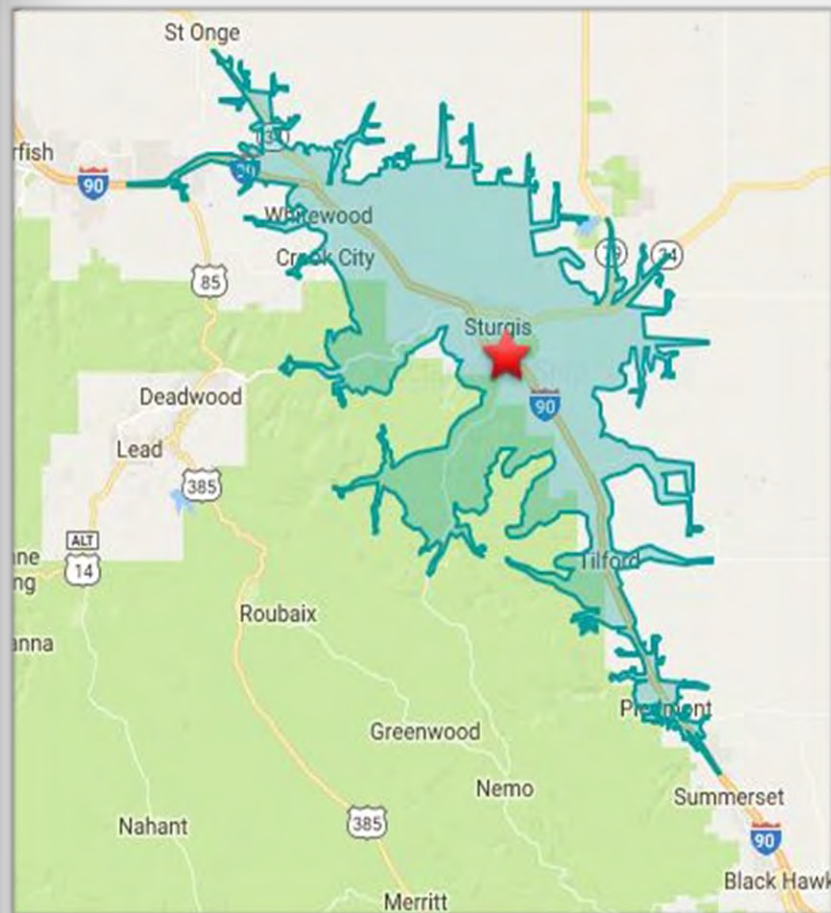
# Museum Remodel & Expansion

**Now under construction at 999 Main.  
Completion summer of 2018.**



2,500 Square foot addition dedicated to the Sturgis Motorcycle Rally will accommodate more visitors, house the Sturgis Rally Timeline exhibit, incorporate themed galleries, and will enhance museum & downtown traffic.

# 15-Minute Drive-Time



## Demographic Highlights

Population: 10,820

Pop Growth ('00-'10): 6.5%

Workplace Population: 4,343

Proj. Growth ('15-'20): 3.6%

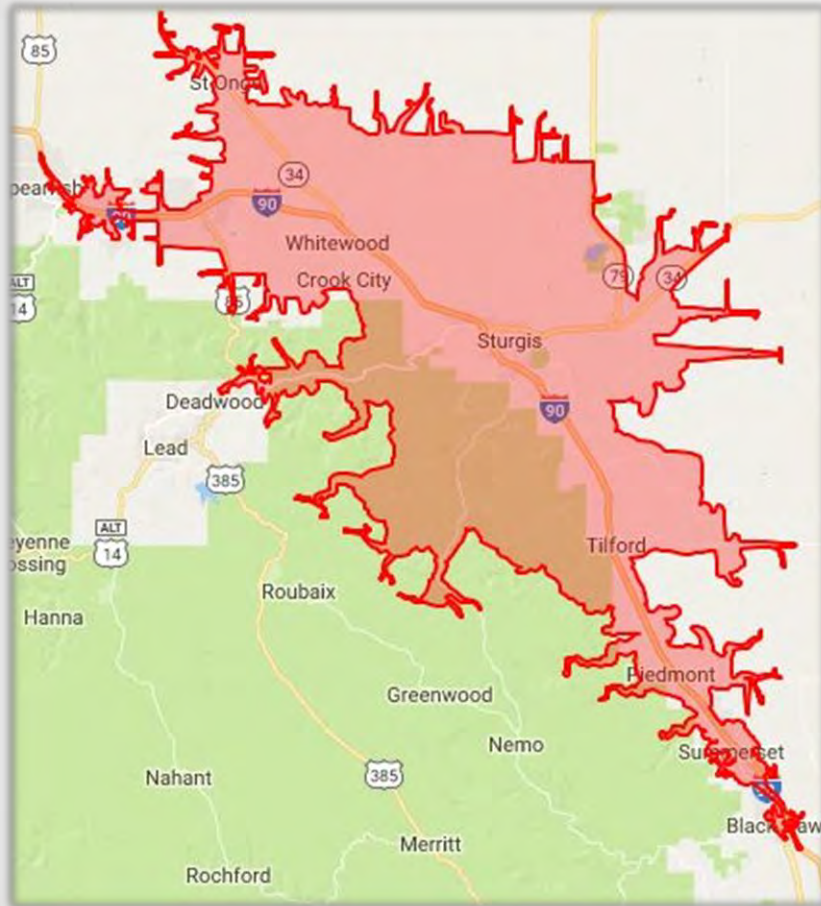
Households (HH): 4,668

HH Growth ('00-'10): 12.0%

Avg. HH Income: \$58,764

Proj. Growth ('15-'20): 4.5%

# 20-Minute Drive-Time



## Demographic Highlights

Population: 19,101

Workplace Population: 7,014

Households (HH): 7,977

Avg. HH Income: \$62,406

Pop Growth ('00-'10): 17.5%

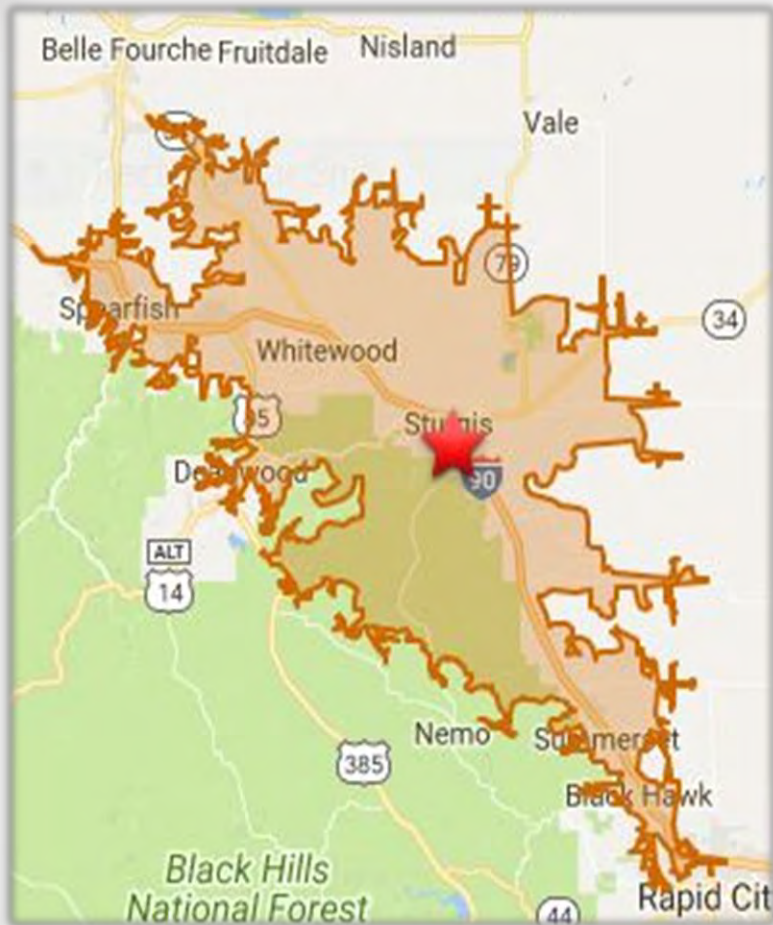
Proj. Growth ('15-'20): 6.2%

HH Growth ('00-'10): 23.7%

Proj. Growth ('15-'20): 6.9%



# 25-Minute Drive-Time



## Demographic Highlights

Population: 36,891

Workplace Population: 16,752

Households (HH): 15,640

Avg. HH Income: \$61,034

Pop Growth ('00-'10): 14.6%

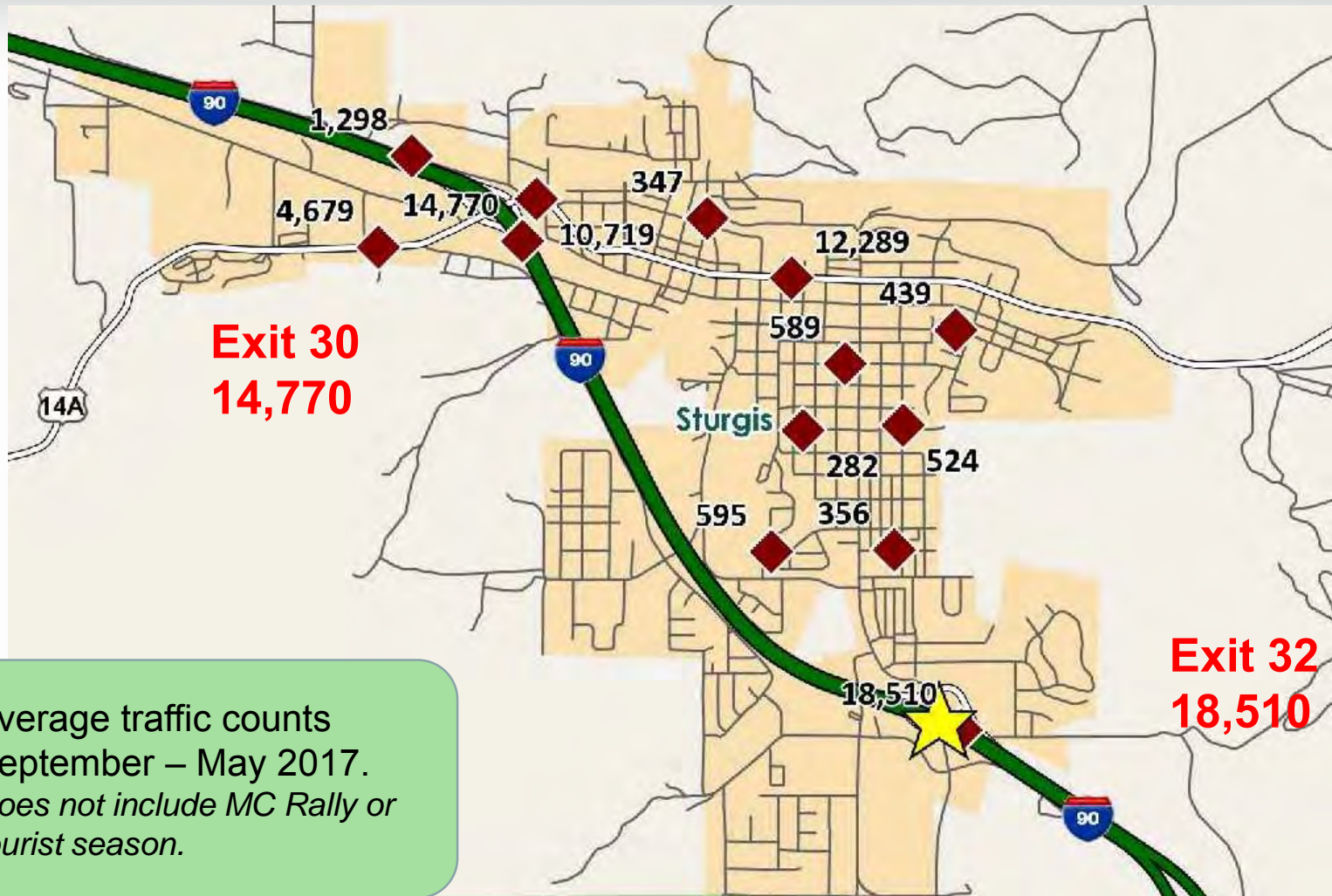
Proj. Growth ('15-'20): 6.0%

HH Growth ('00-'10): 21.8%

Proj. Growth ('15-'20): 7.0%



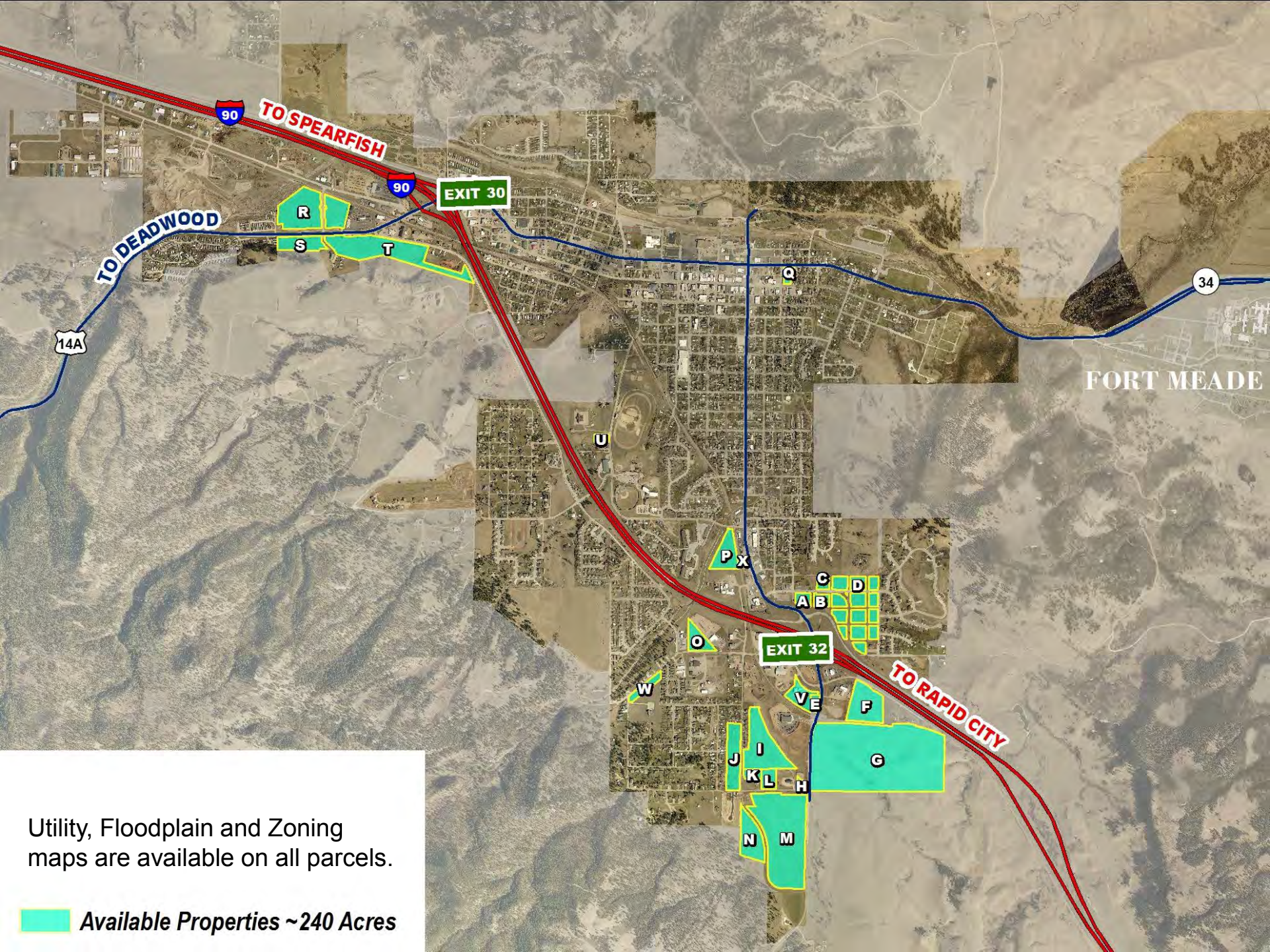
# Average Daily Traffic Counts









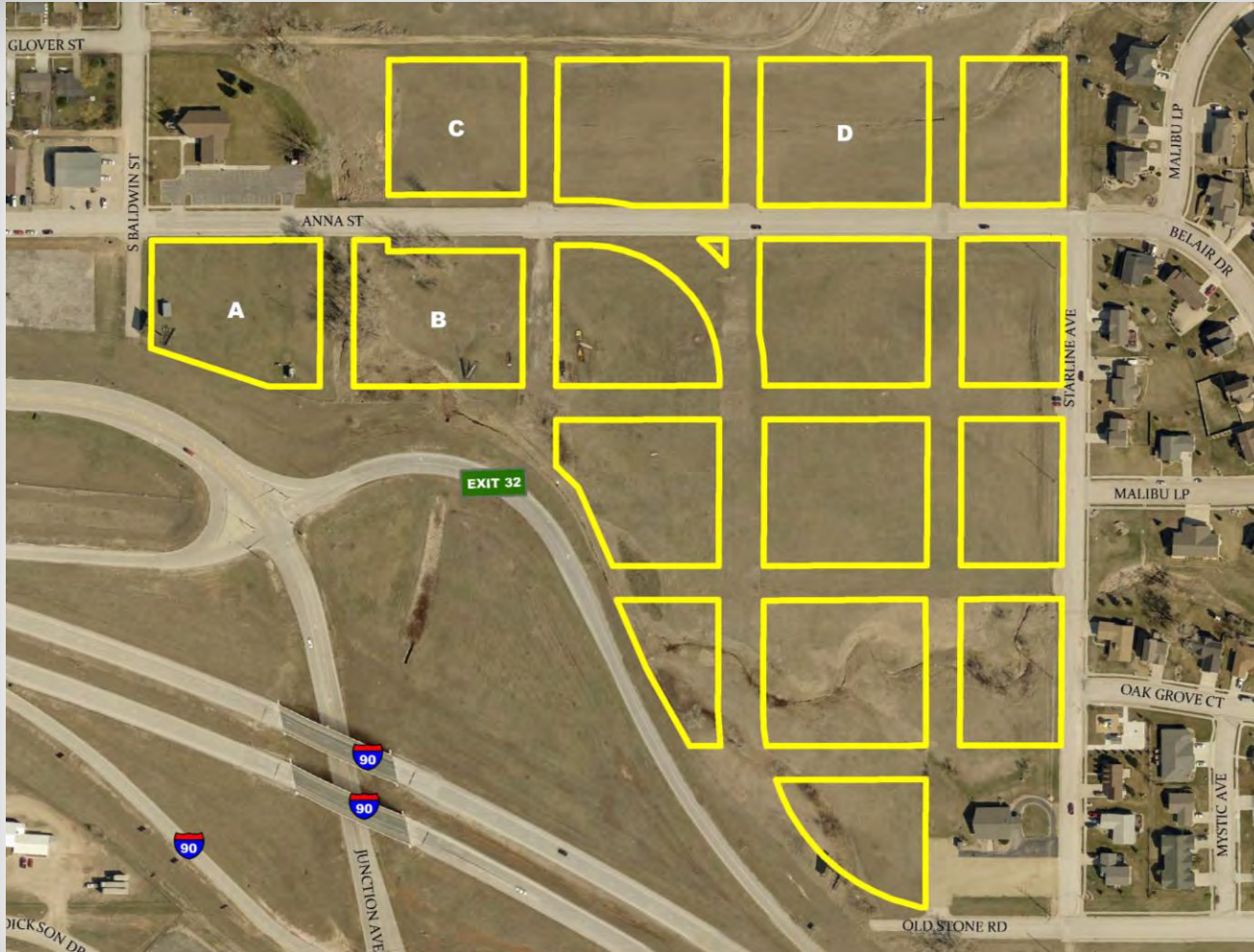


Utility, Floodplain and Zoning maps are available on all parcels.

 Available Properties ~240 Acres



# A-D Glover Properties, LLC



Owner: Glover Properties, LLC  
Status: Undeveloped  
Address: Anna Street  
**Sturgis City Limits: Yes**  
Parcel IDs: 01.62.05.01, 01.62.0N.01, 01.62.0M.02, 01.62.REM  
**Acreage: ~24 acres**  
Zoning: General Commercial, Medium-Density Residential  
Floodplain: Partial Floodway, 100-year, 500-year (approx. 2 acres total) Map is available  
**Utilities: Available**



# E City of Sturgis



Owner: City of Sturgis  
Status: Undeveloped  
Address: Junction  
Avenue/Vanocker  
Canyon Rd

**Sturgis City Limits: Yes**

Parcel ID: 01.98.03A

**Acreage: 1.3 acres**

Zoning: Highway Service  
Floodplain: Floodway (.5  
acres), 100-year (.16  
acres), 500-year Map is  
available

**Utilities: Available**

# F 8 Open A, LLC



Owner: 8 Open A LLC  
Status: Undeveloped  
Address: 2875 Dickson Drive

**Sturgis City Limits: No**

Parcel ID: 01.98.03A

**Acreage: 9.87 acres**

Potential Zoning: Highway Service

Floodplain: None

**Utilities: Available**



# G JMP, LLC



Owner: JMP LLP  
Status: Undeveloped  
Address: 3196  
Vanocker Canyon Rd  
**Sturgis City Limits: No**  
Parcel ID: 11.15.341  
**Acreage: 77 acres**  
Potential Zoning:  
Highway Service  
and/or Residential  
Floodplain: Floodway  
(approx. 6 acres),  
100-year, 500-year,  
over 60 acres no flood  
hazard. Map available  
**Utilities: Available**  
**along Junction,**  
**extensions may be**  
**needed.**

# H SPM Holdings



Owner: SPM Holdings  
of Sturgis, LLC  
Status: Undeveloped  
Address: 3196  
Vanocker Canyon Rd  
**Sturgis City Limits: Yes**  
Parcel ID: 01.AA.03  
**Acreage: .78 acres**  
Zoning: Highway  
Service  
Floodplain: None  
**Utilities: Water**  
**Available. Sewer**  
**extension needed.**



# I Vanocker Canyon Meadows



Owner: Vanocker Canyon Meadows LLP

Status: Undeveloped

Address: Vanocker Canyon Rd

**Sturgis City Limits: Yes**

Parcel ID: 01.47.0BR1

**Acreage: 14 acres**

Zoning: Medium-Density Residential

Floodplain: 100-year, minimal floodway (.25 acres), 500-year (~3 acres total) Map available

**Utilities: Available, Extensions may be needed.**

# J Langin



Owner: Langin, Gerald A

Status: Vacant

Address: 3025 Vanocker Canyon Rd.

**Sturgis City Limits: Yes**

Parcel ID: 01.20.0D

**Acreage: 7.74 acres**

Zoning: Medium-Density Residential

Floodplain: 100-year, floodway (.5 acre), 500-year (~1.25 acre total) Map available.

**Utilities: Available**



# K DWL Inc.



Owner: DWL Inc.  
Status: Undeveloped  
Address: Vanocker Canyon Rd  
**Sturgis City Limits: Yes**  
Parcel ID: 01.47.0C2  
**Acreage: 1.5 acres**  
Zoning: Highway Service  
Floodplain: None  
**Utilities: Available**



# L Vanocker Canyon Meadows



Owner: Vanocker Canyon Meadow LLP

Status: Undeveloped

Address: Pine View Drive

Sturgis City Limits: Yes

Parcel ID: 01.47.0D

Acreage: 2.7 acres

Zoning: Highway Service

Floodplain: None

Utilities: Water and Sewer extensions needed

Same owner as Lot I  
14-acre parcel on north.

# M-N Davenport



Owner: Davenport Family Real Estate

Status: Undeveloped

Address: Pine View Drive,  
Vanocker Canyon Road

**Sturgis City Limits: Yes**

Parcel ID: 01.49.02R,  
01.49.03

**Acreage: 43 acres**

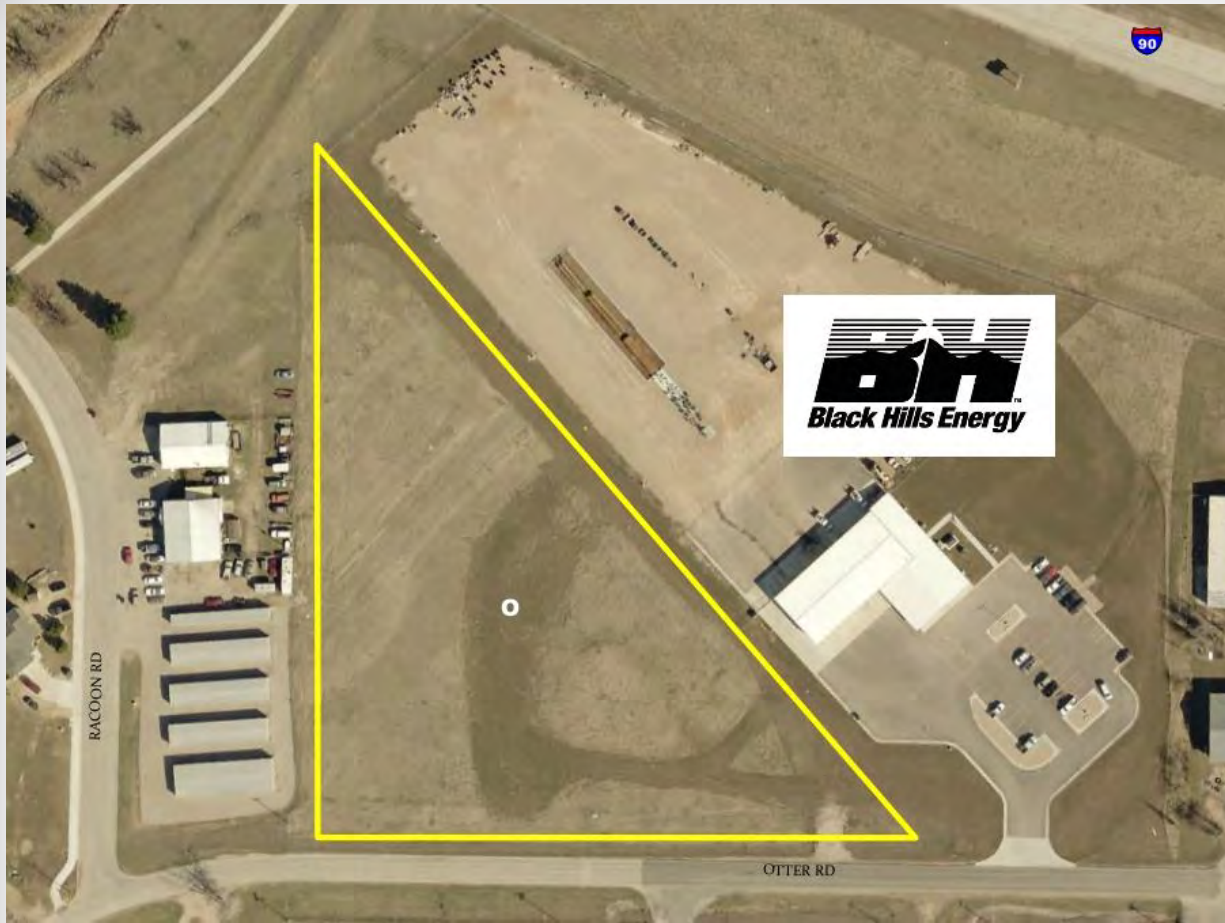
Zoning: Highway Service

Floodplain: None

**Utilities: Available**



# O Black Hills Power



Owner: Black Hills Power

Status: Undeveloped

Address: Otter Road

Sturgis City Limits: Yes

Parcel ID: 01.73.05.2G

(3 acres of existing property)

Acreage: approx. 3 acres

Zoning: General

Industrial

Floodplain: None

Utilities: Available



# P JBI Real Estate LLC



## Property P

Owner: JBI Real Estate, LLC

Status: Undeveloped

Address: 1002 Ball Park Rd

Sturgis City Limits: Yes

Parcel ID: 01.NN.SLE2

Acreage: ~6 acres

Zoning: Highway Service

Floodplain: 100-year (~4 Acres), 500-year Map available.

Utilities: Available.

# Q Massa Berry Clinic



Owner: Regional Hospital  
Status: 23,250 sq. ft. building,  
>54 off-street parking spots  
Address: 890 Lazelle St  
Sturgis City Limits: Yes  
Parcel ID: 01.60.T1  
Acreage: 1.17 acres  
Zoning: Highway Service  
Floodplain: Building within 500-  
year, parking lot is 100-year  
with partial floodway. Flood  
map is available.  
Utilities: Existing



# R-T LPN Holdings, LLC



Owner: LPN Holdings, LLC

Status: Undeveloped

Address: Lazelle St

Sturgis City Limits: Yes

Parcel ID: 01.14.01,  
01.55.1C, 01.55.1A

Acreage: 30.2 acres

Zoning: Highway Service

Floodplain: Properties

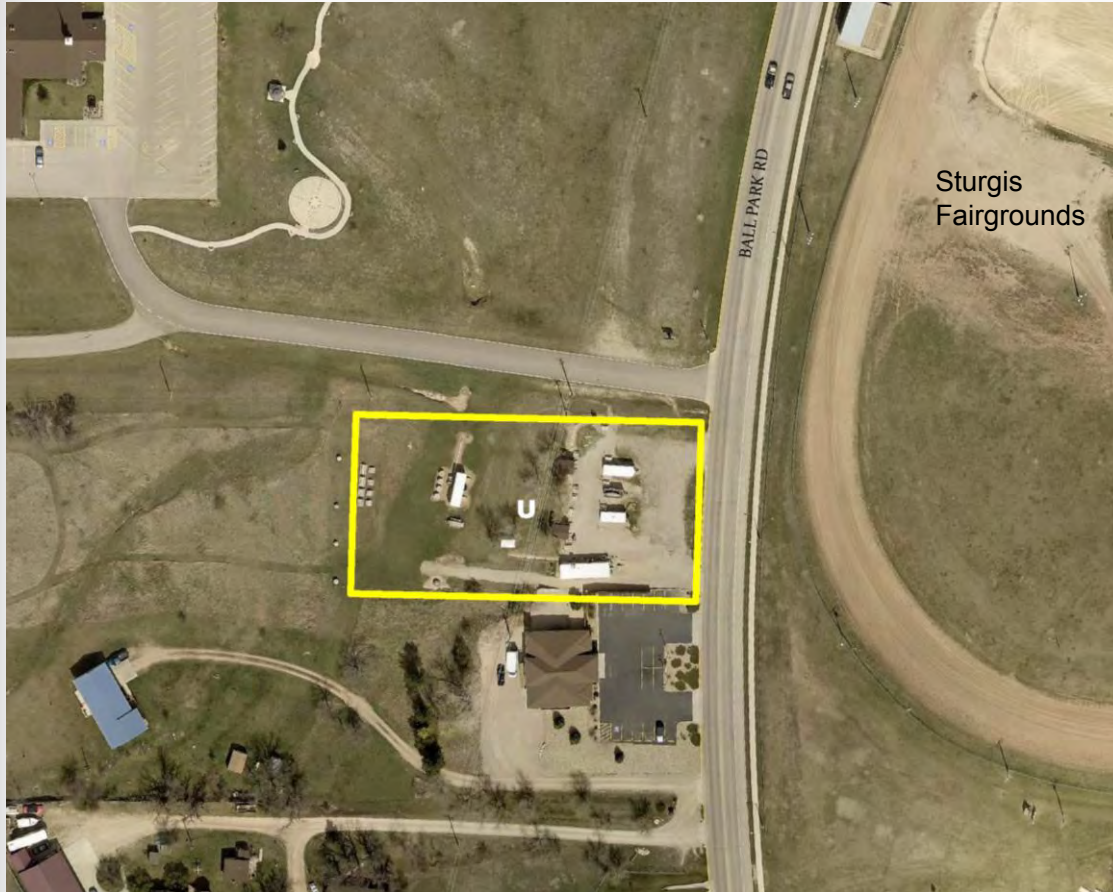
S&T none, Property R

100-year, 500 year,  
floodway. Map available.

Utilities: Available



# U Jester Properties LLC



Owner: Jester Properties LLC

Status: Undeveloped

Address: 1801 Ball Park Rd.

**Sturgis City Limits: Yes**

Parcel IDs: 01.28.01,  
01.28.02

**Acreage: 1 acre**

Zoning: Single-Family  
Residential/Office  
Commercial

Floodplain: 100-year,  
Floodway (<.5 acre total)

**Utilities: Available**

# V 8 Open A, LLC



Owner: 8 Open A LLC

Status: Wood Saw Mill building

Address: 960 Dickson Drive

Sturgis City Limits: Yes

Parcel IDs: 01.98.02B

Acreage: 4.8 acres

Zoning: Highway Service

Floodplain: Building in 500-year floodplain, 100-year, some floodway

Utilities: Existing



# W Blessed Emmanuel



Owner: Blessed Emmanuel  
Lutheran Church  
Status: Undeveloped/Unplatted  
Address: 2942 Pine Tree Trail  
Note: Lot W will be addressed  
on Otter Road

**Sturgis City Limits: Yes**

Parcel ID: 01.06.0A2

**Acreage: Approx. 2 acres**

Zoning: Low-Density  
Residential

Floodplain: 500-year

**Utilities: Available**

# X Junction Business Plaza



Owner: Sabers/Vasknetz

Status: Vacant

Address: Junction Ave.

**Sturgis City Limits: Yes**

Parcel ID: 01.61.00.TB,  
01.61.00.0B (*Note: This  
property has recently been  
re-platted*)

**Acreage: .257 acres**

Zoning: Highway Service

Floodplain: None

**Utilities: Available**

Easy on/off at Exit 32



# Y Allison Family



Owner: Allison Family  
Status: Undeveloped  
Address/Location: Malibu Loop, Camaro Drive/Vernon Heights Estates II Subdivision  
**Sturgis City Limits: Yes**  
Parcel ID: 01.39.0A  
**Acreage: .386 acres**  
Zoning: Low-Density Residential  
Floodplain: None  
**Utilities: Available**

# Developer Incentives

- Meade County 100% 5-year property tax abatement on commercial construction and 4-plex and larger
- TIF district opportunities
- Fast-track permitting
- Low interest, long-term financing
- Project-specific packages
- Flexible zoning, PUD
- Revolving loan funds – City, County, SEDC





# Thank You!

Packets with information about Utilities, FEMA Flood Zones and Current Zoning are available for all properties featured.

Contact:

Pat Kurtenbach, President  
Sturgis Economic Development Corp (SEDC)  
PO Box 218  
2885 Dickson Drive  
Sturgis, SD 57785  
O: 605-347-4906  
C: 605-206-0395  
[www.sturgisdevelopment.com](http://www.sturgisdevelopment.com)

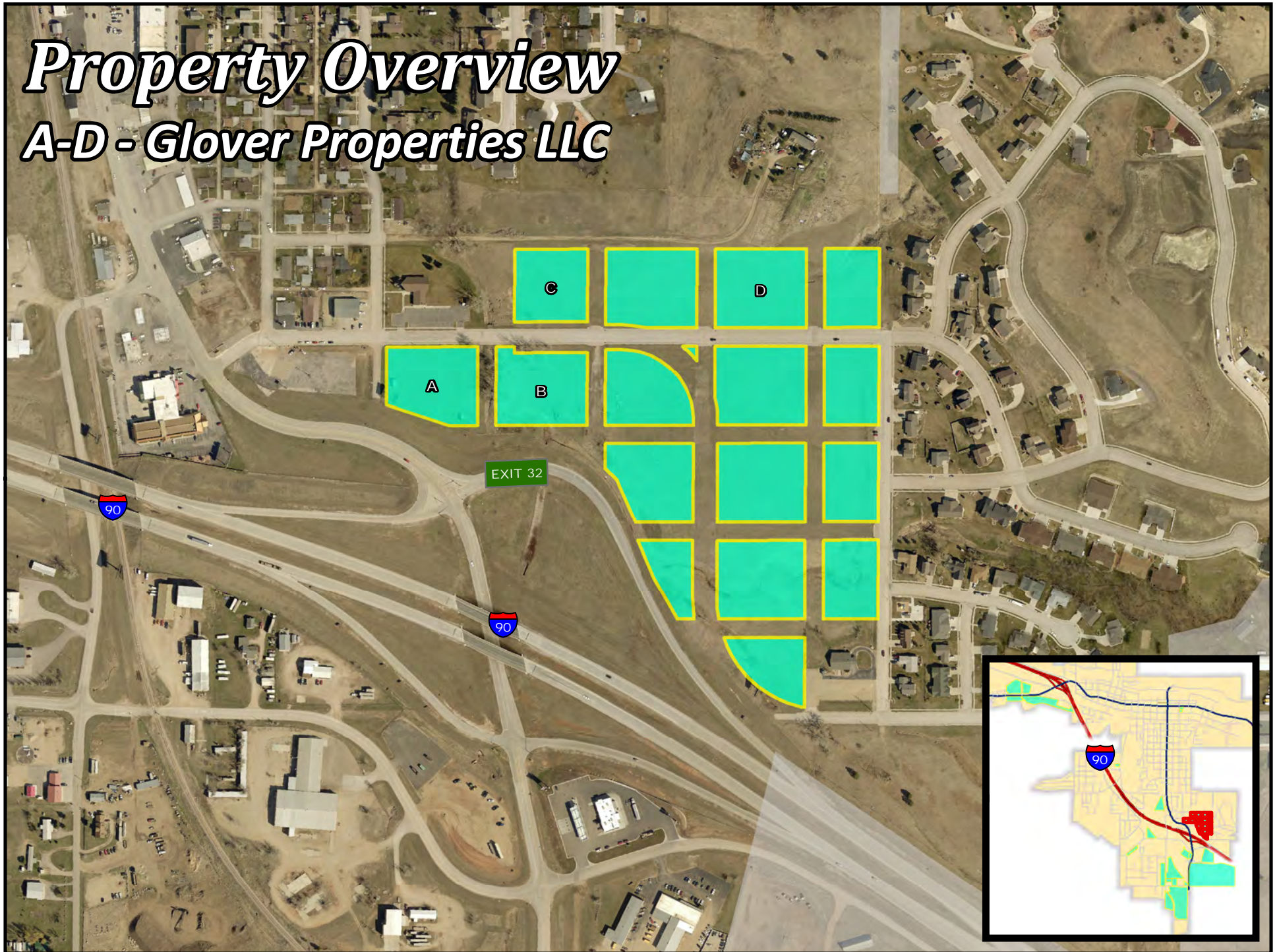
Contact:

Daniel Ainslie, City Manager  
City of Sturgis  
1040 Harley-Davidson Way  
Sturgis, SD 57785  
O: 605-347-4422  
C: 605-347-1700  
[www.Sturgis-sd.gov](http://www.Sturgis-sd.gov)

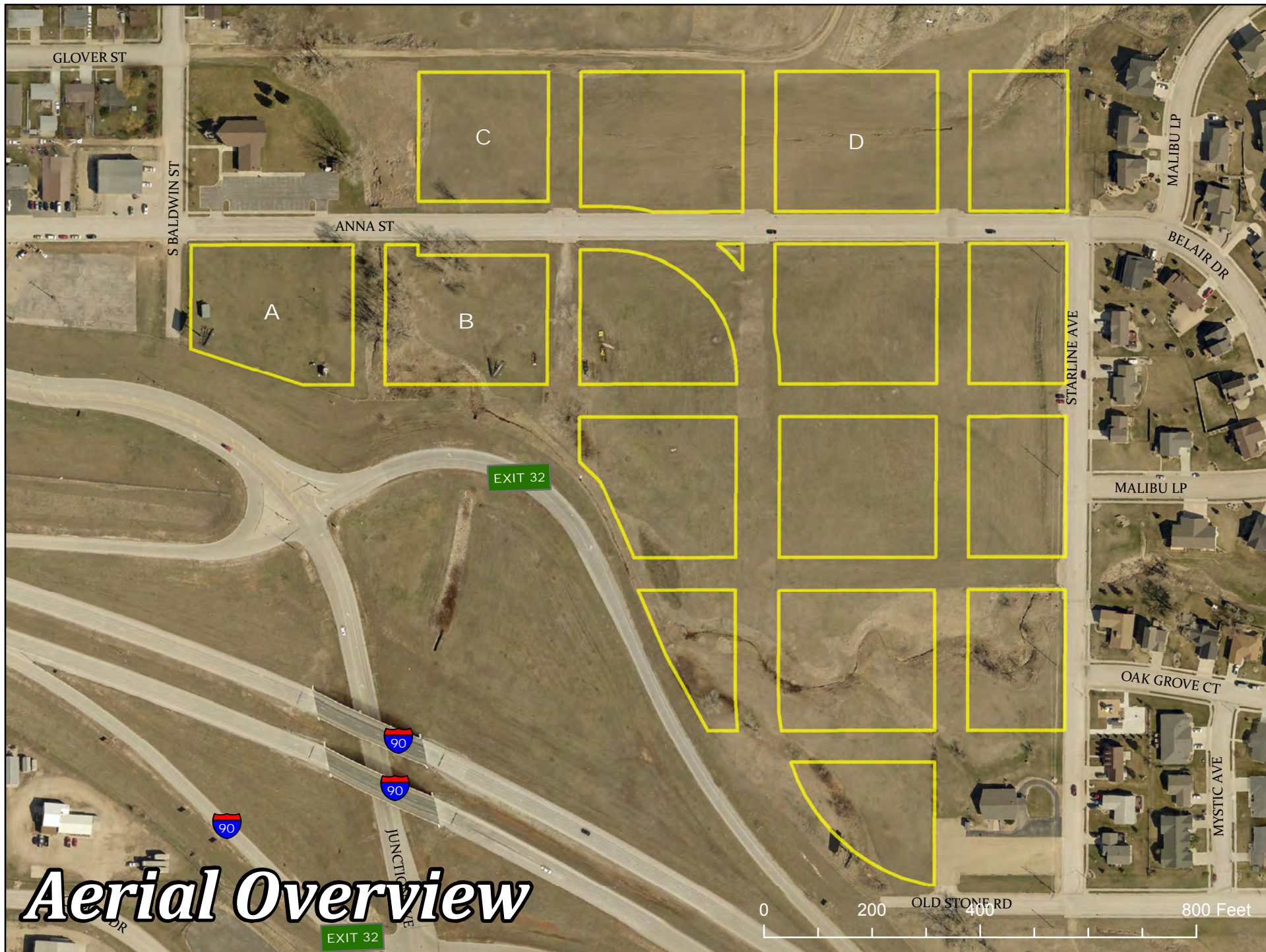
Slides from this presentation along with other property information can be downloaded from the SEDC website at [www.sturgisdevelopment.com](http://www.sturgisdevelopment.com).

# ***Property Overview***

## ***A-D - Glover Properties LLC***









# Property A



Property A



# Properties A-B



Property A

Property B



# Properties A-D



Property A

Property B

Property D (Partial)

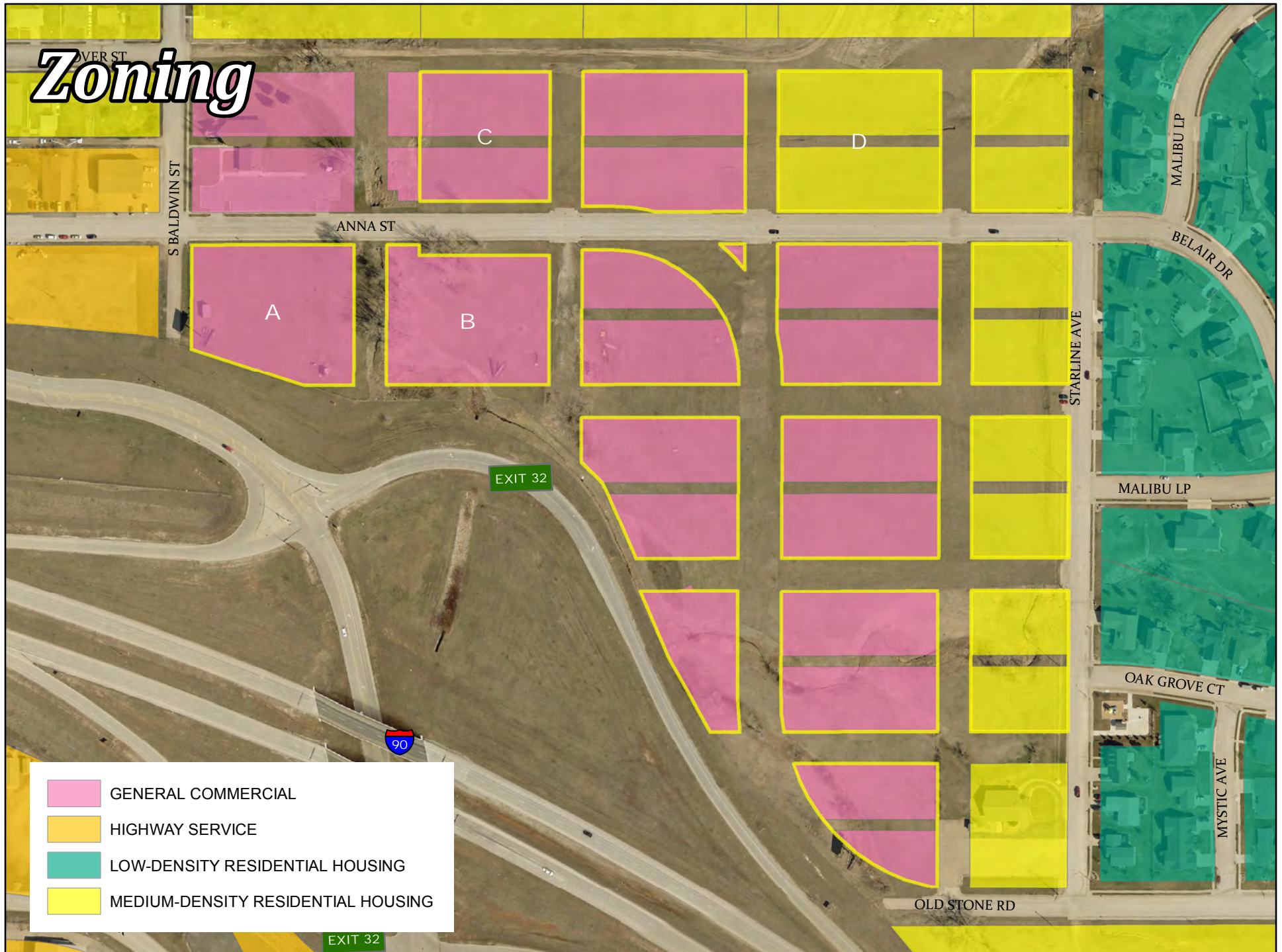


# Properties A-D - From the North





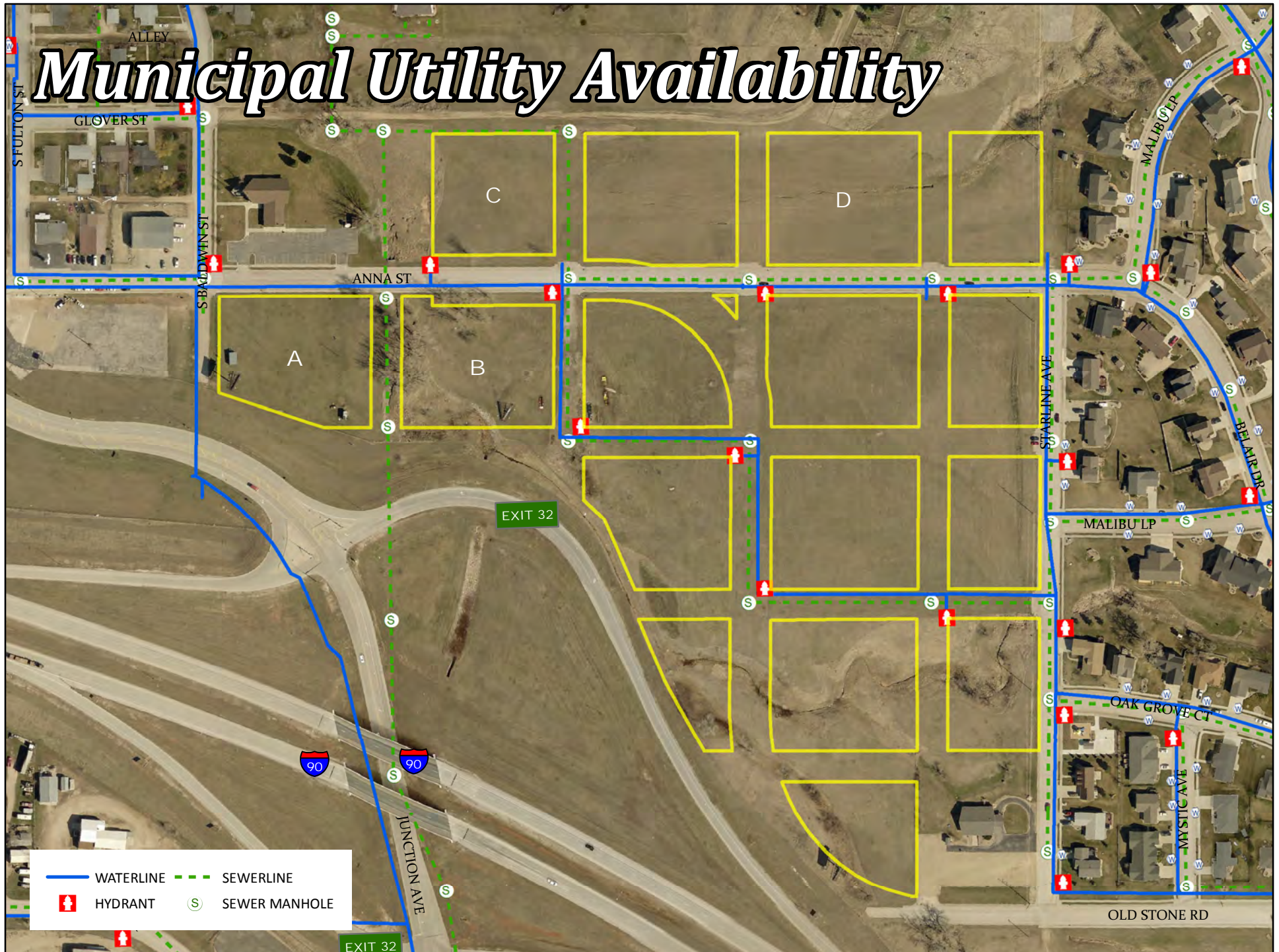
# Zoning



*\*City will consider rezoning the property as a potential option*

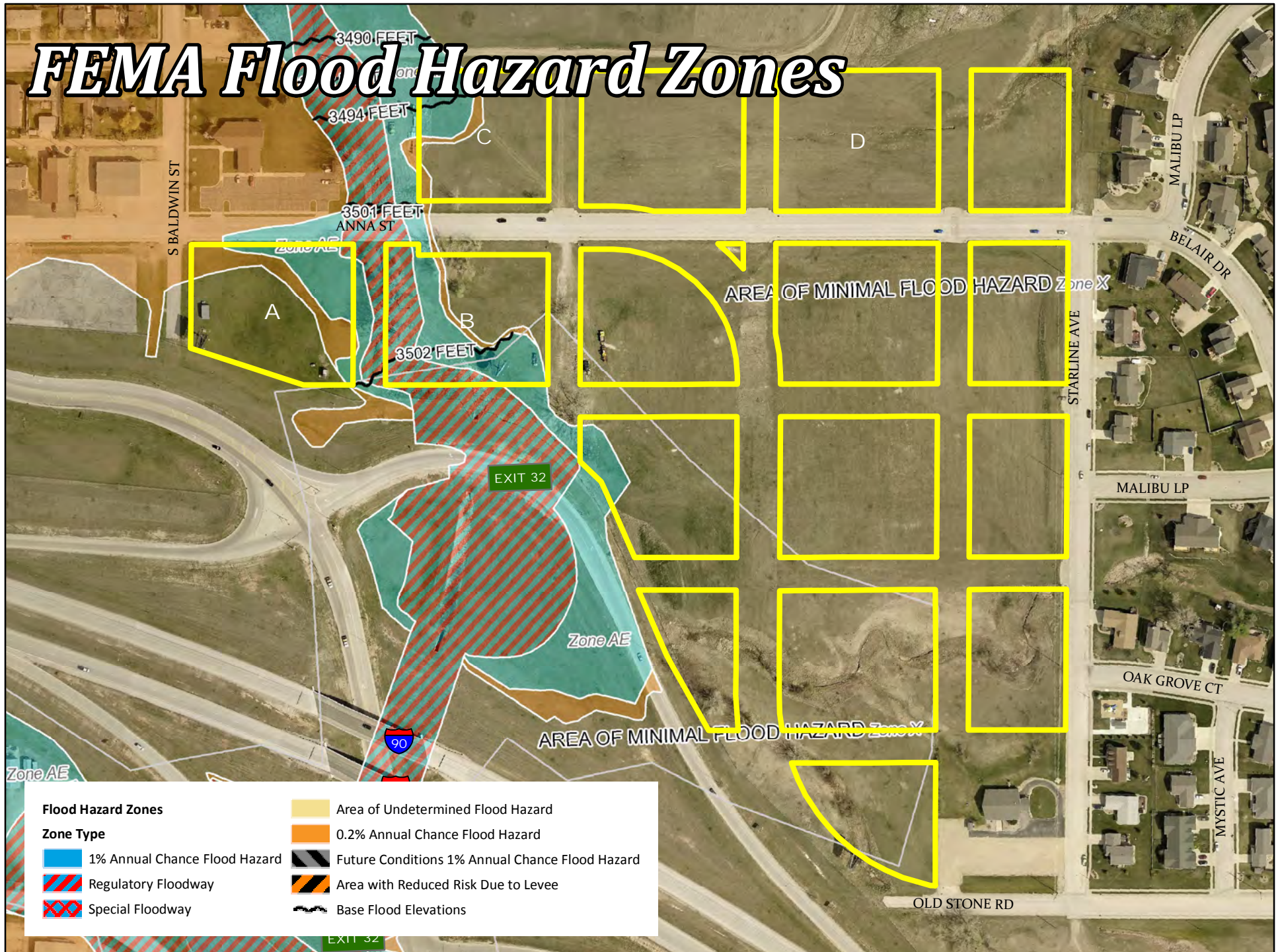


# Municipal Utility Availability



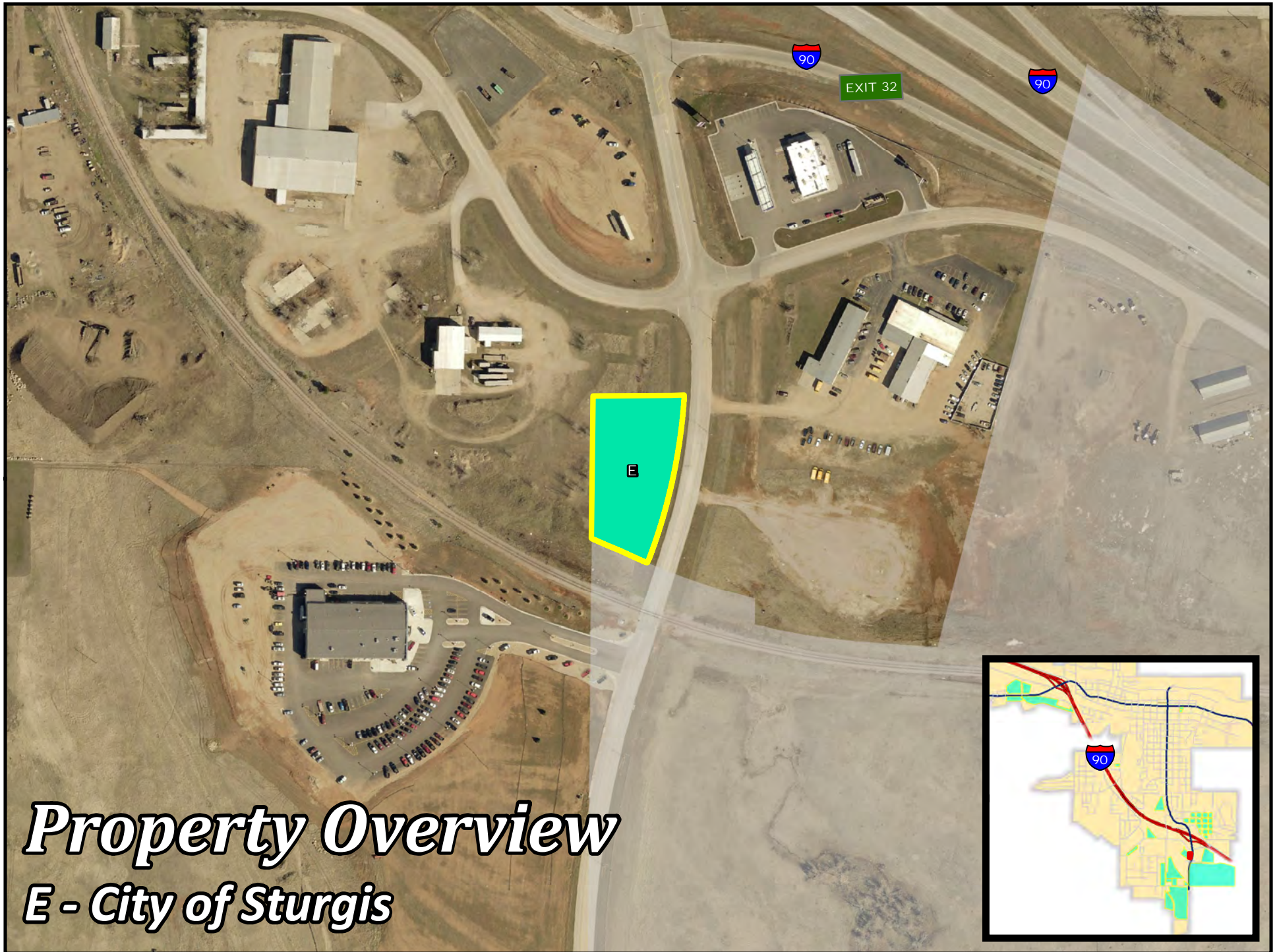


# FEMA Flood Hazard Zones









# ***Property Overview***

## ***E - City of Sturgis***



# Aerial Overview



JUNCTION AVE.



FORD WAY

0 100 200 400 Feet



# Properties E & V





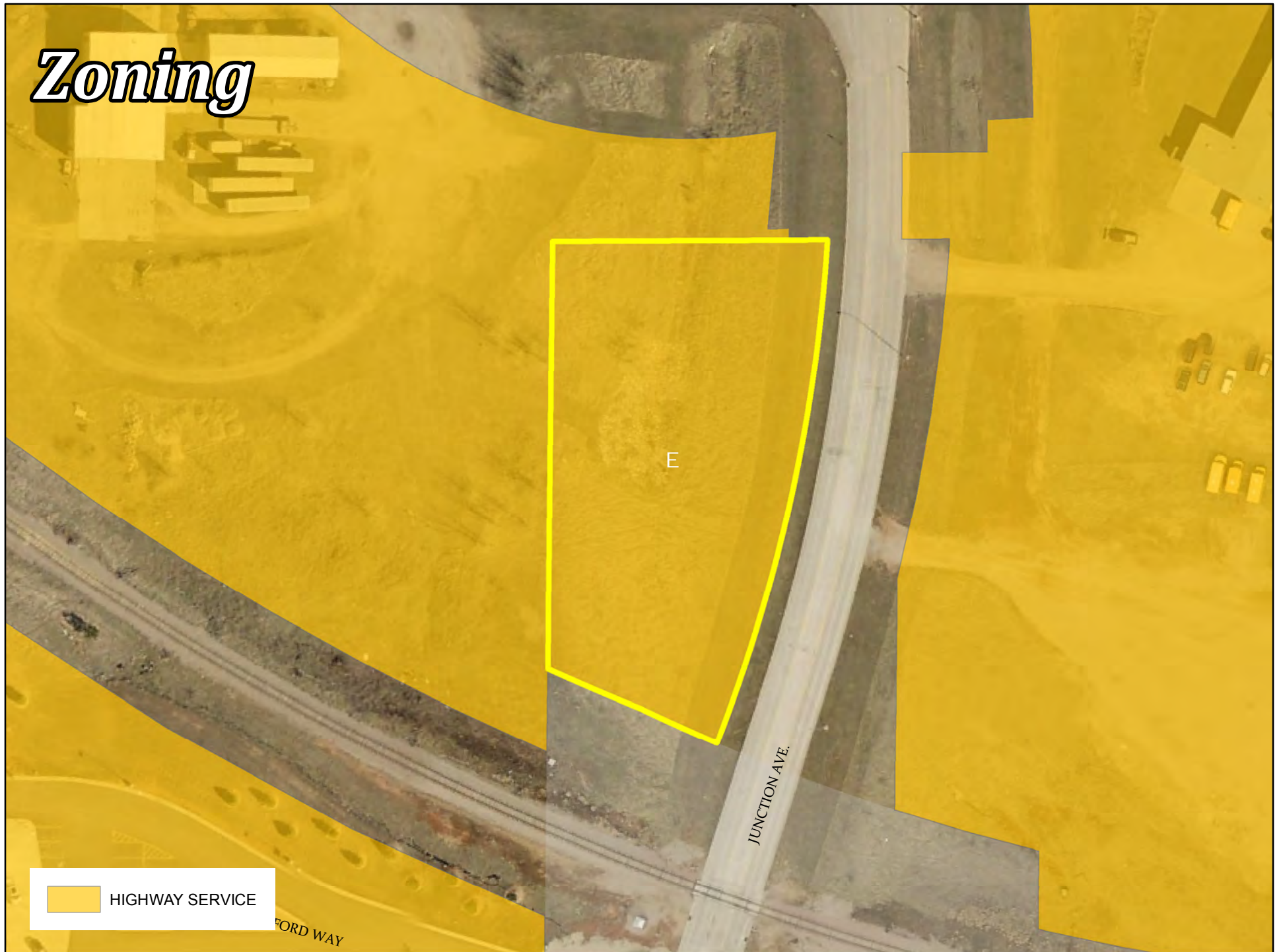
# Property E - From the West



© 2016 Pictometry



# Zoning



*\*City will consider rezoning the property as a potential option*

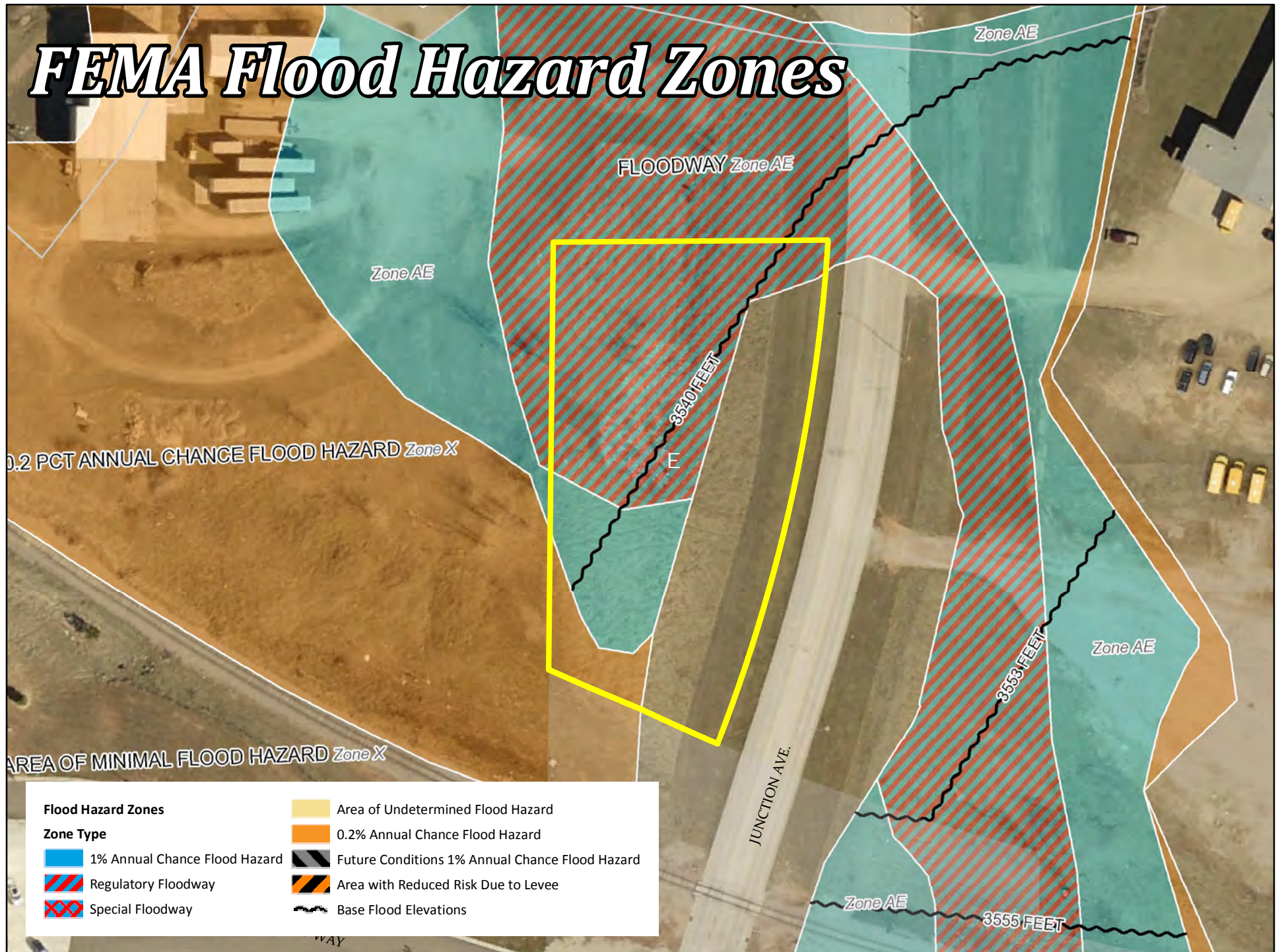


# ***Municipal Utility Availability***

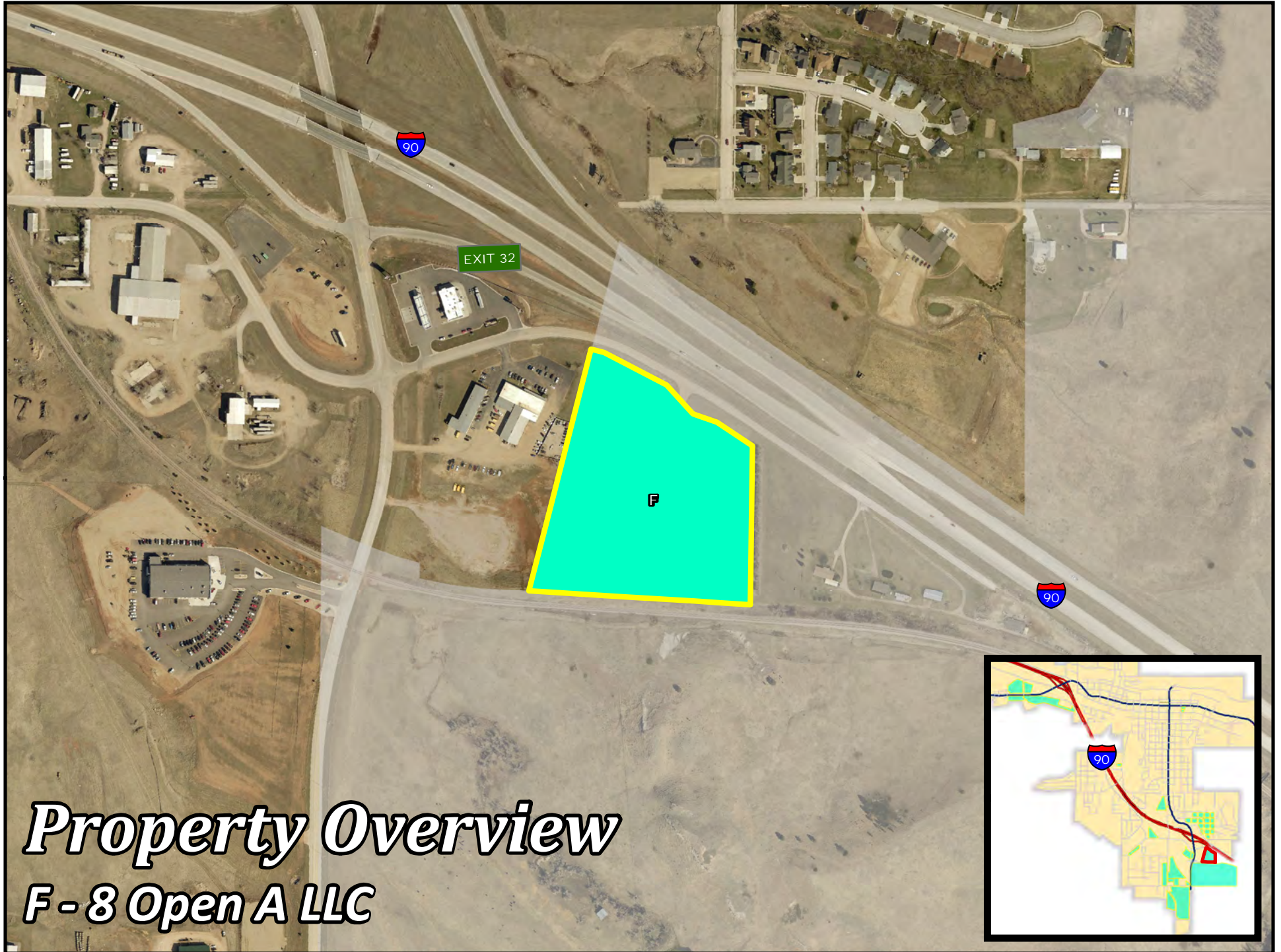




# FEMA Flood Hazard Zones







# ***Property Overview***

## ***F - 8 Open A LLC***







# Aerial Overview



DICKSON DR

F

0 200 400 800 Feet



# Property F - From the North

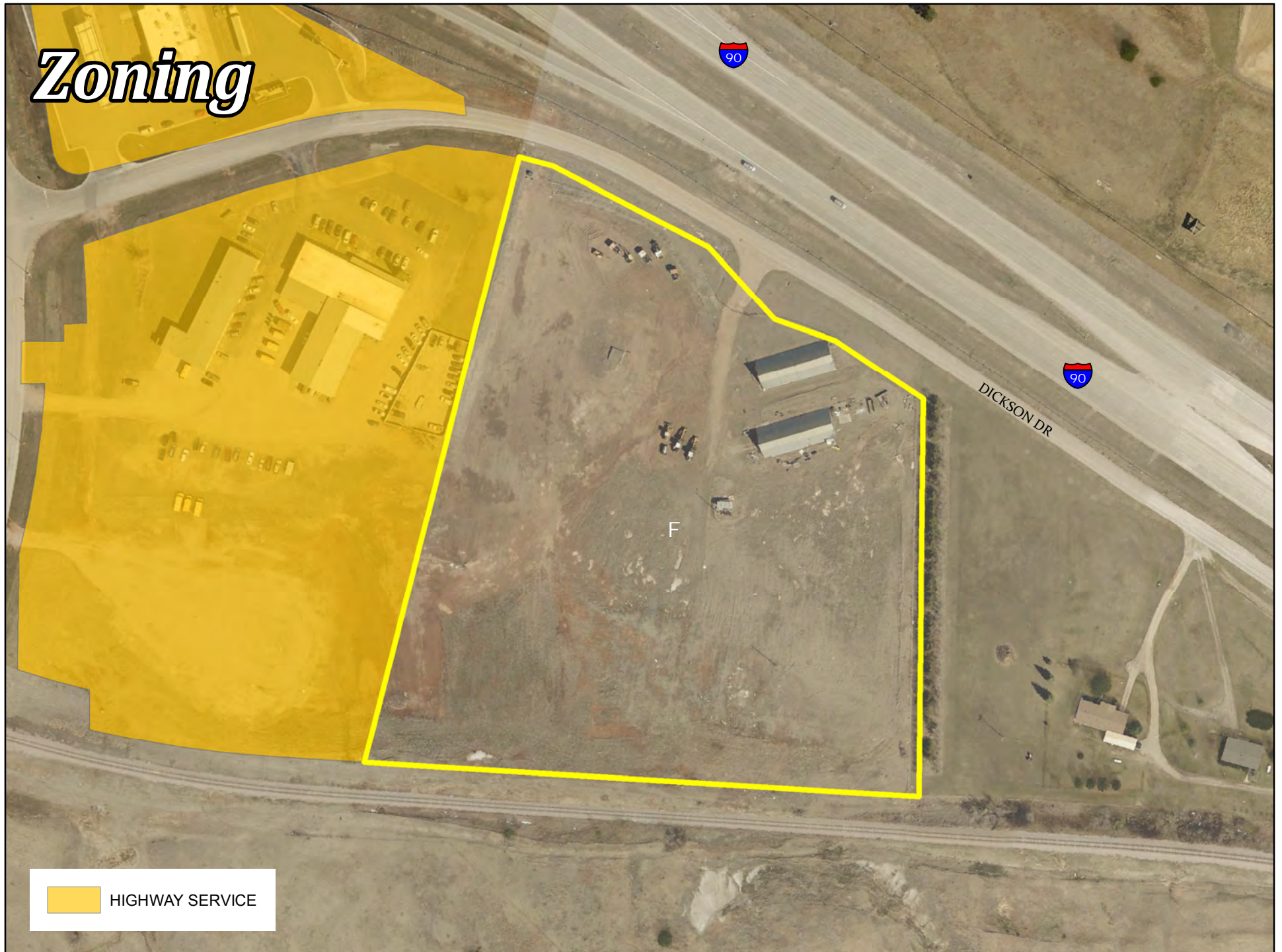


© 2016 Pictometry

03/29/2016



# Zoning



*\*City will consider rezoning the property as a potential option*

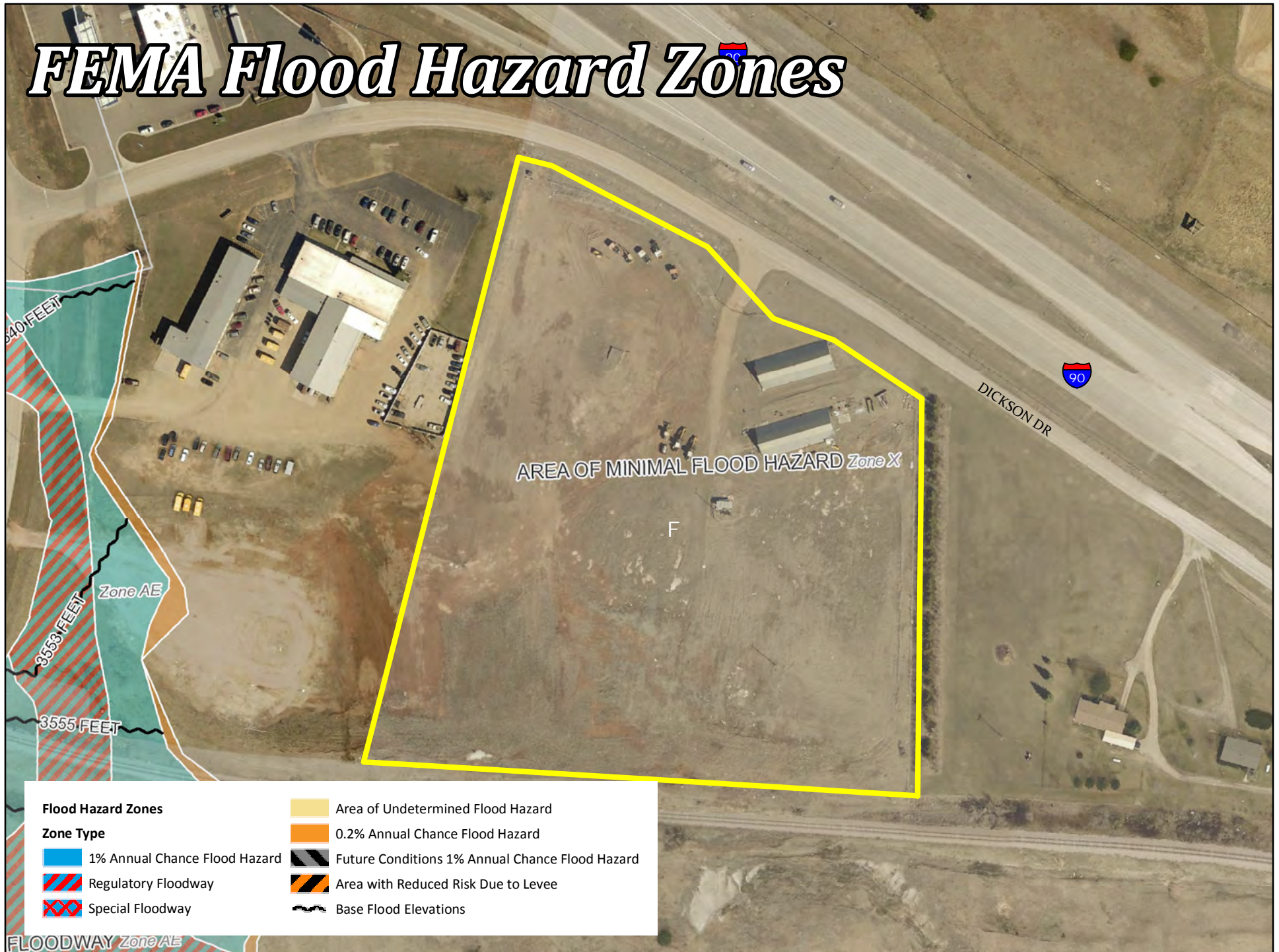


# ***Municipal Utility Availability***

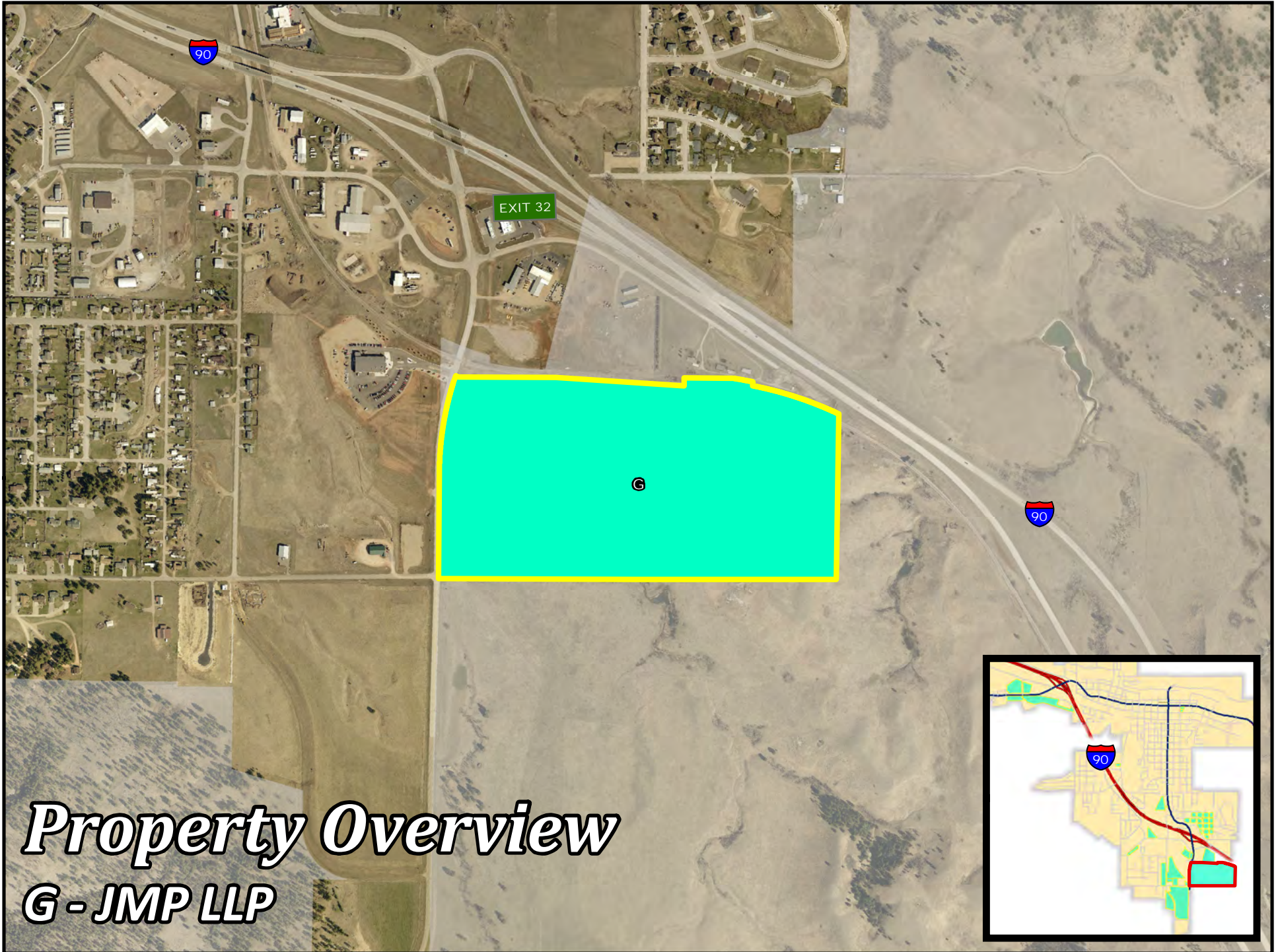




# FEMA Flood Hazard Zones







# ***Property Overview***

***G - JMP LLP***





# Aerial Overview



0 400 800 1,600 Feet



# Property G



Property G

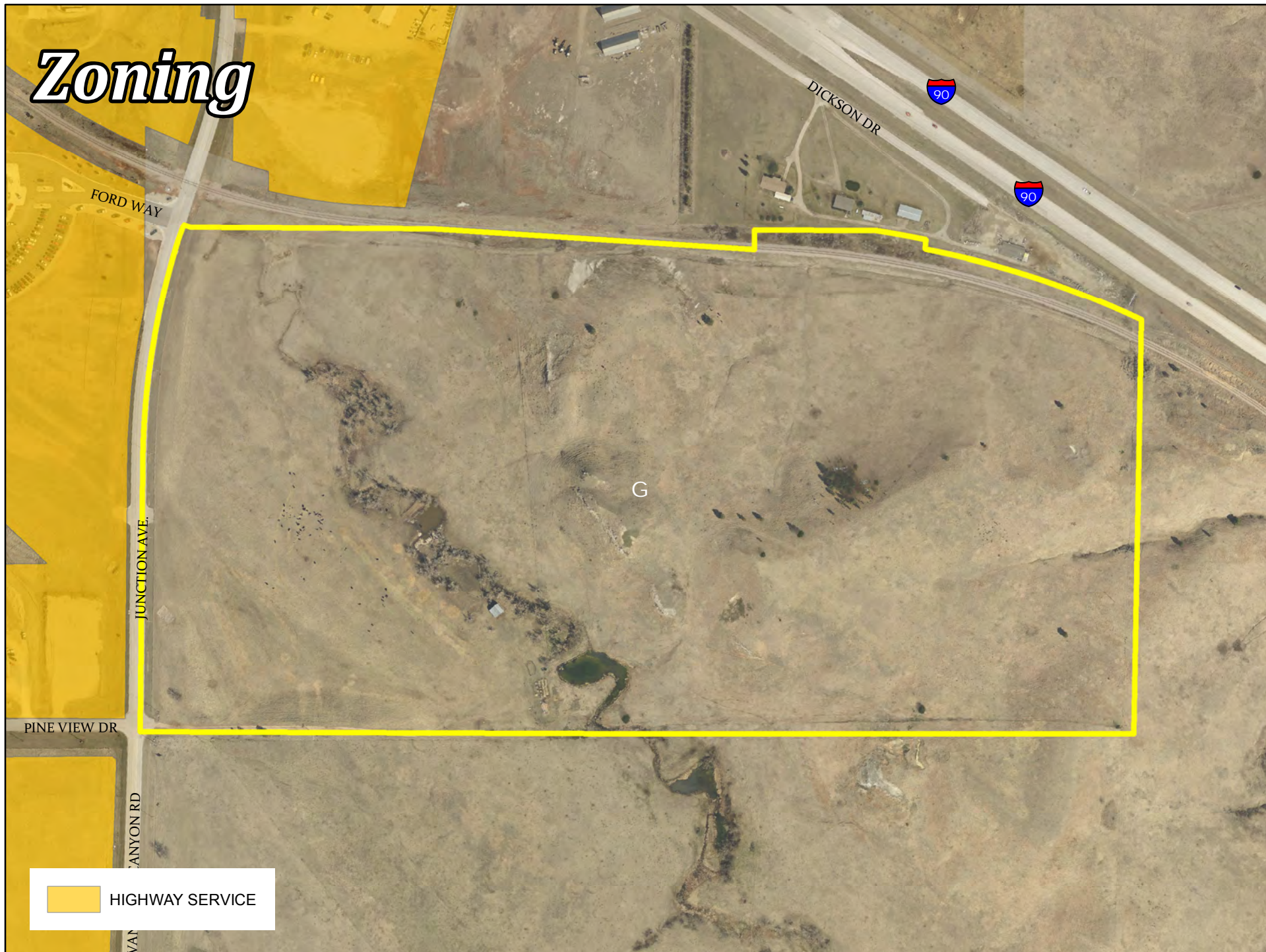


# Property G - From the South





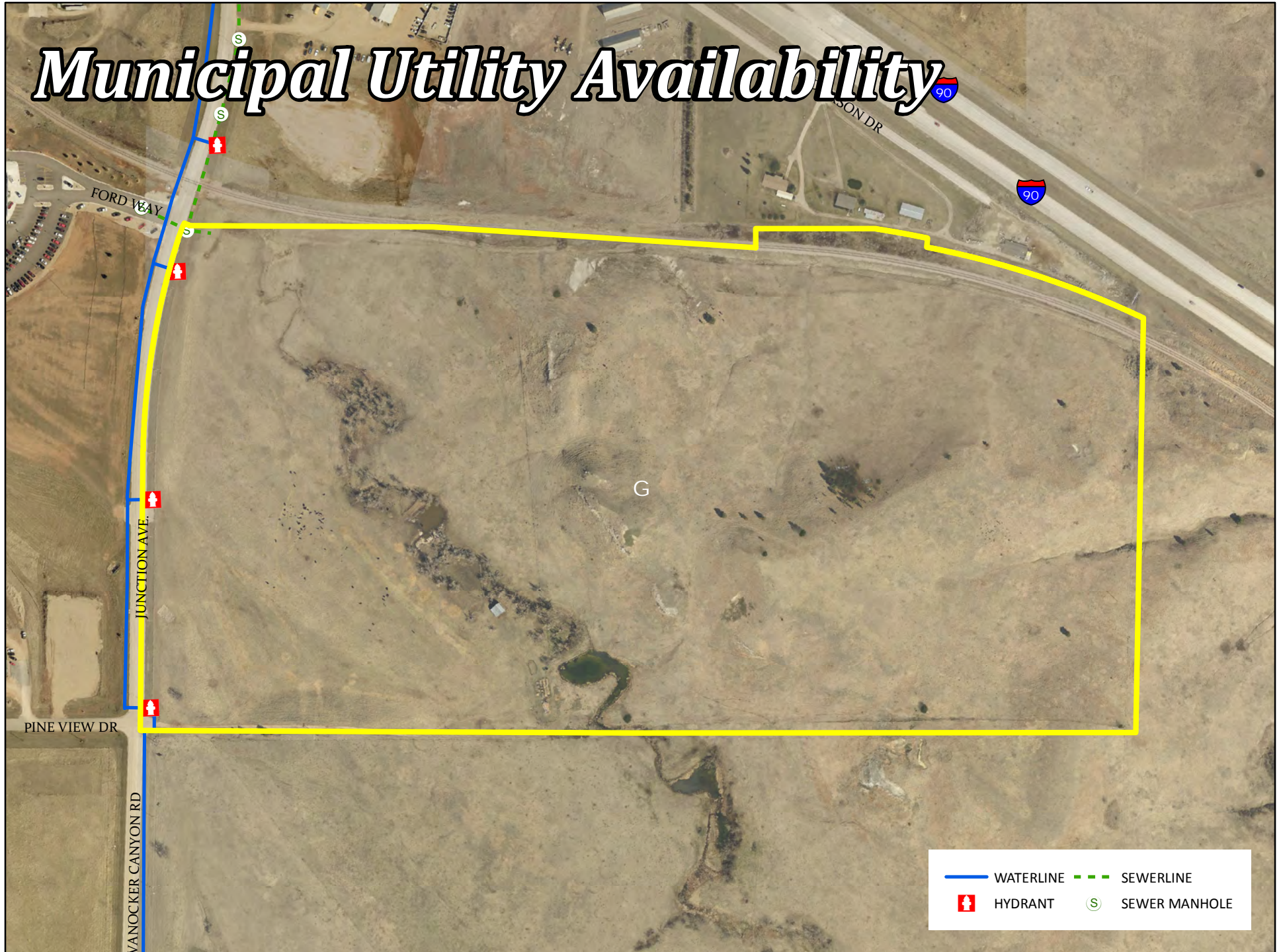
# Zoning



*\*City will consider rezoning the property as a potential option*

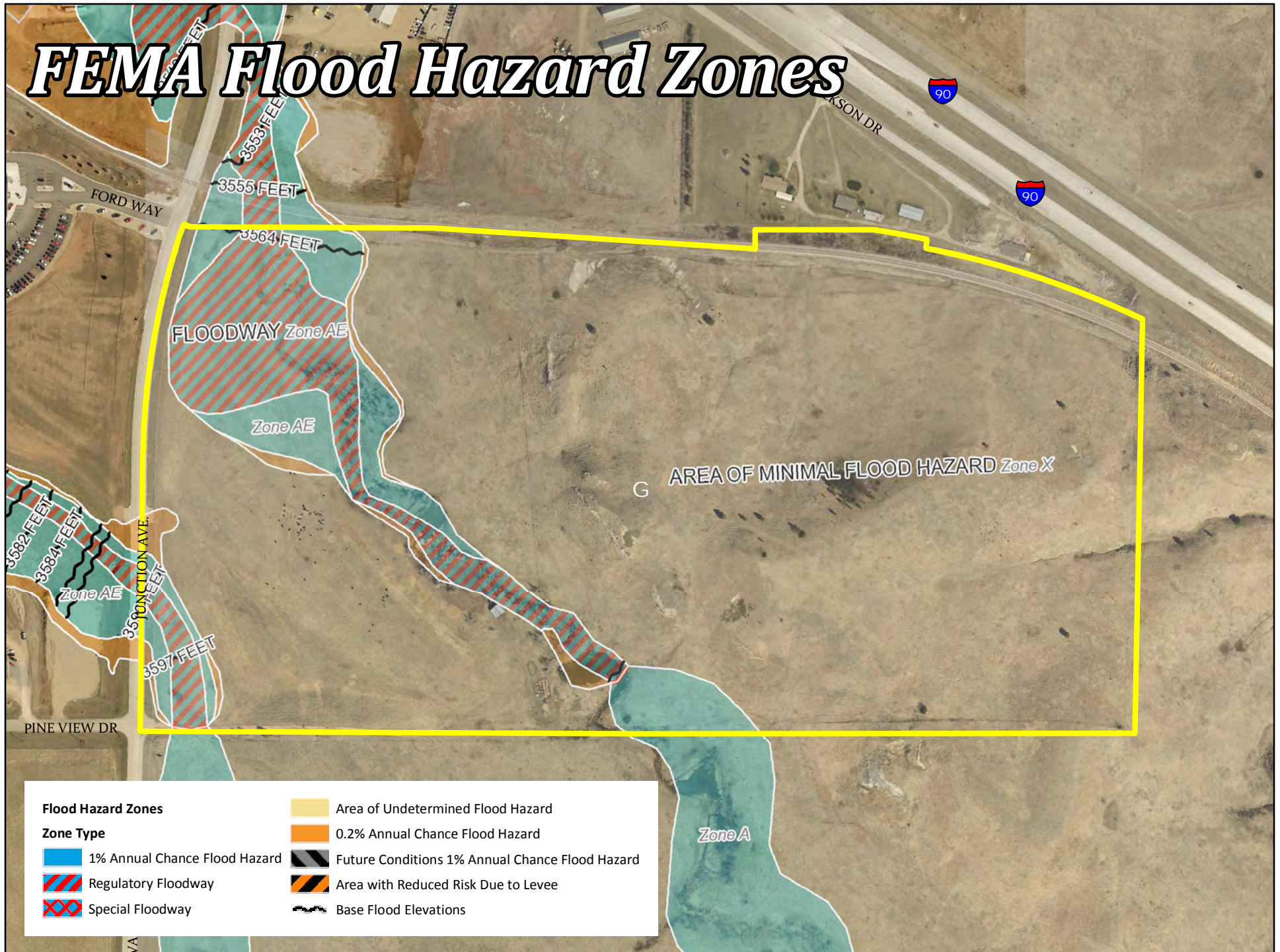


# ***Municipal Utility Availability***





# FEMA Flood Hazard Zones







# ***Property Overview***

***H - SPM Holdings  
of Sturgis LLC***





# Aerial Overview



NHVC  
Northern Hills Veterinary Clinic

H

JUNCTION AVE.

PINE VIEW DR

0 100 200 400 Feet



# Property H

Properties M-N

Property H





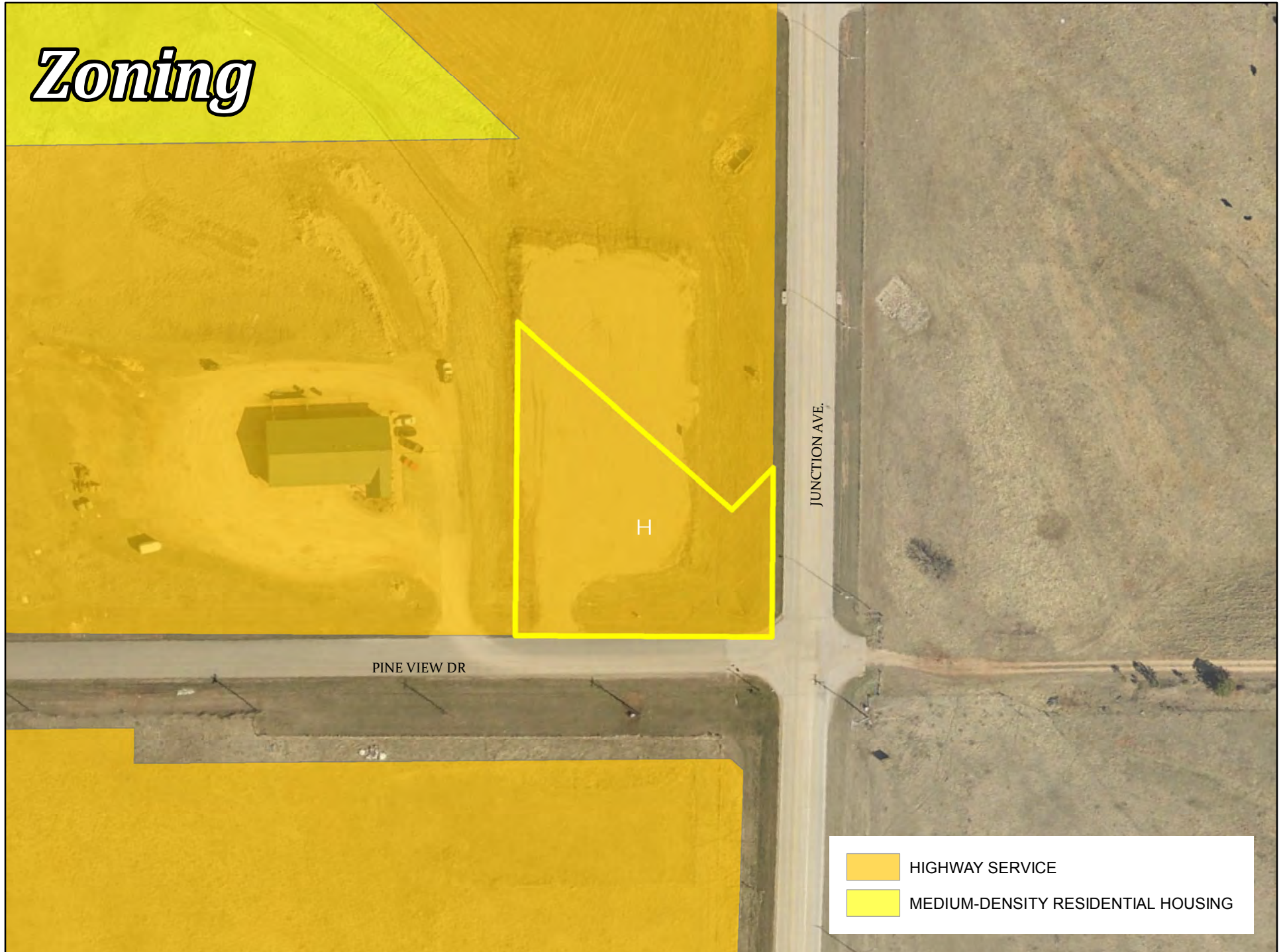
# Property H - From the South



© 2016 Pictometry



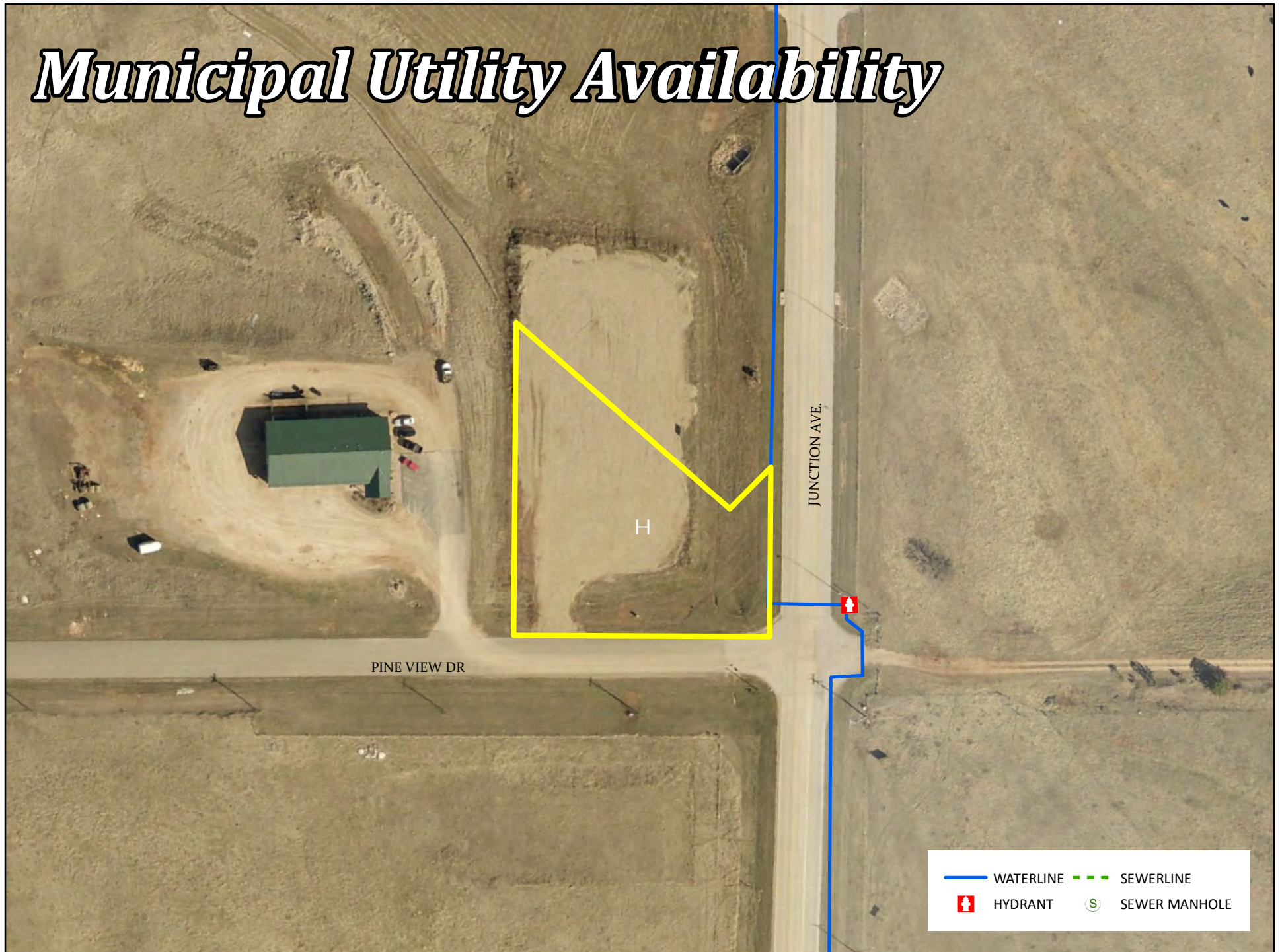
# Zoning



*\*City will consider rezoning the property as a potential option*

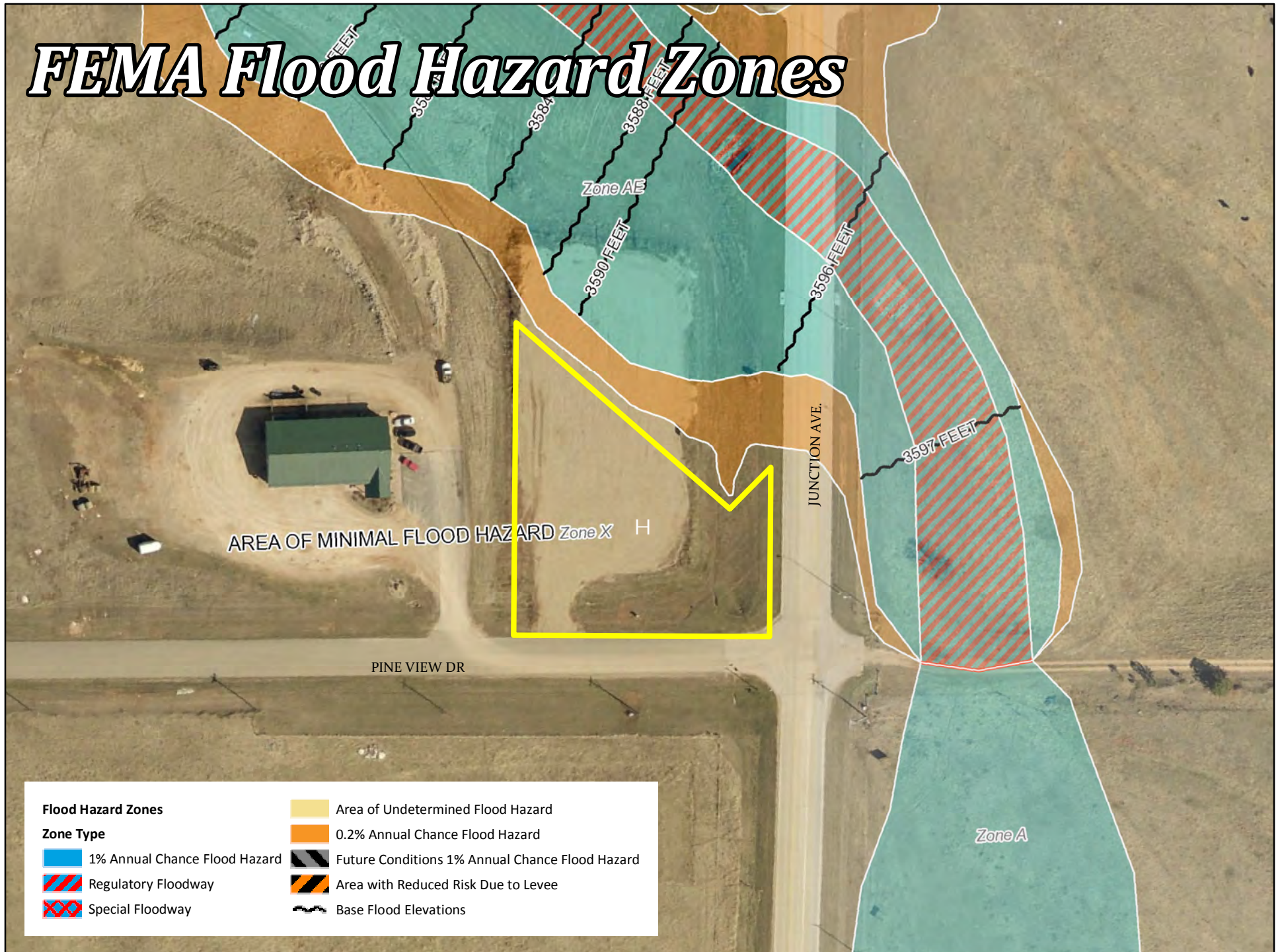


# ***Municipal Utility Availability***





# FEMA Flood Hazard Zones

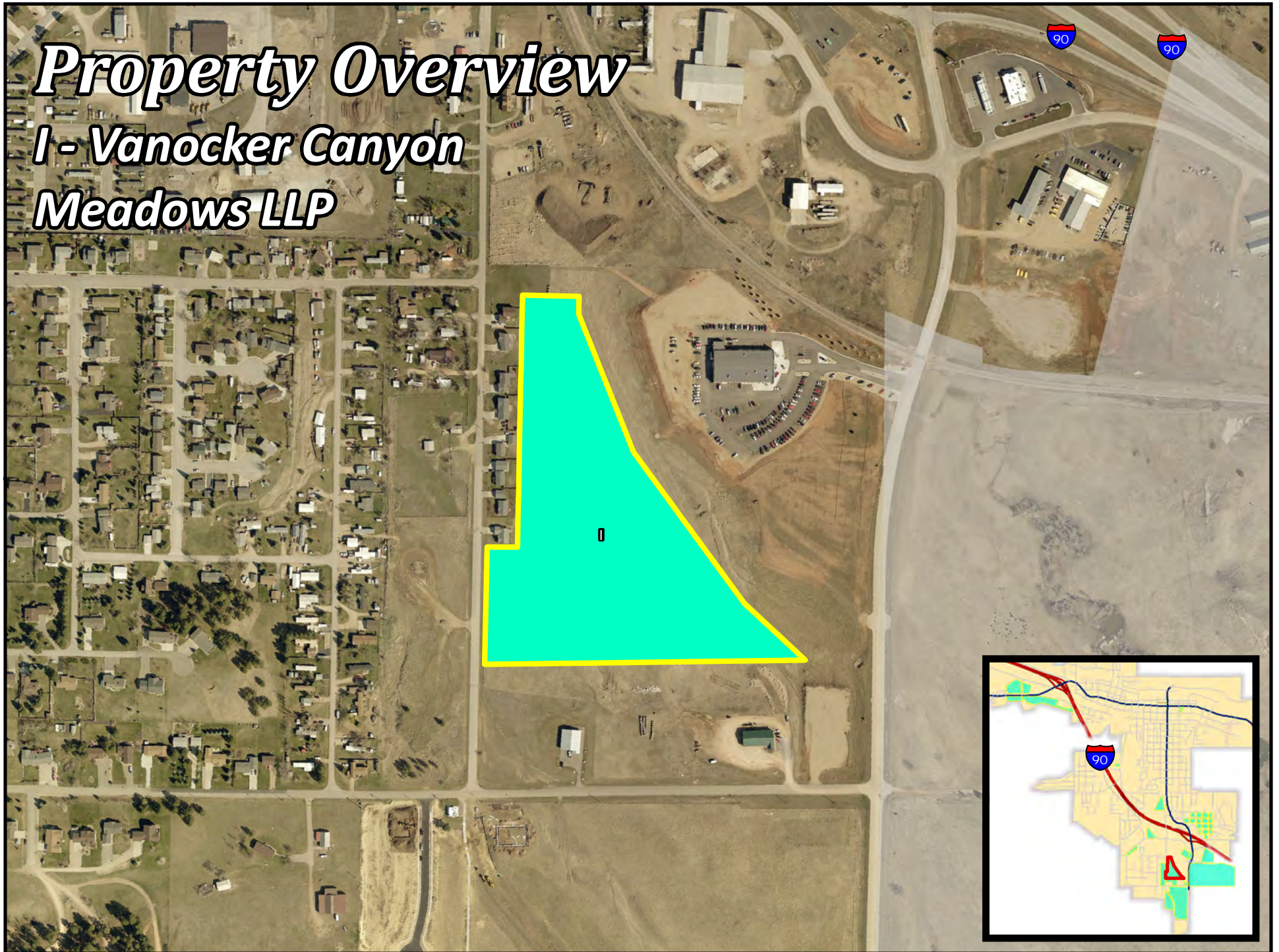






# ***Property Overview***

## ***I - Vanocker Canyon Meadows LLP***





# Aerial Overview



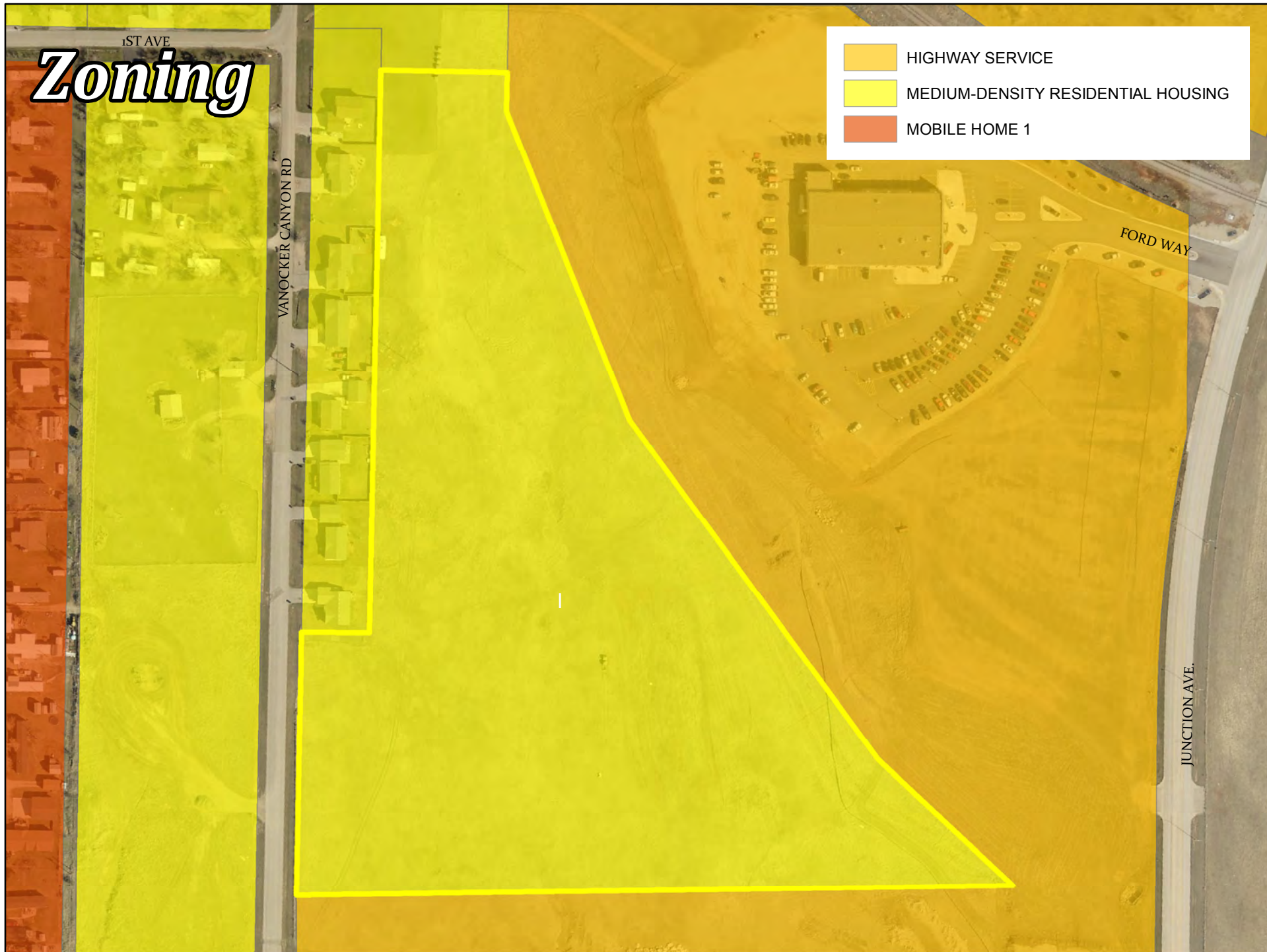


# Property I - From the West





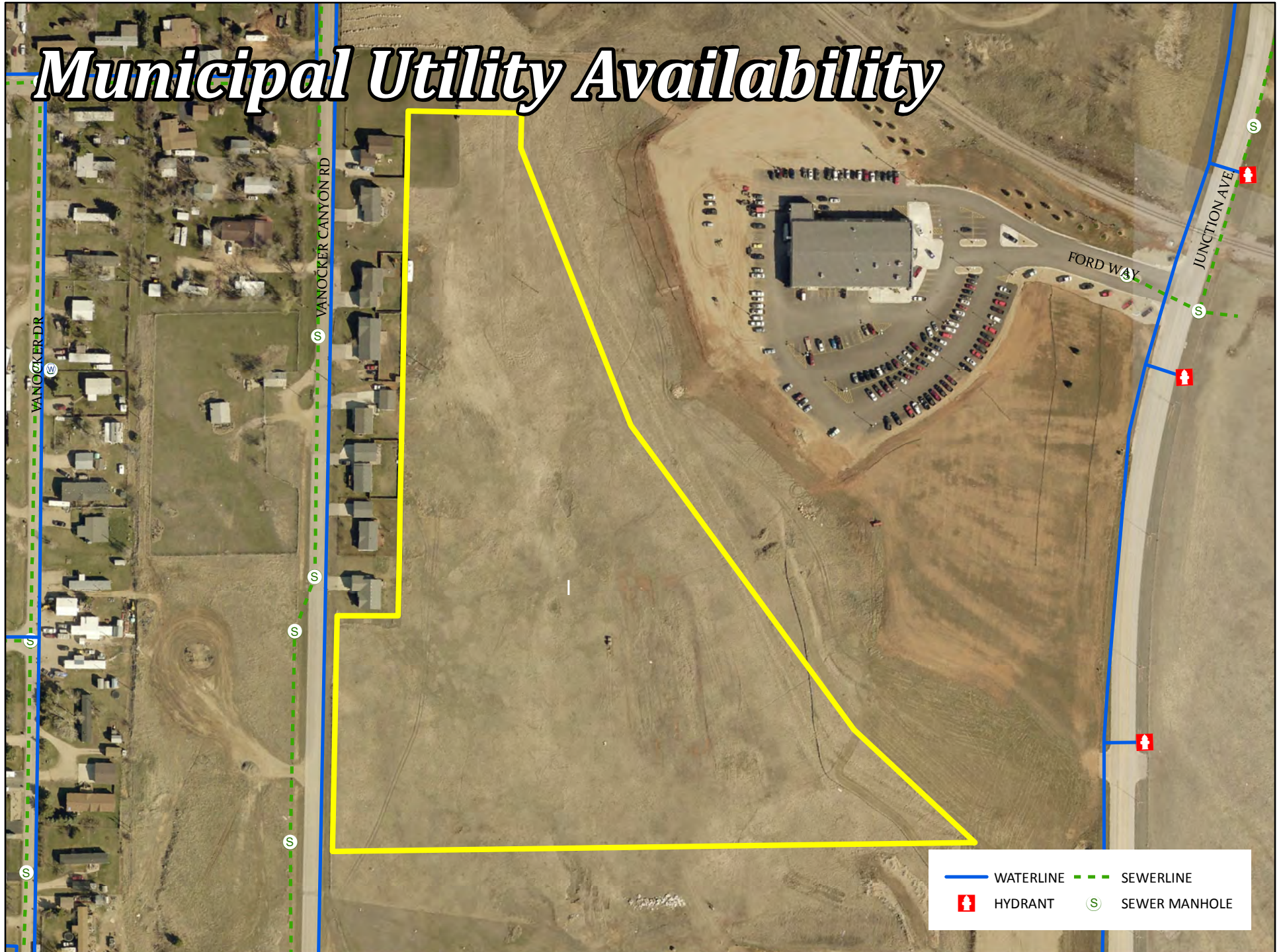
# Zoning



*\*City will consider rezoning the property as a potential option*

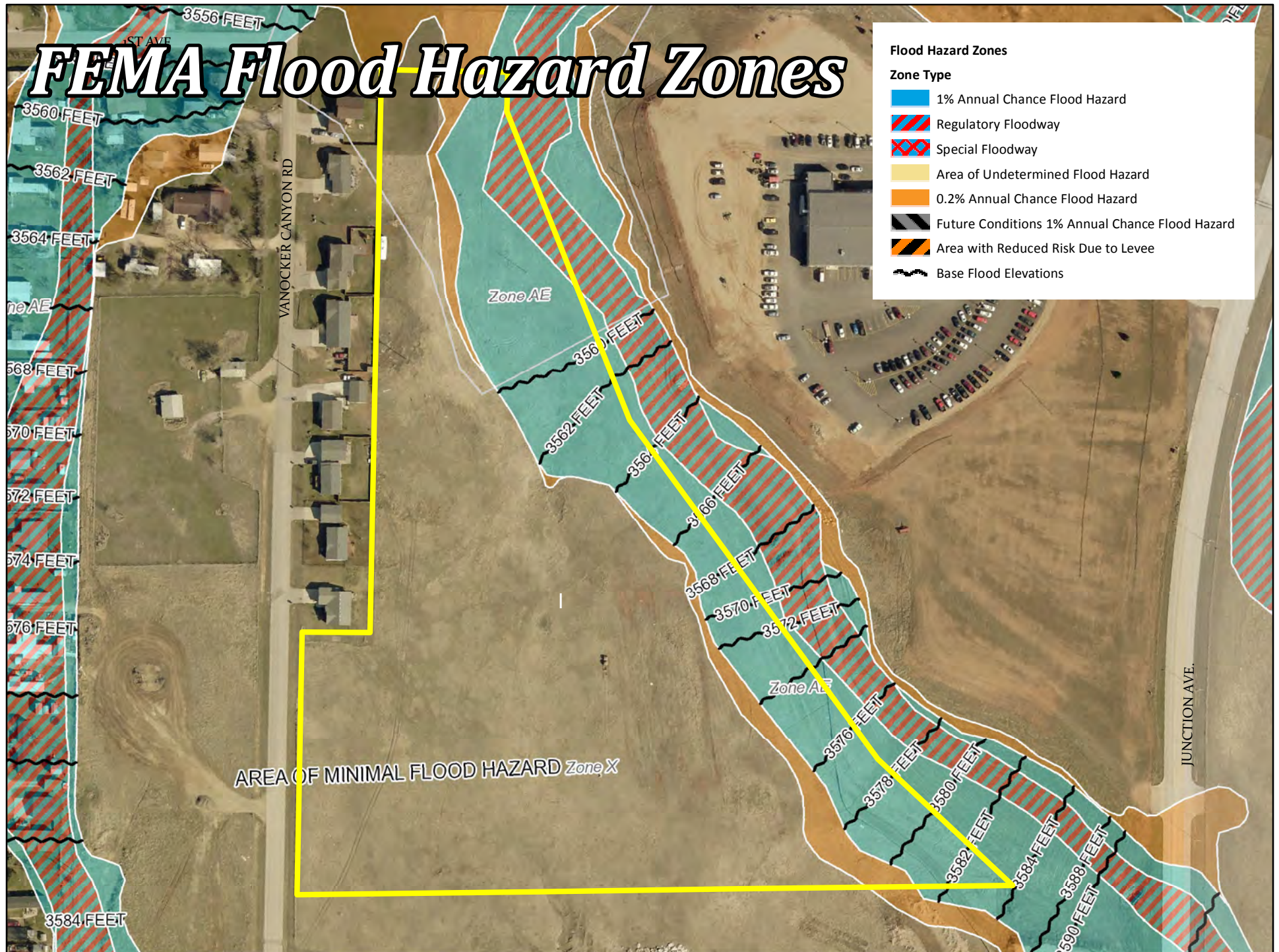


# ***Municipal Utility Availability***





# FEMA Flood Hazard Zones





# Property Overview

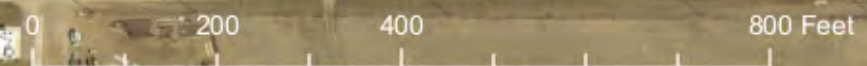
## J - Langin

J





# Aerial Overview



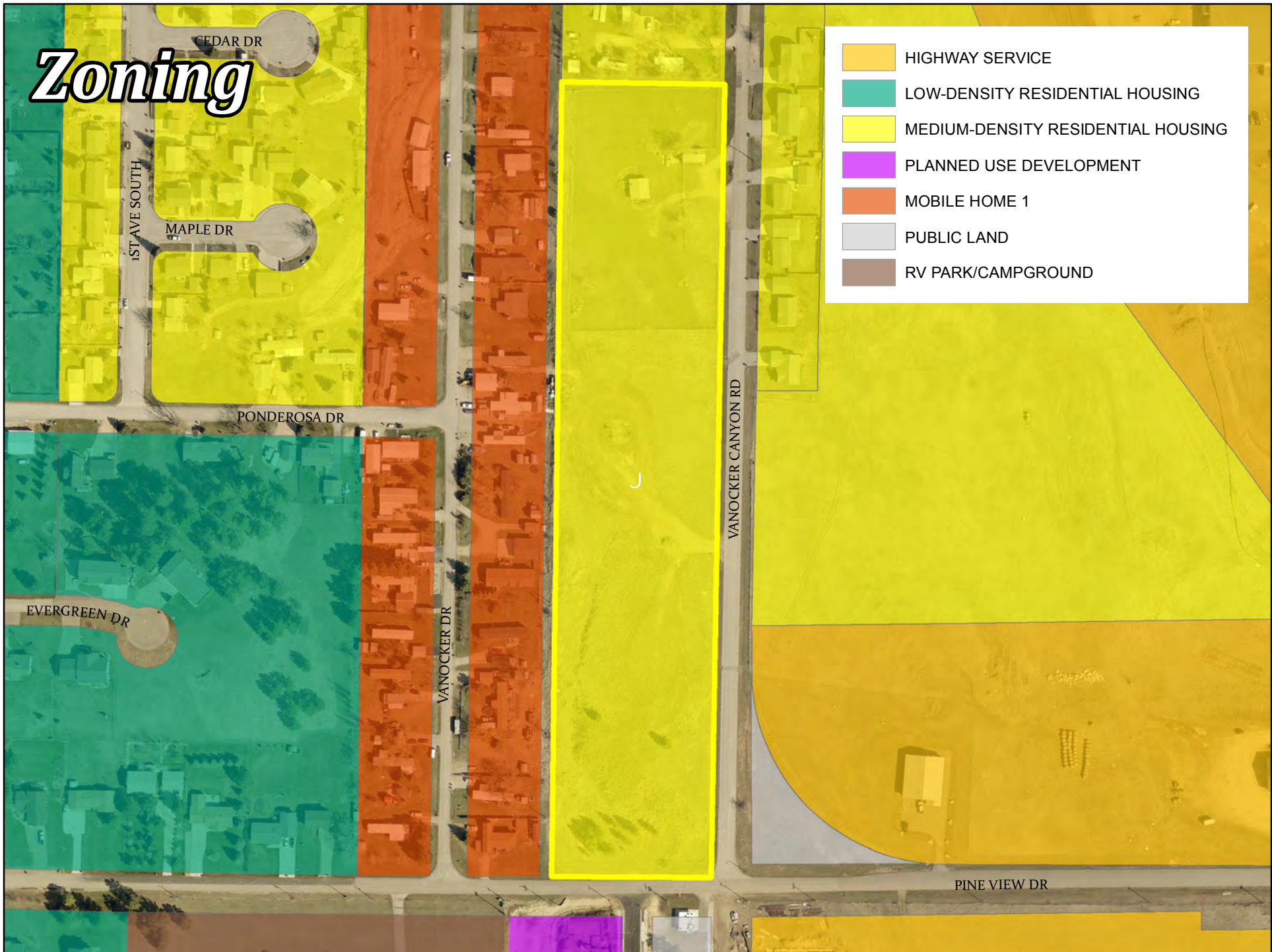


# Property J - From the East



© 2016 Pictometry

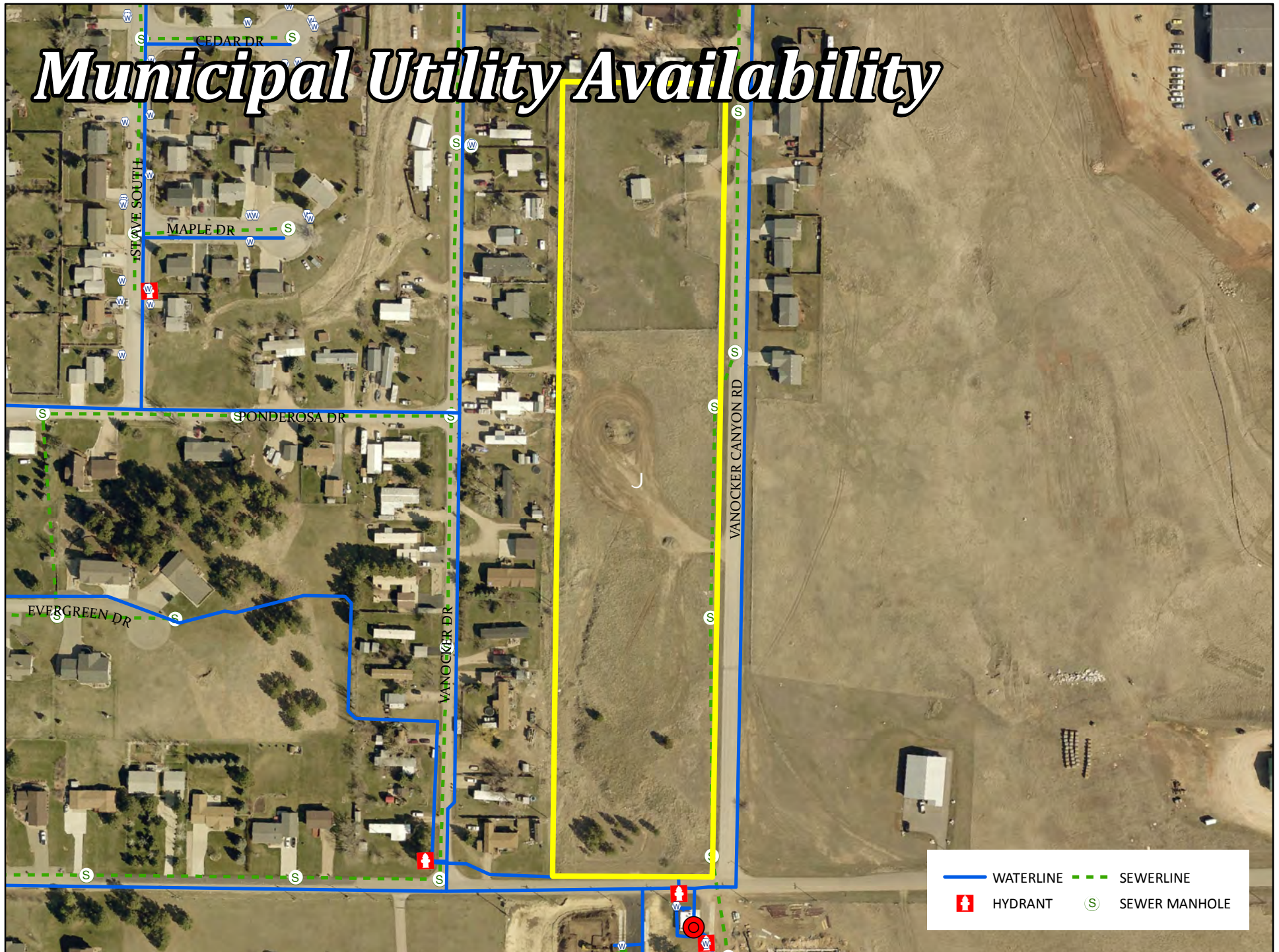




*\*City will consider rezoning the property as a potential option*

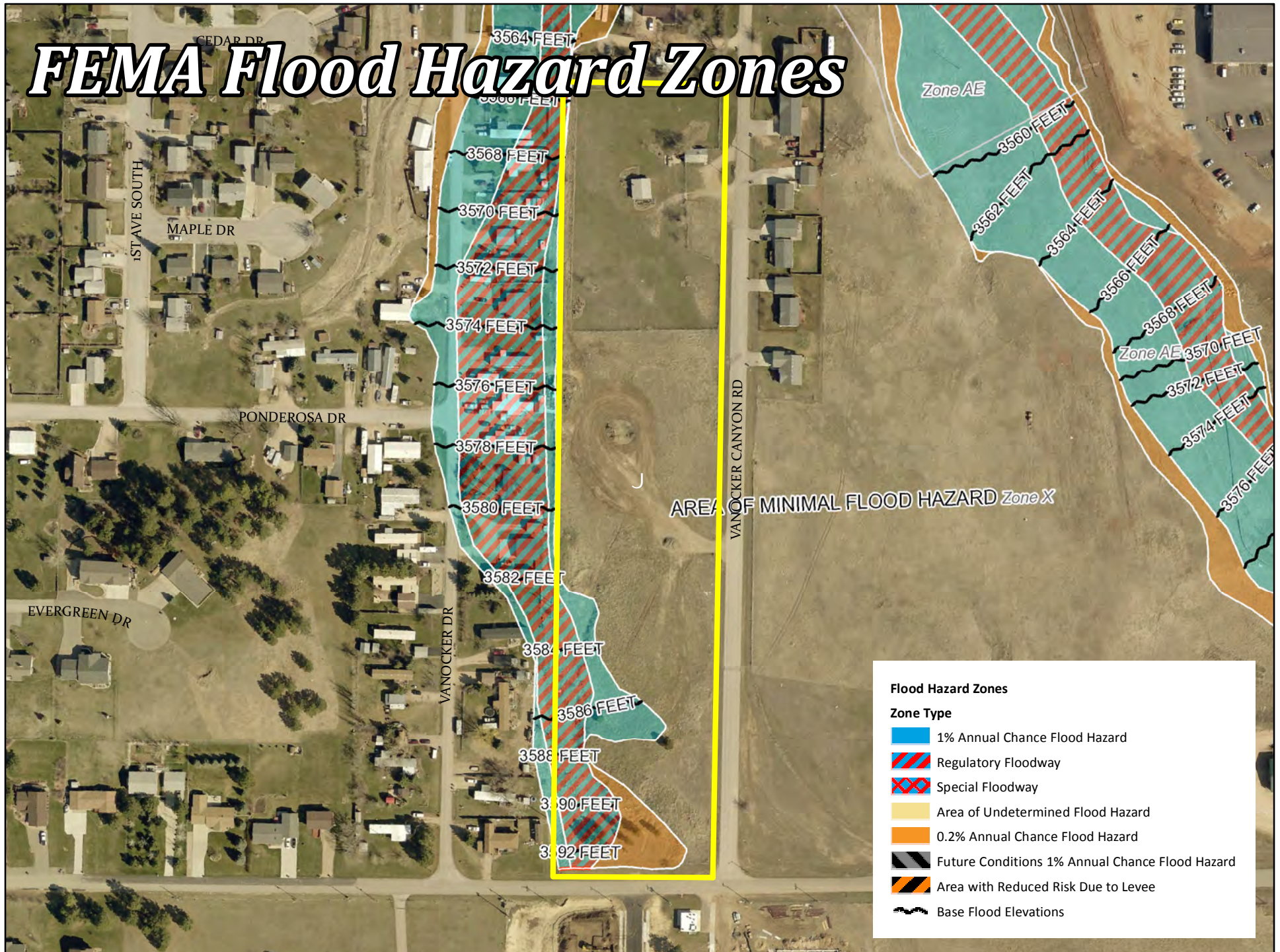


# ***Municipal Utility Availability***





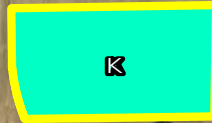
# FEMA Flood Hazard Zones





# ***Property Overview***

## ***K - Dogwood Lodge Inc***





# Aerial Overview





# Property K - From the South



© 2016 Pictometry



# Zoning

- HIGHWAY SERVICE
- MEDIUM-DENSITY RESIDENTIAL HOUSING
- PLANNED USE DEVELOPMENT
- MOBILE HOME 1
- PUBLIC LAND
- RV PARK/CAMPGROUND

K

PINE VIEW DR

CANYON VIEW CT

DAVENPORT LOOP

VANOCKER CANYON RD

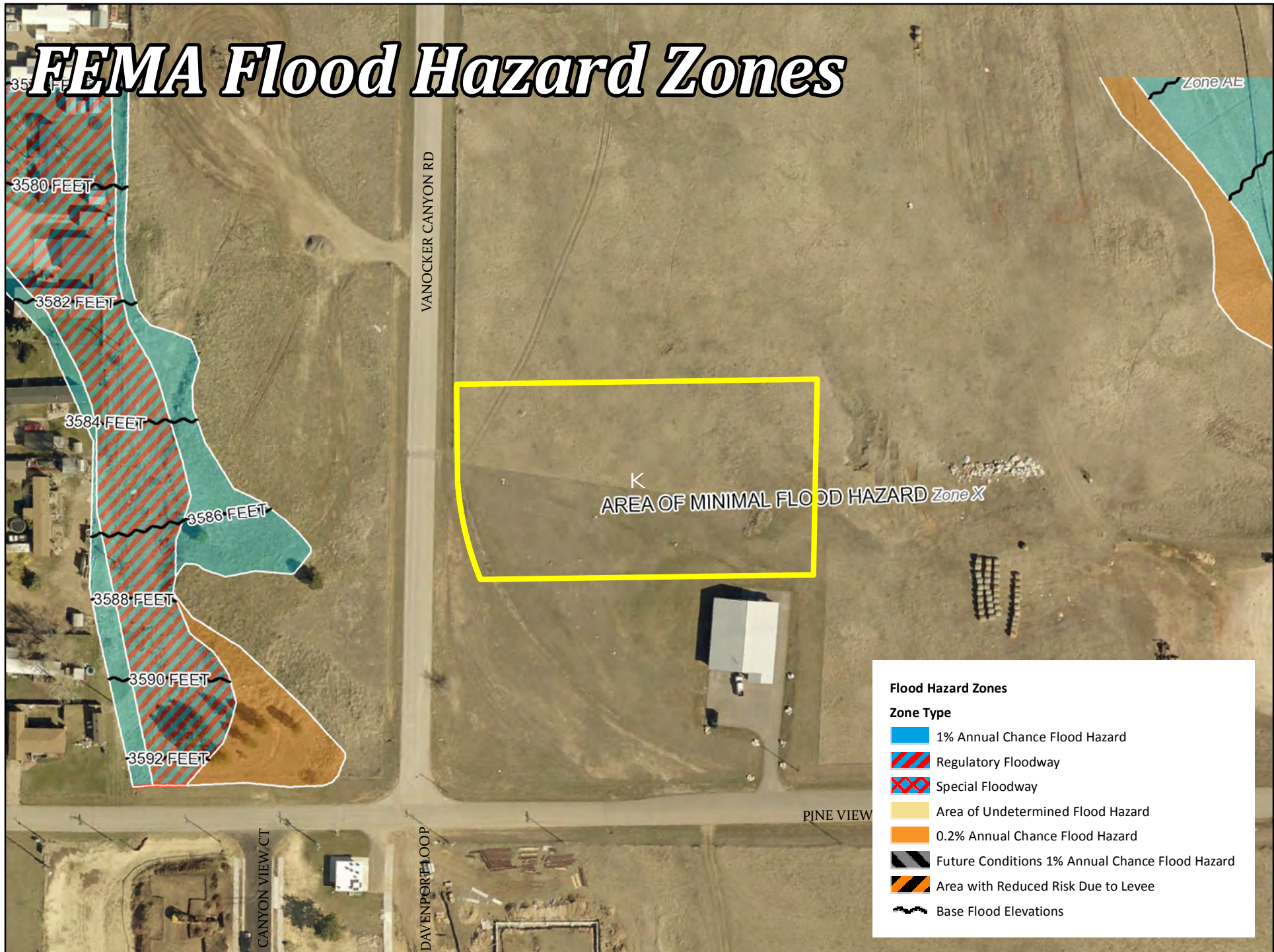
*\*City will consider rezoning the property as a potential option*



# ***Municipal Utility Availability***





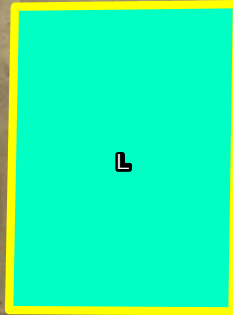




# ***Property Overview***

***L - Vanocker Canyon***

***Meadows LLP***





# Aerial Overview



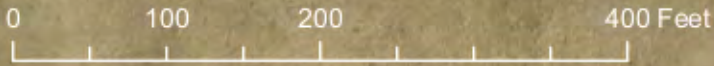
VANOCKER CANYON RD



PINE VIEW DR



DAVENPORT LOOP





# Property L - From the South

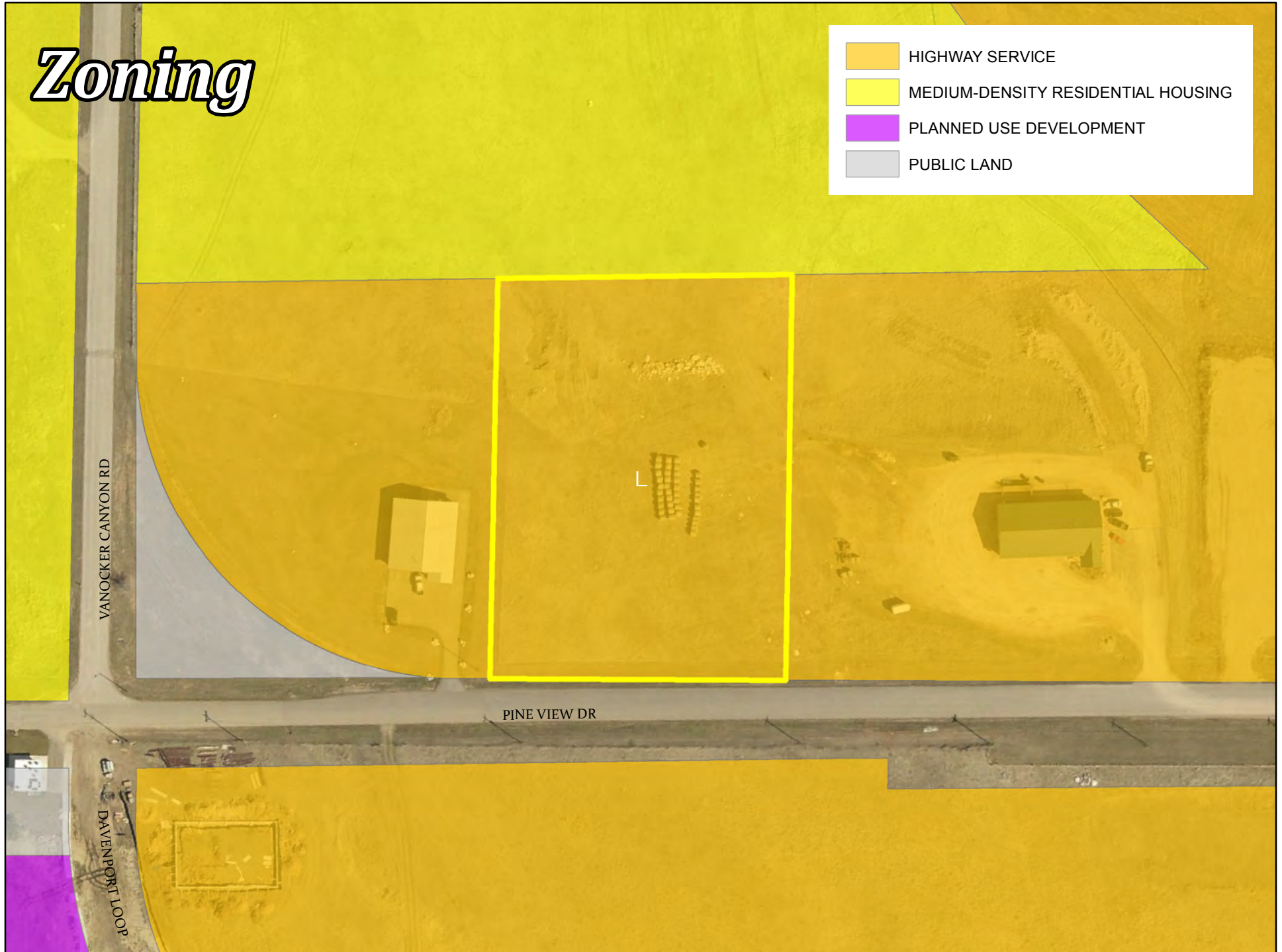


© 2016 Pictometry



# Zoning

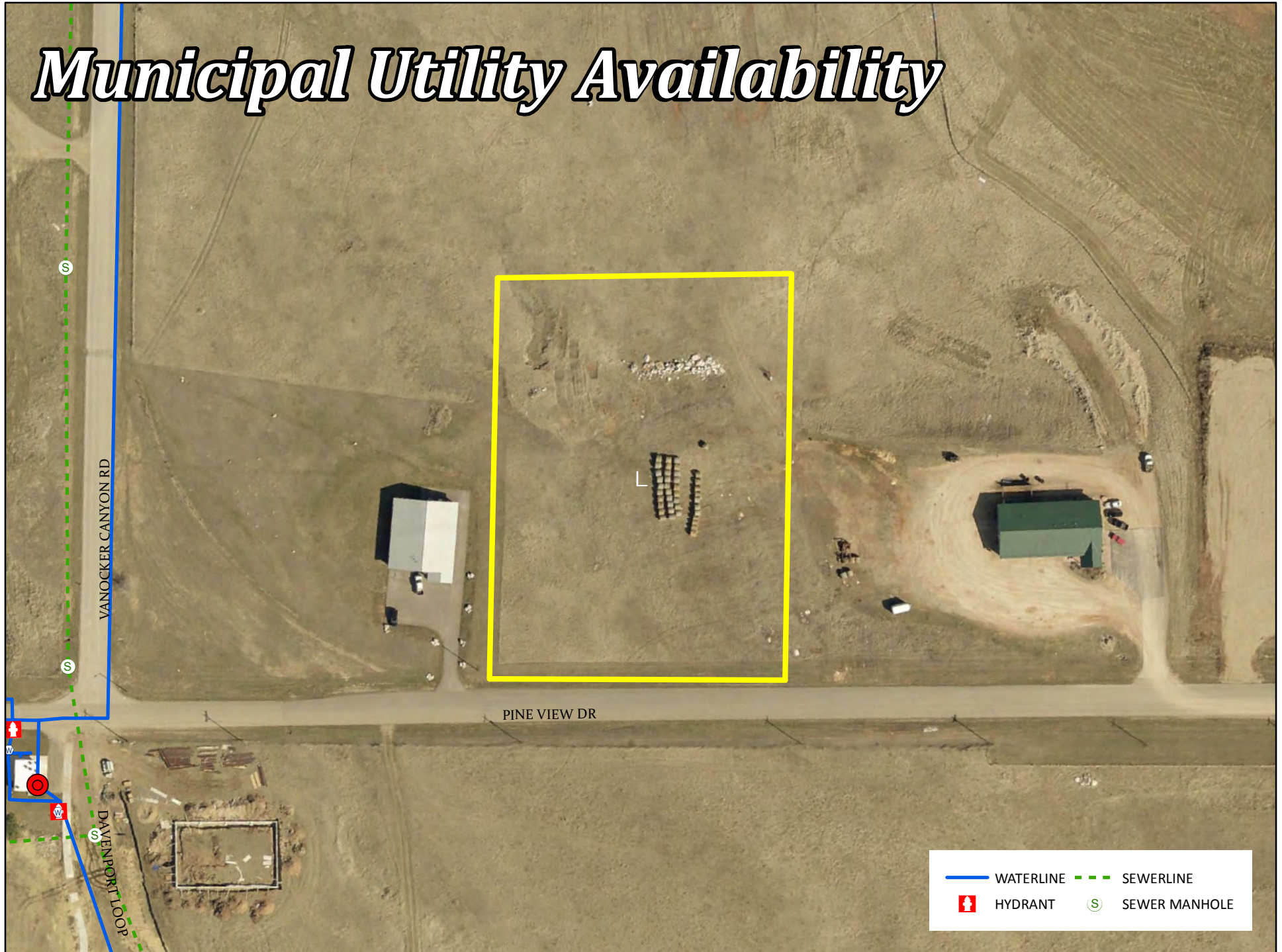
- HIGHWAY SERVICE
- MEDIUM-DENSITY RESIDENTIAL HOUSING
- PLANNED USE DEVELOPMENT
- PUBLIC LAND



*\*City will consider rezoning the property as a potential option*

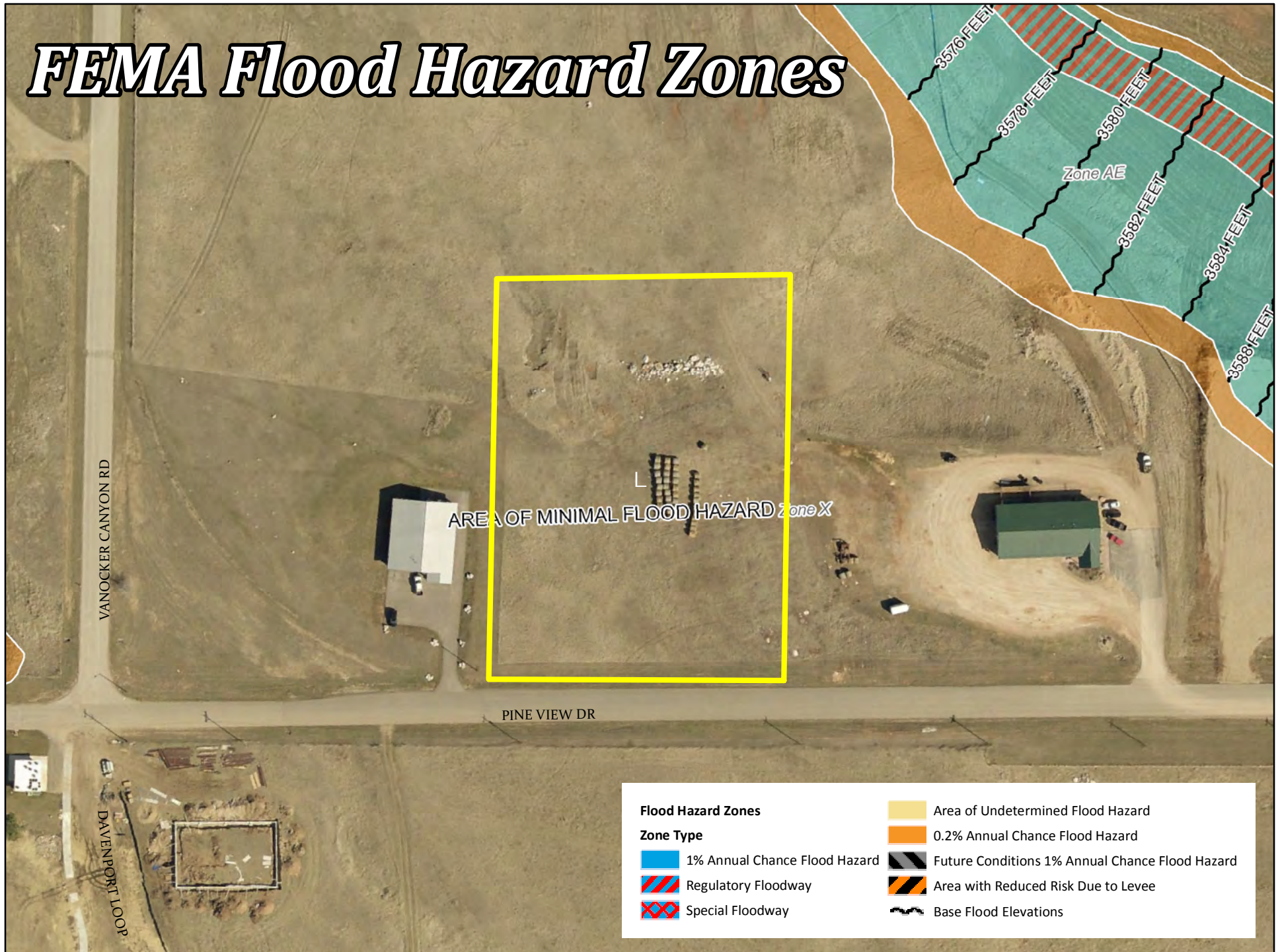


# ***Municipal Utility Availability***





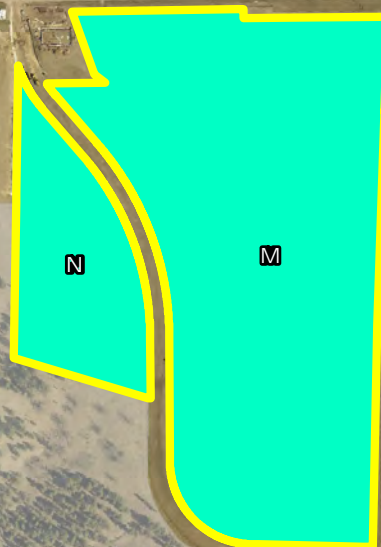
# FEMA Flood Hazard Zones





# ***Property Overview***

## ***M-N - Davenport Family Real Estate LLC***





# Aerial Overview





# Properties M-N

Properties M-N





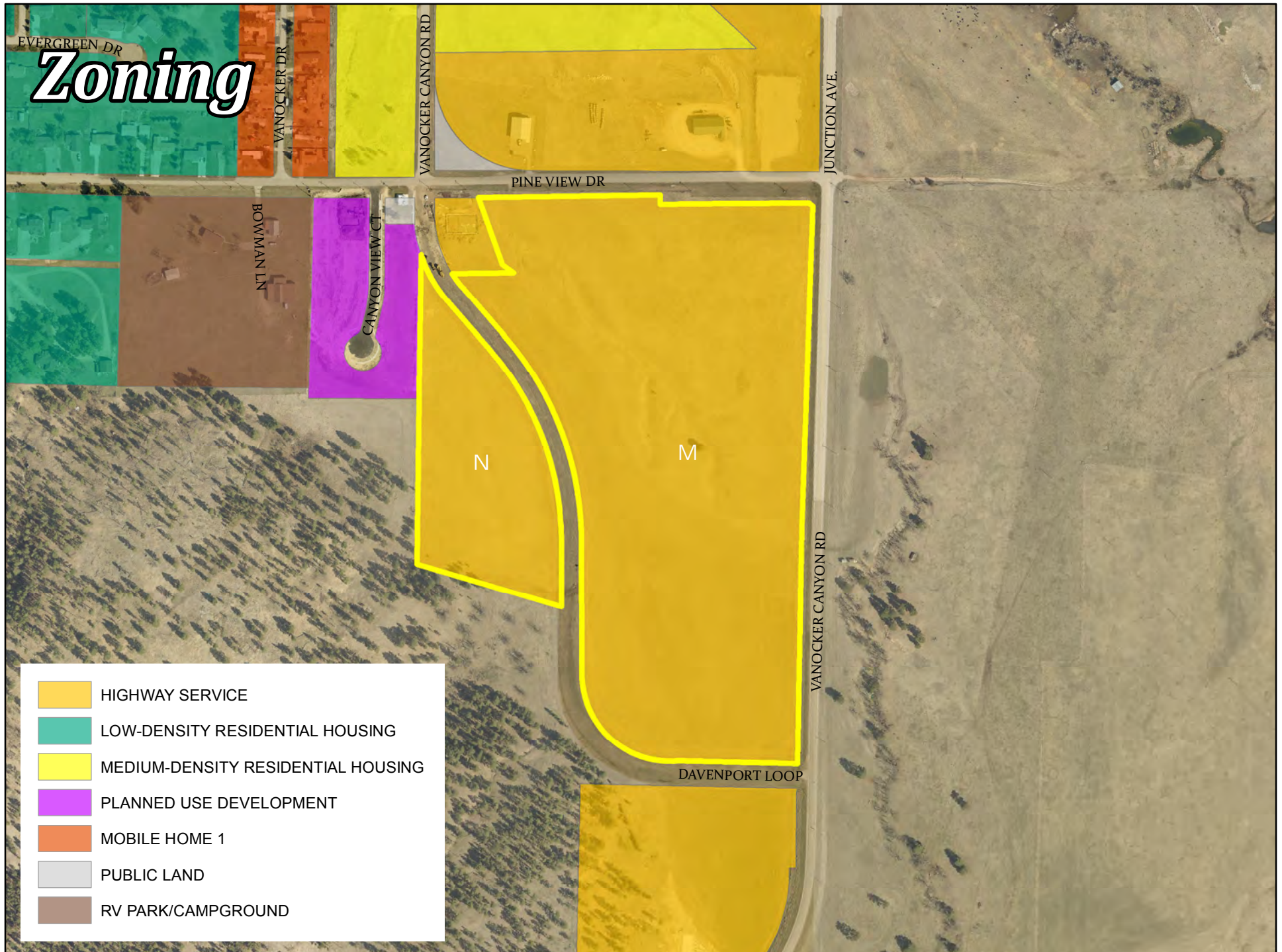
# Properties M-N - From the South



© 2016 Pictometry



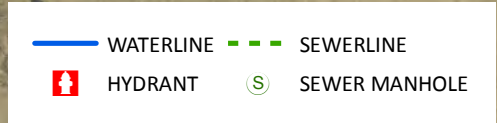
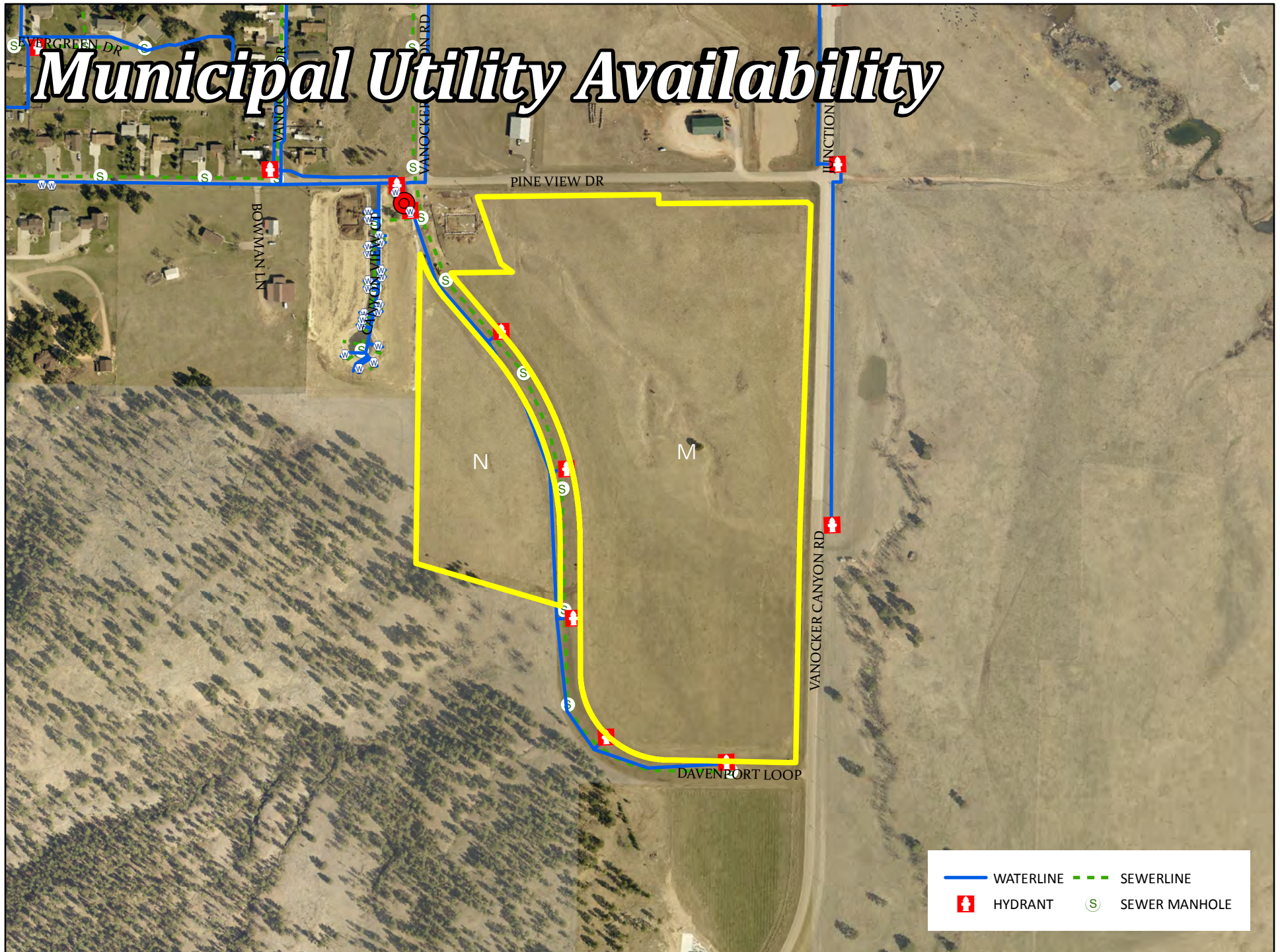
# Zoning



*\*City will consider rezoning the property as a potential option*



# Municipal Utility Availability





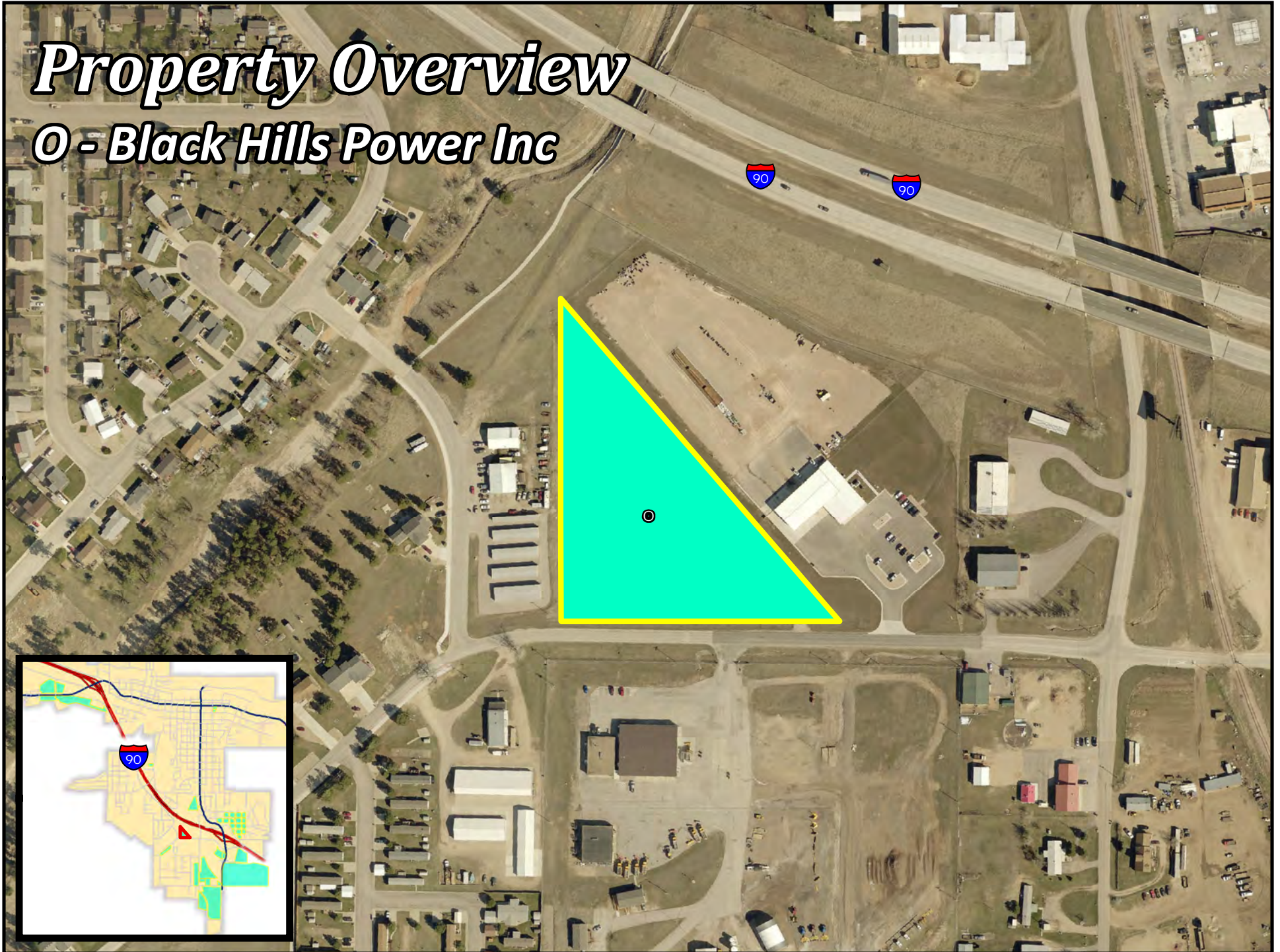
# FEMA Flood Hazard Zones





# ***Property Overview***

***O - Black Hills Power Inc***





# *Aerial Overview*

90



O

RACCOON RD

OTTER RD

0 100 200 400 Feet



# Property O - From the South





# Zoning

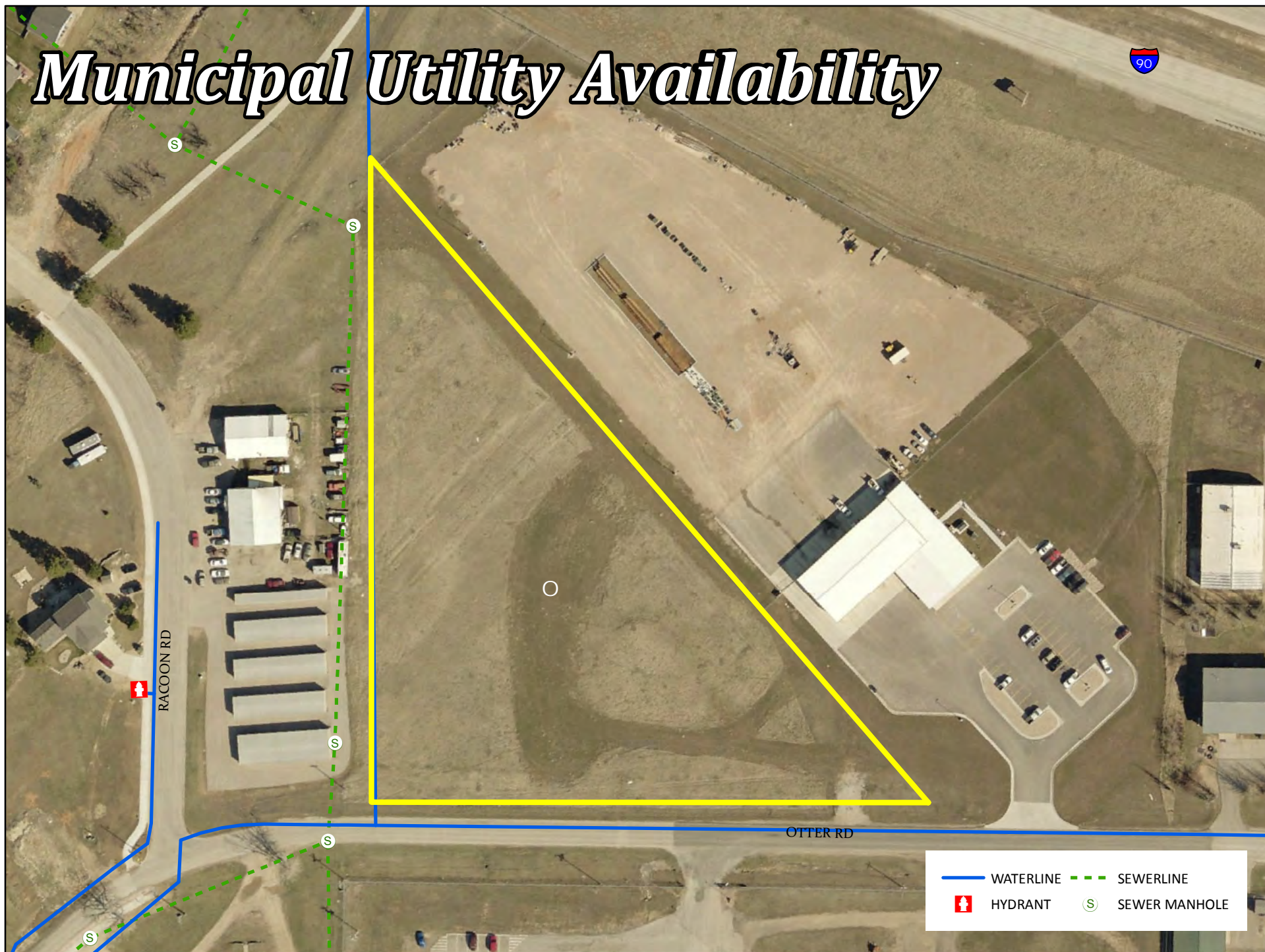
- GENERAL INDUSTRIAL
- HIGHWAY SERVICE
- MEDIUM-DENSITY RESIDENTIAL HOUSING
- PUBLIC LAND
- OPEN SPACE



*\*City will consider rezoning the property as a potential option*

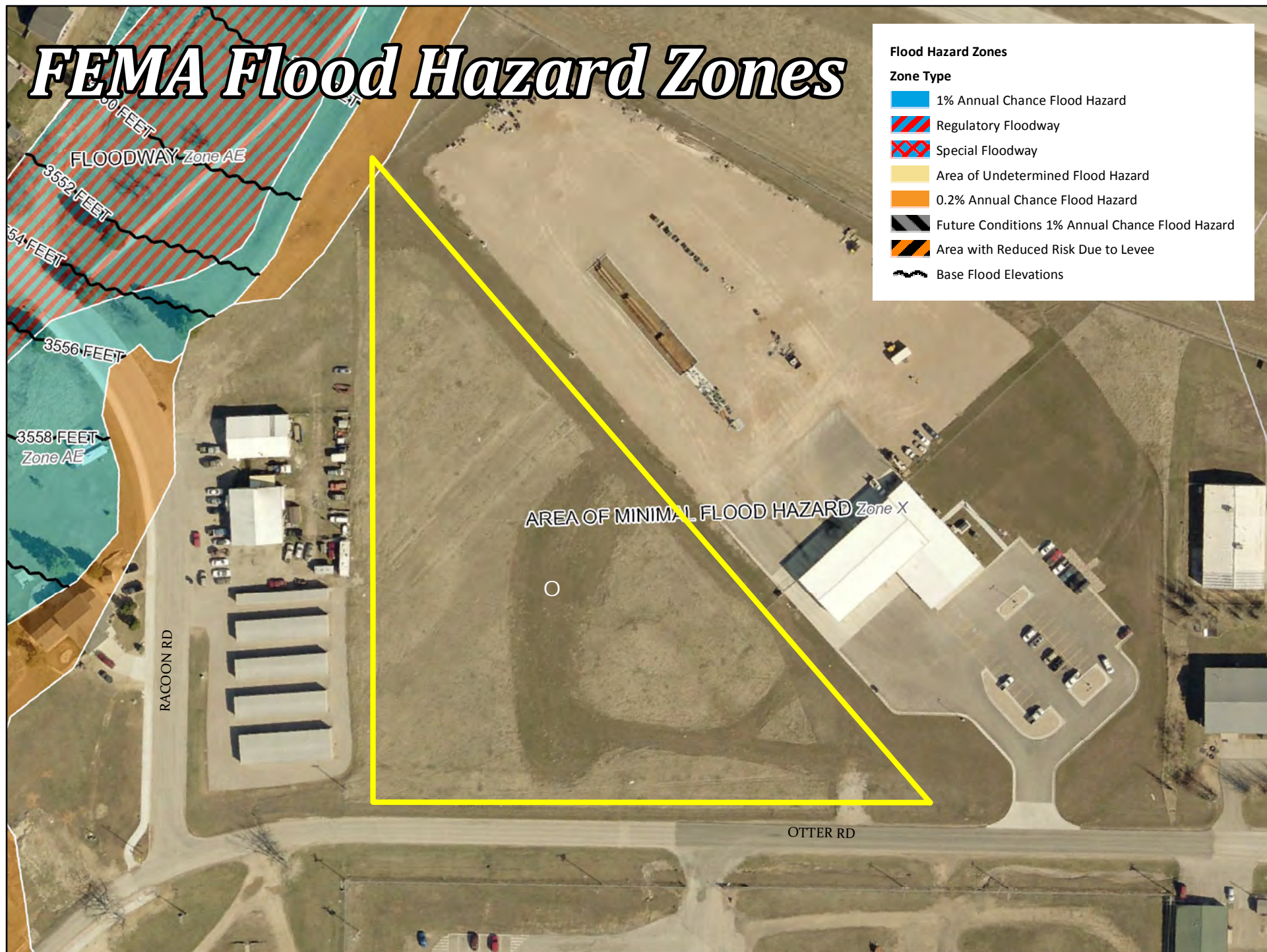


# ***Municipal Utility Availability***





# FEMA Flood Hazard Zones





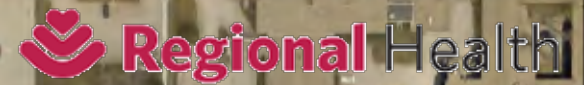
# ***Property Overview***

## ***P - JBI Real Estate LLC***





# Aerial Overview



CONOCO

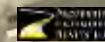
McGAS  
PROPANE

Northern Hills  
Eye Care



Best

TACO  
JOHN'S



SAVING  
GUNS

U-HAUL  
AUTHORIZED DEALER

GLOVER ST

JACK'S  
COLLISION REPAIR

DAKOTA  
MILL & GRAIN

Wagon Wheel

VANOCKER CANYON RD

800 Feet

90



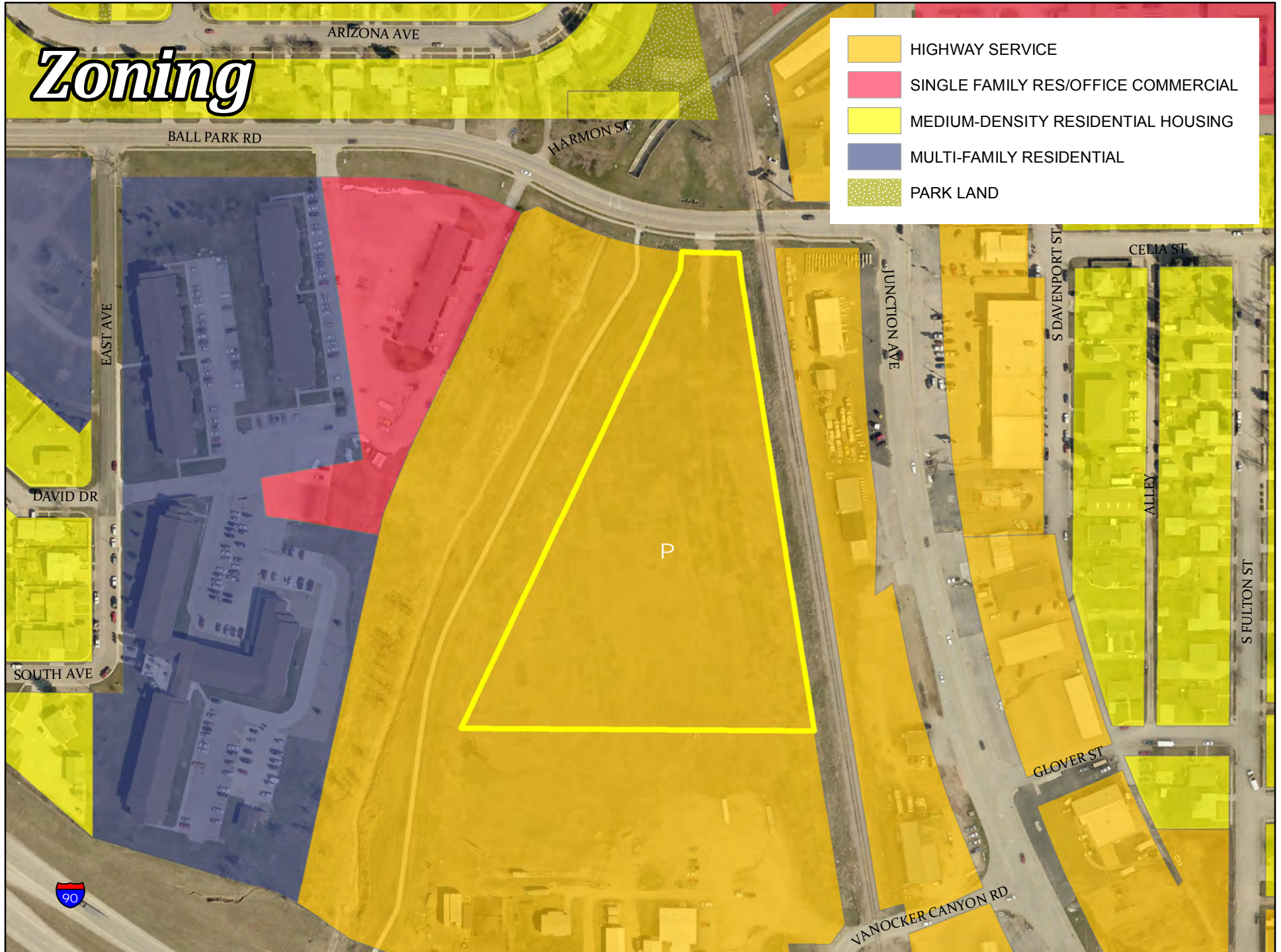
# Property P - From the North



© 2016 Pictometry



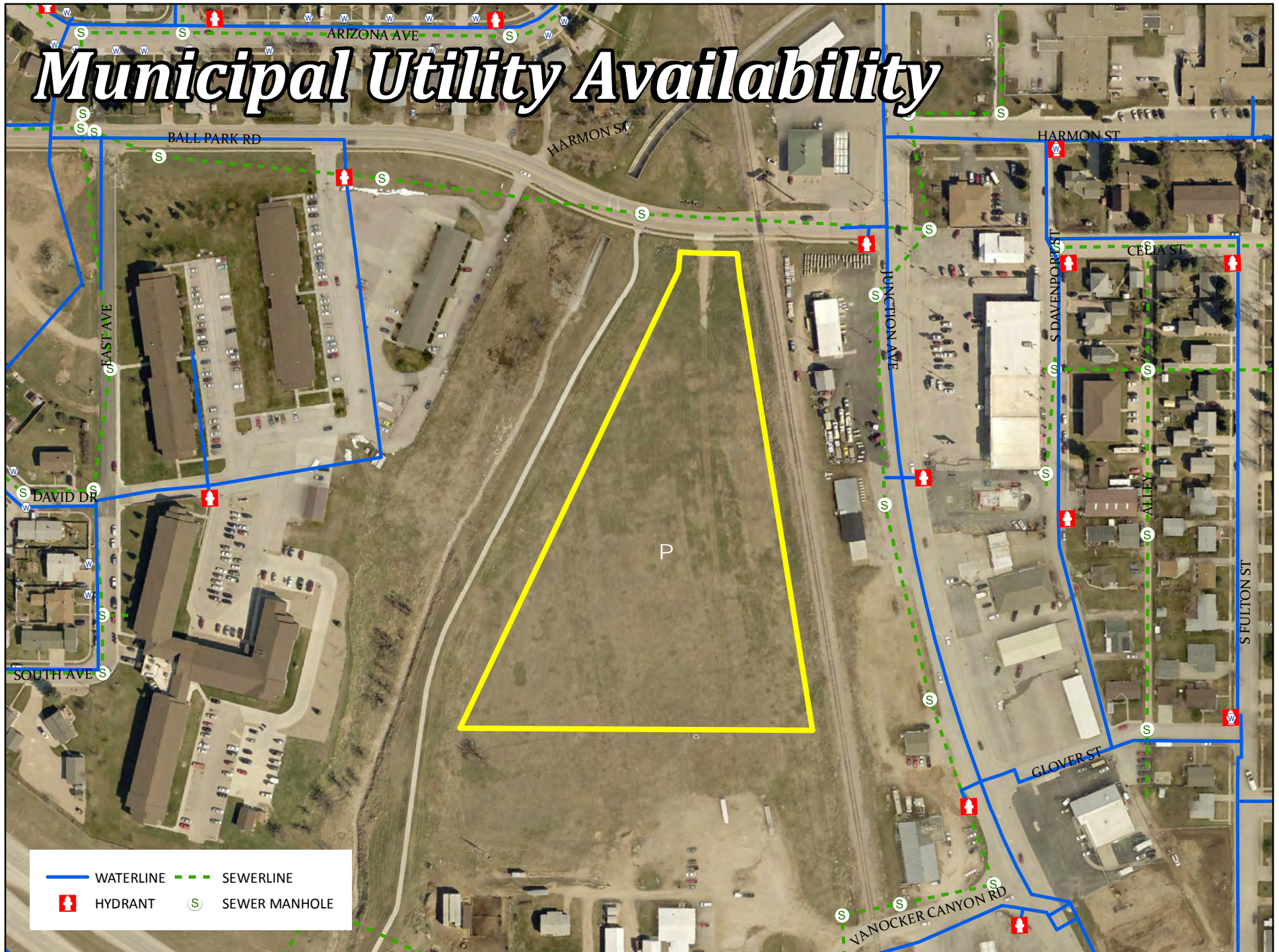
# Zoning



*\*City will consider rezoning the property as a potential option*

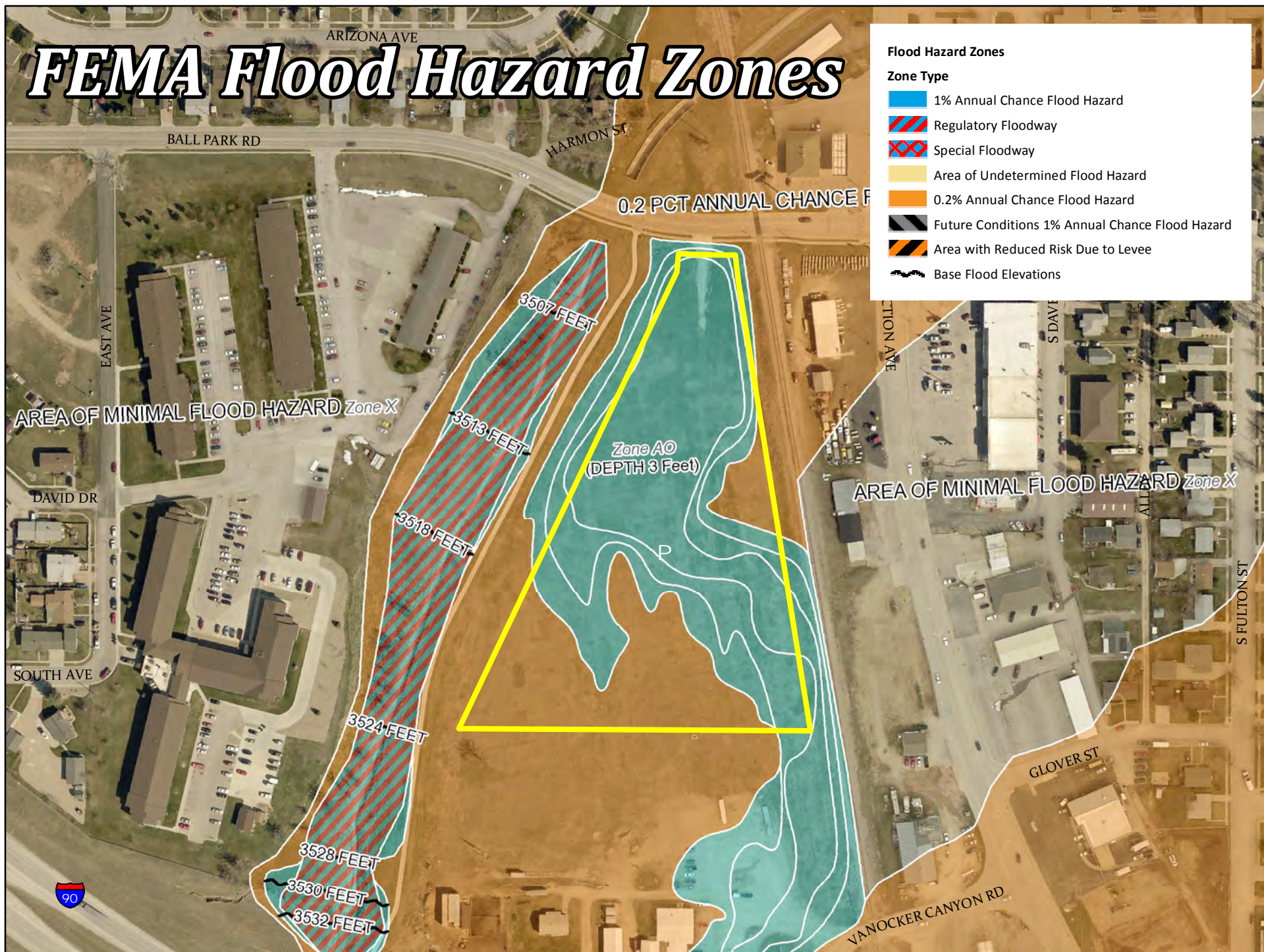


# Municipal Utility Availability





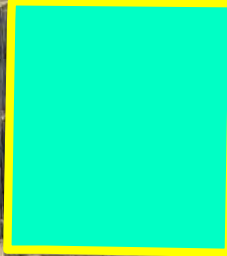
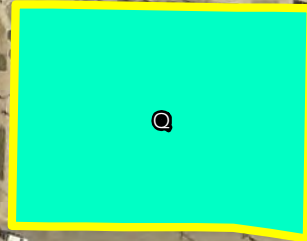
# FEMA Flood Hazard Zones





# ***Property Overview***

***Q - Massa Berry Clinic***





# Aerial Overview

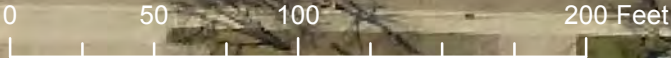
LAZELLE ST

ALLEY A50

ALLEY A51

MIDDLE ST

MAIN ST





# Property Q - From the North





# Zoning




LAZELLE ST

ALLEY A50

MIDDLE ST

ALLEY A51

MAIN

	GENERAL COMMERCIAL
	HIGHWAY SERVICE
	MEDIUM-DENSITY RESIDENTIAL HOUSING

*\*City will consider rezoning the property as a potential option*



# *Municipal Utility Availability*

LAZELLE ST

ALLEY A50

ALLEY A51

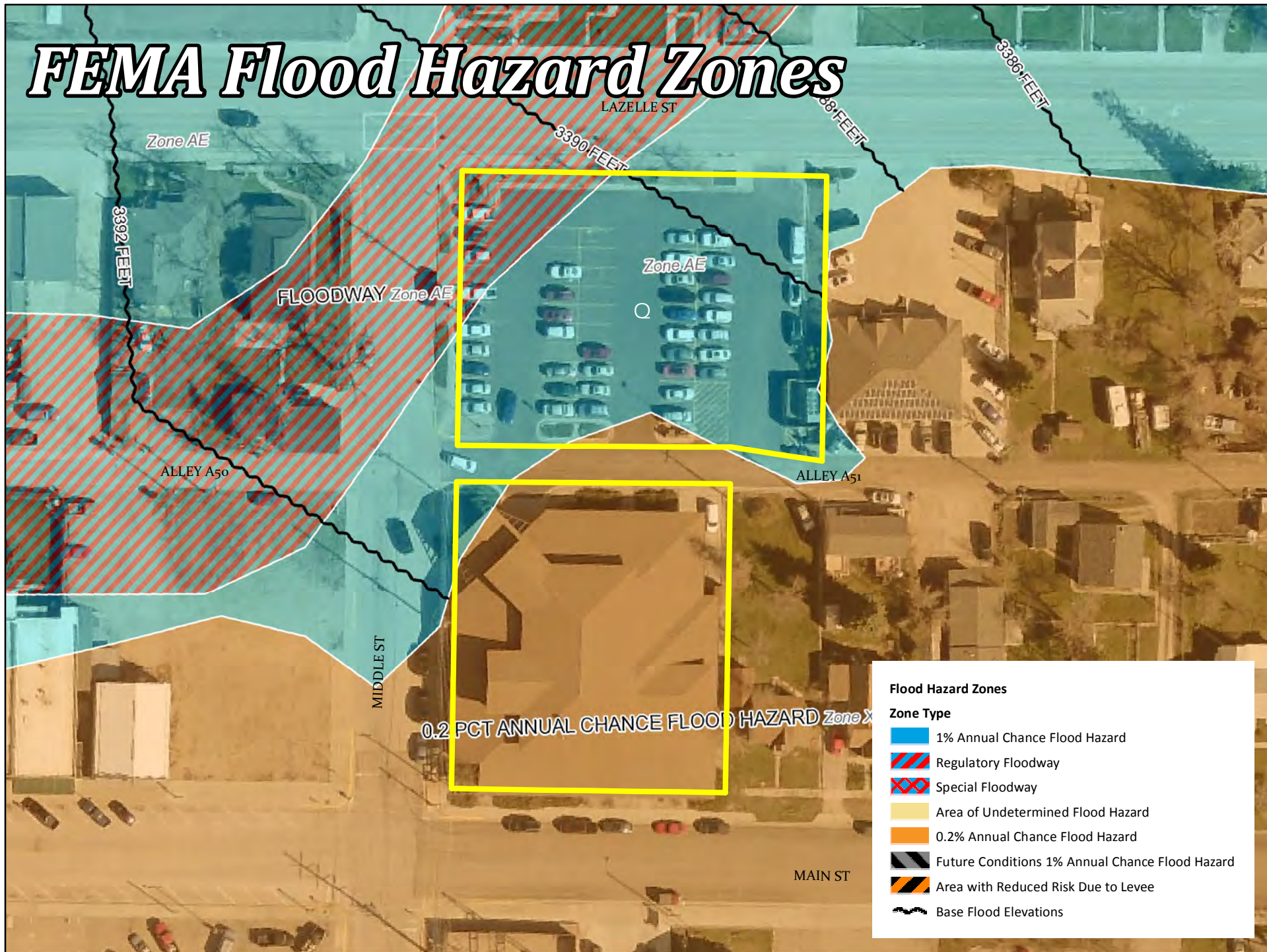
MIDDLE ST

MAIN ST

- WATERLINE
- SEWERLINE
- 🚒 HYDRANT
- Ⓢ SEWER MANHOLE



# FEMA Flood Hazard Zones



## Flood Hazard Zones

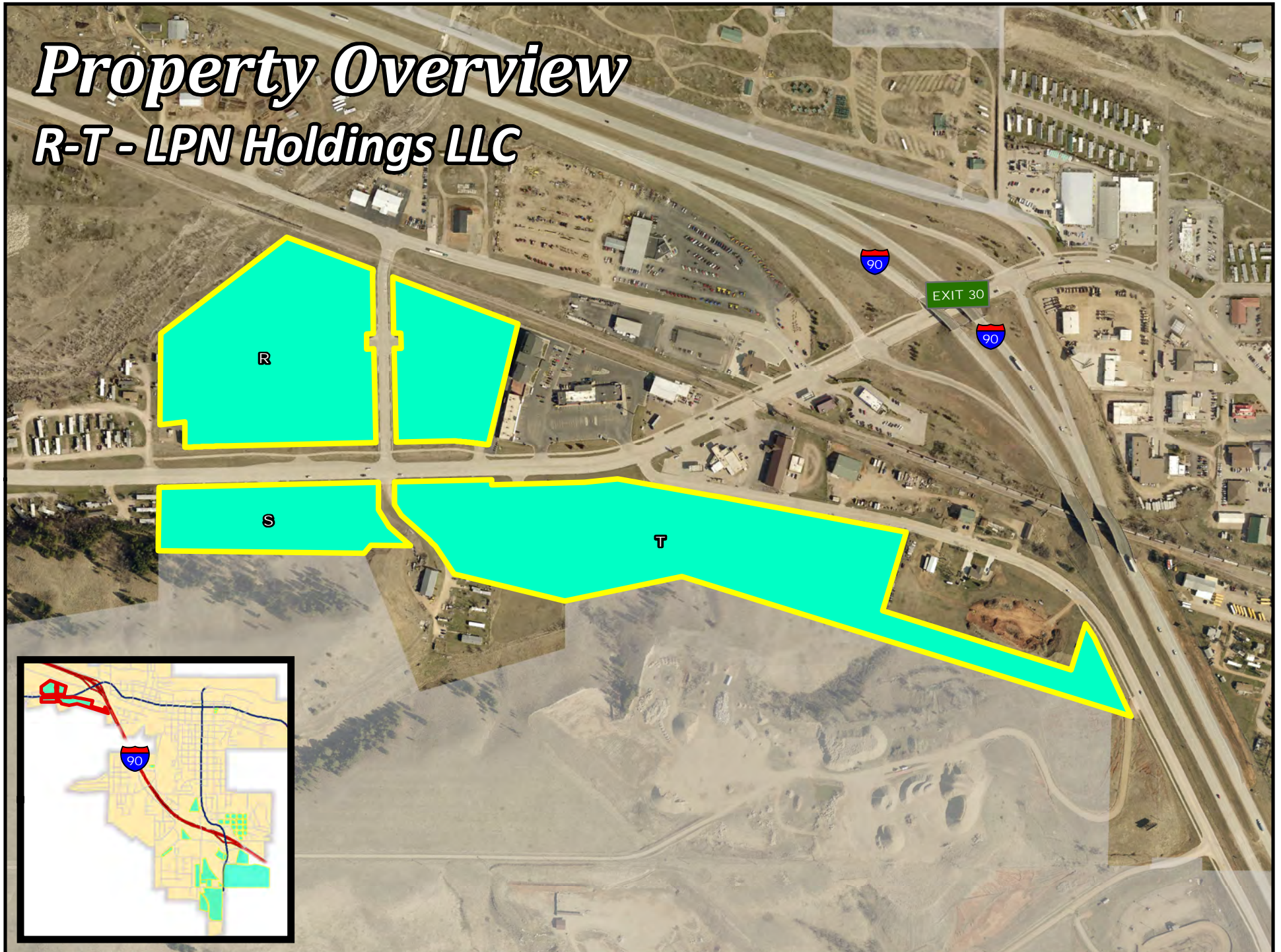
### Zone Type

- 1% Annual Chance Flood Hazard
- Regulatory Floodway
- Special Floodway
- Area of Undetermined Flood Hazard
- 0.2% Annual Chance Flood Hazard
- Future Conditions 1% Annual Chance Flood Hazard
- Area with Reduced Risk Due to Levee
- Base Flood Elevations



# ***Property Overview***

## ***R-T - LPN Holdings LLC***





# Aerial Overview





# Property R

Property R

Property R





# Properties R-T

Property S

Property R

Property T

Property R





# Properties R-T

Property R

Property R

Property T





# Property R - From the South



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# Property S - From the North



© 2016 Pictometry



# Property T - From the North



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04/13/2016



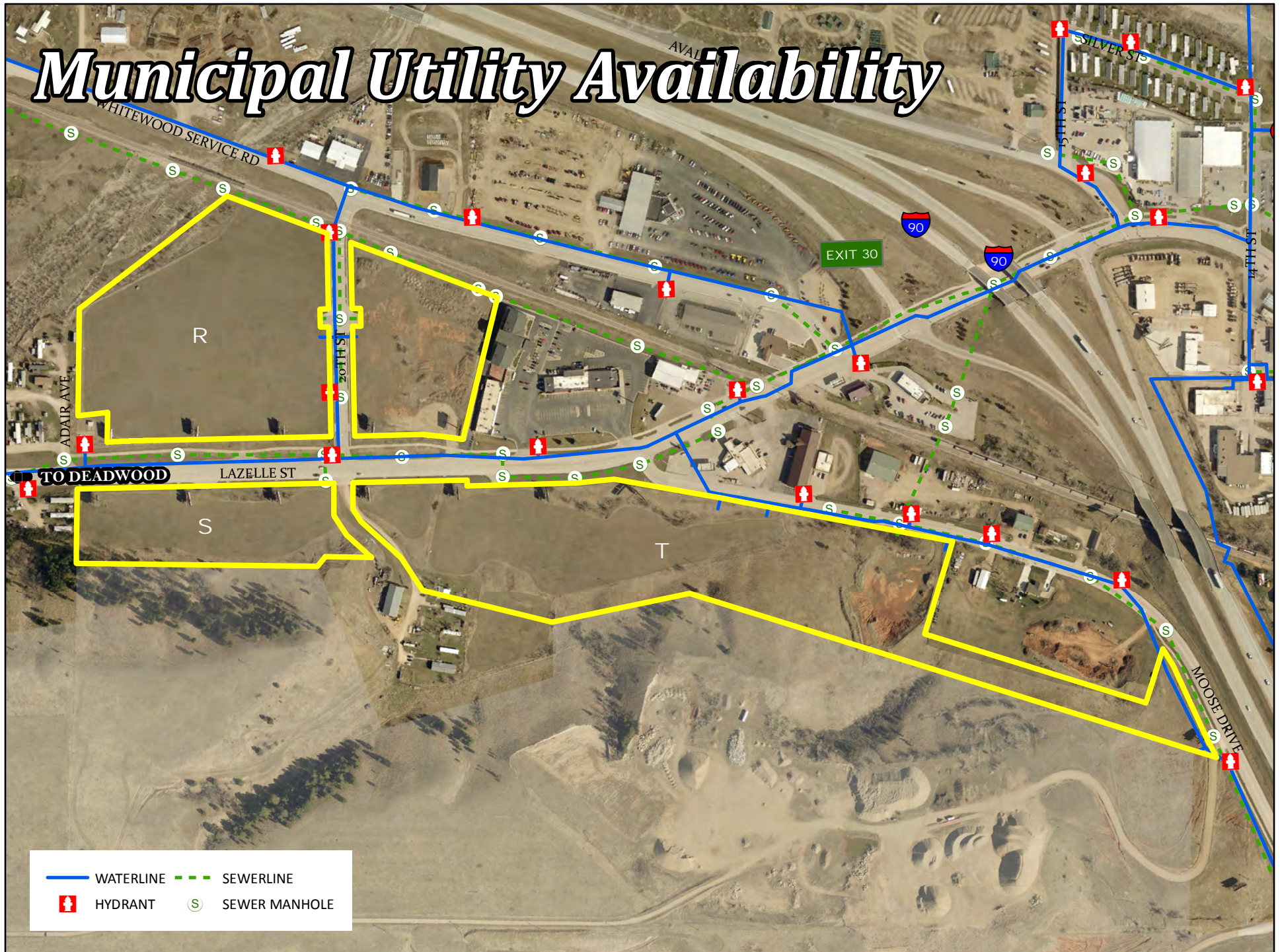
# Zoning



*\*City will consider rezoning the property as a potential option*

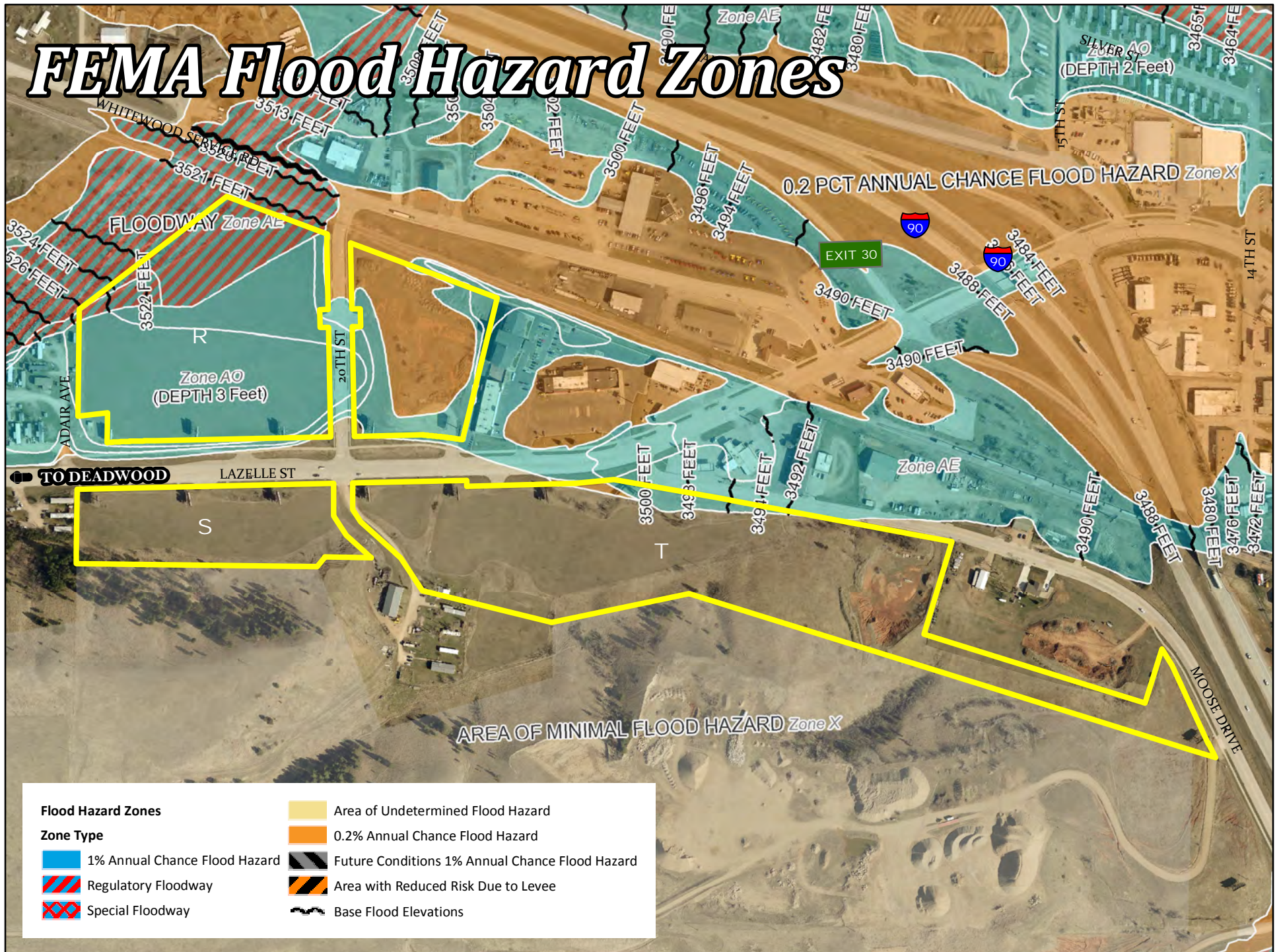


# Municipal Utility Availability





# FEMA Flood Hazard Zones



## Flood Hazard Zones

### Zone Type

- |   |   |
|---|---|
|  1% Annual Chance Flood Hazard |  Area of Undetermined Flood Hazard               |
|  Regulatory Floodway           |  0.2% Annual Chance Flood Hazard                 |
|  Special Floodway              |  Future Conditions 1% Annual Chance Flood Hazard |
|   |  Area with Reduced Risk Due to Levee             |
|   |  Base Flood Elevations                           |







# ***Property Overview***

## ***U - Jester Properties LLC***

U





# Aerial Overview



BALL PARK RD

0 100 200 400 Feet








# Property U





# Zoning

-  SINGLE FAMILY RES/OFFICE COMMERCIAL
-  MEDIUM-DENSITY RESIDENTIAL HOUSING
-  PARK LAND
-  PUBLIC LAND
-  FAIRGROUNDS

U

*\*City will consider rezoning the property as a potential option*

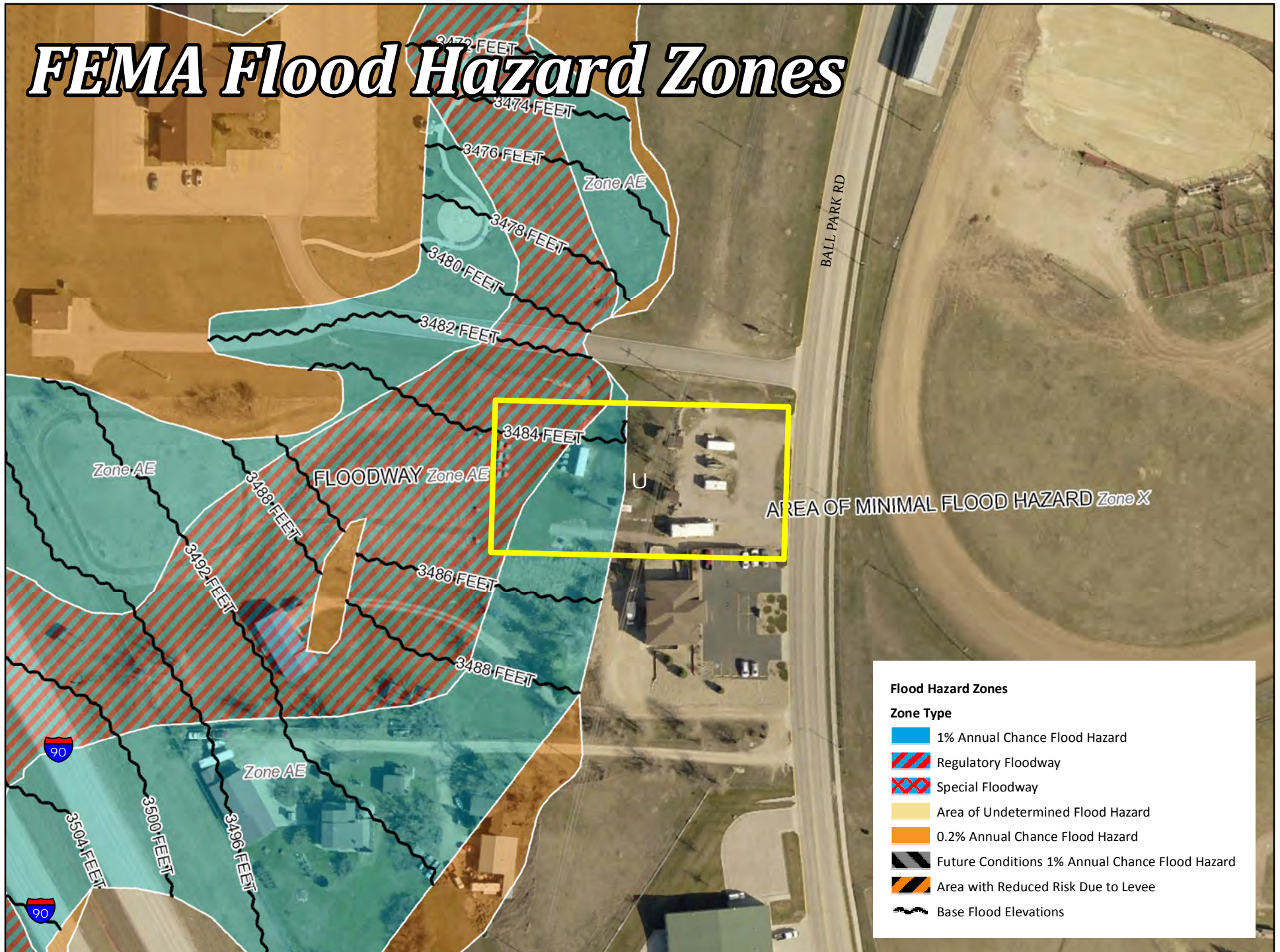


# ***Municipal Utility Availability***





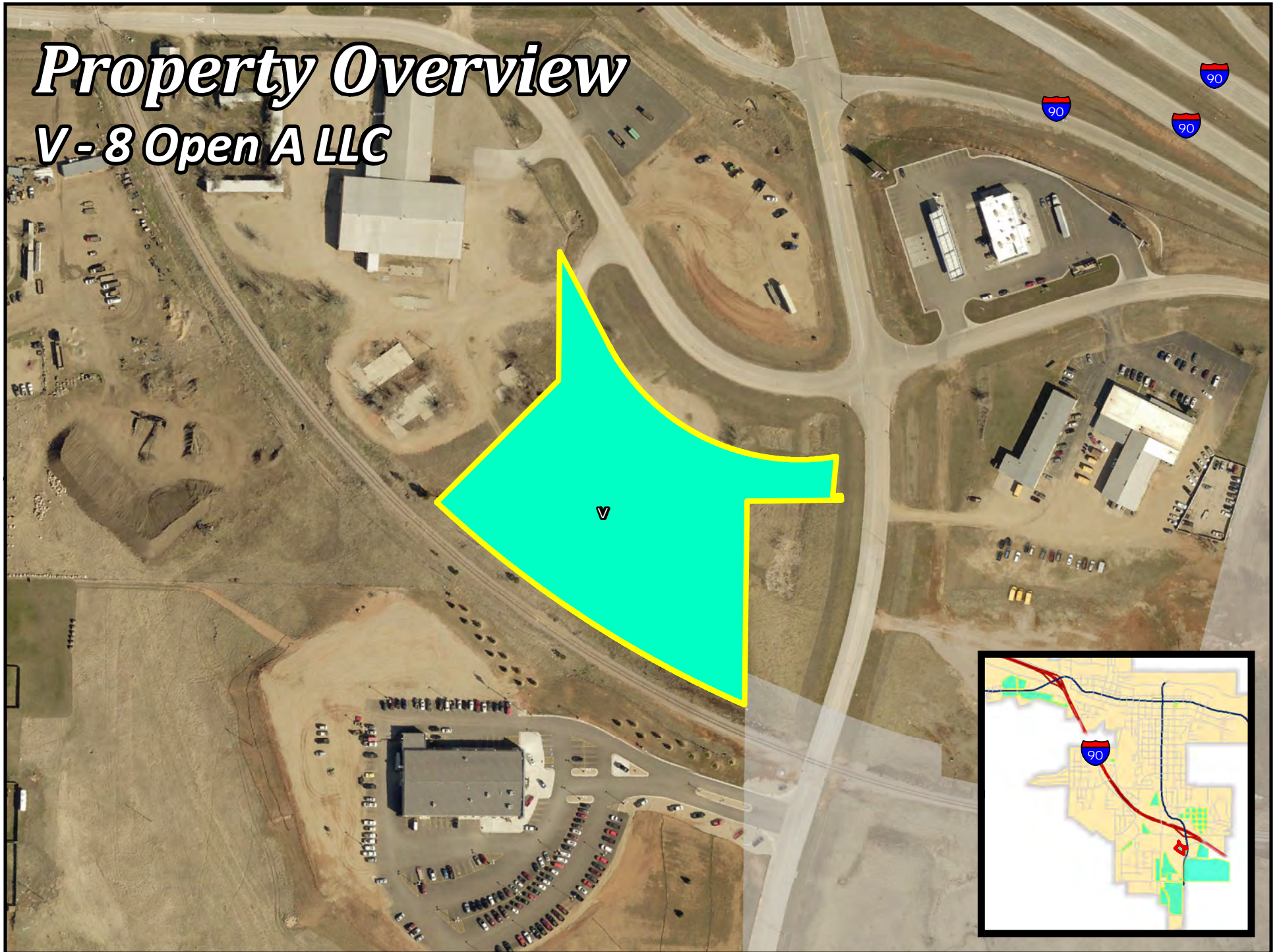
# FEMA Flood Hazard Zones





# ***Property Overview***

***V - 8 Open A LLC***





# Aerial Overview





# Properties E & V



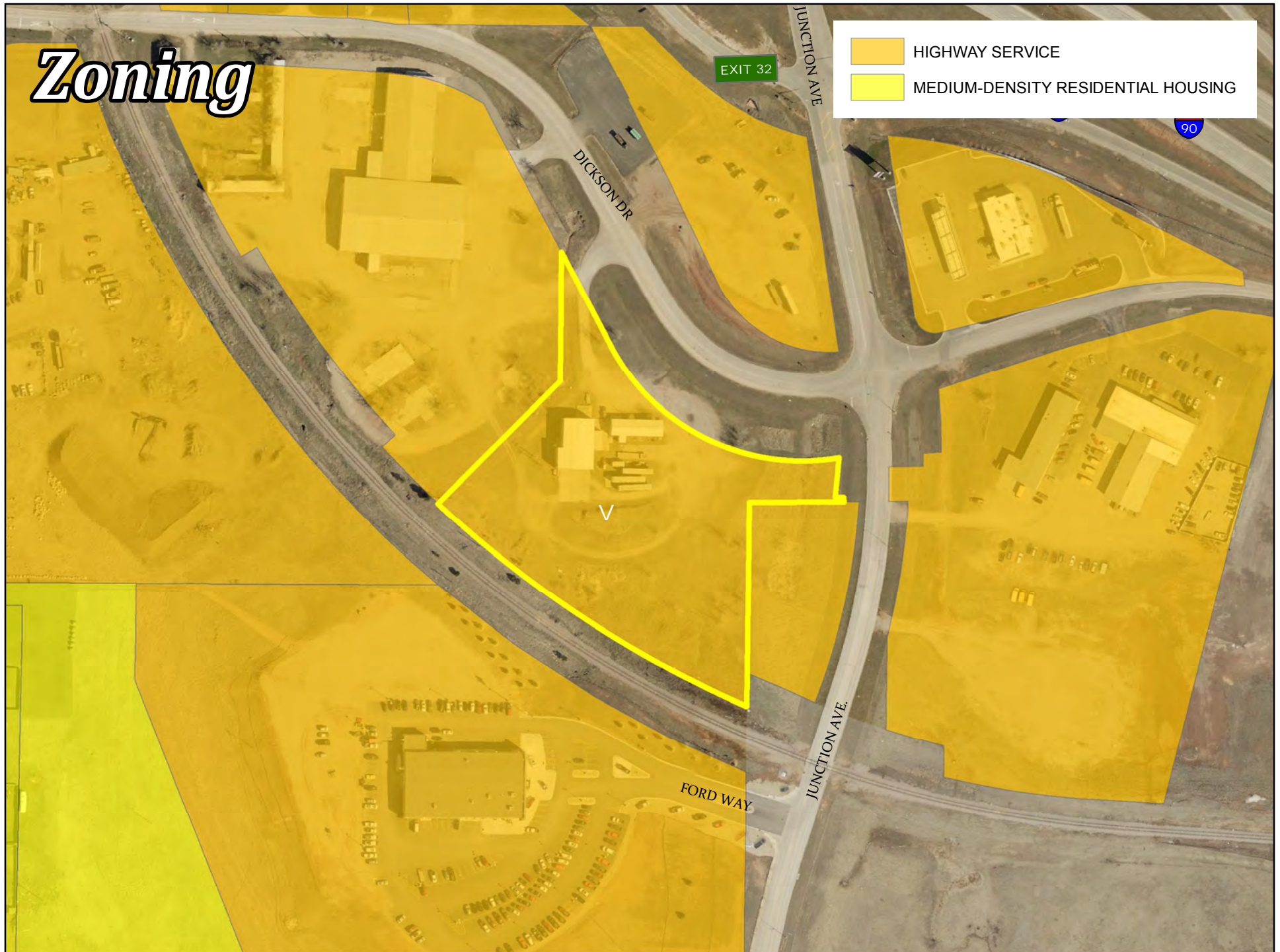


# Property V - From the North





# Zoning



*\*City will consider rezoning the property as a potential option*

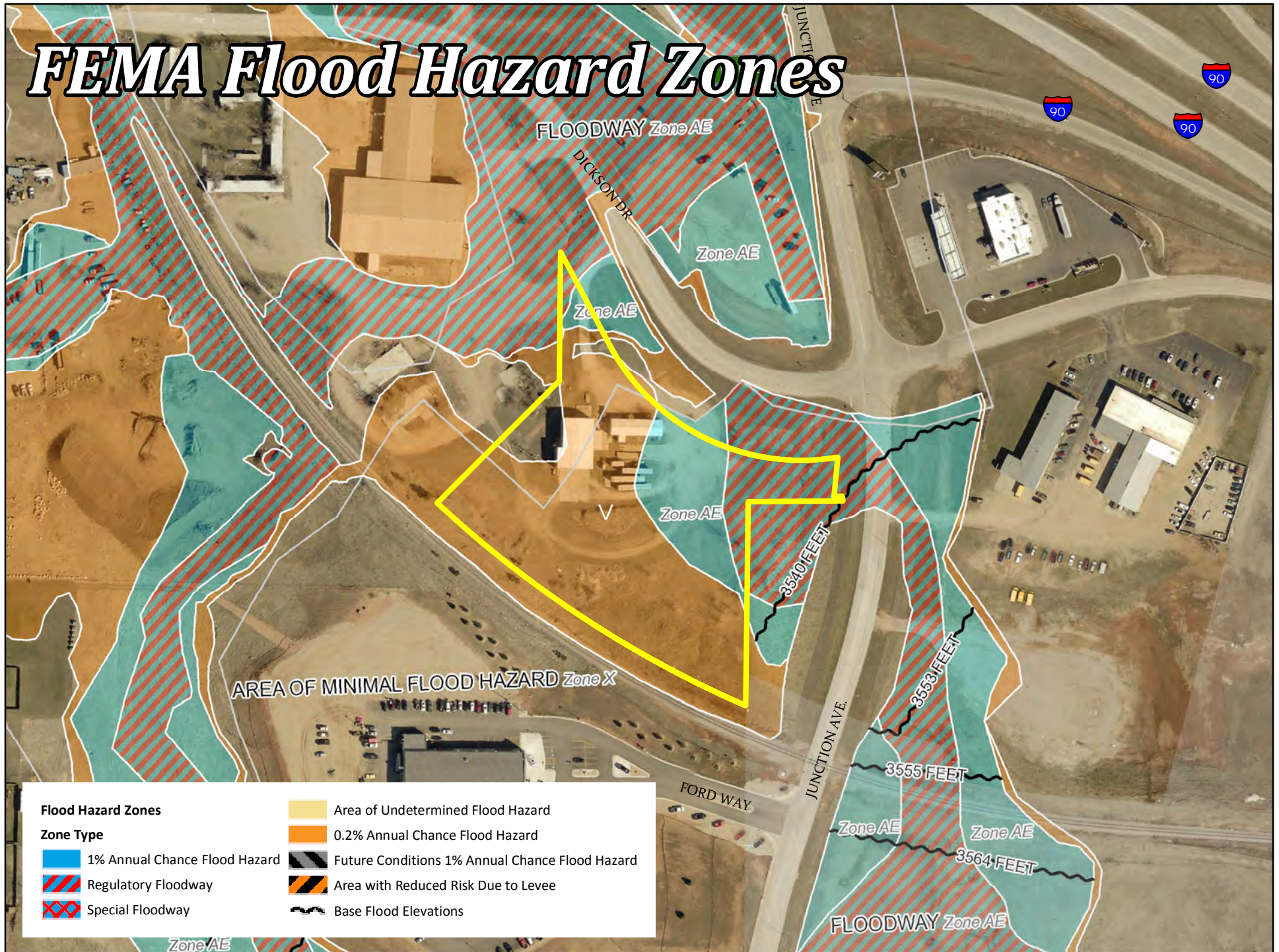


# ***Municipal Utility Availability***





# FEMA Flood Hazard Zones





# ***Property Overview***

## ***W - Blessed Emmanuel Lutheran Church***

W





# *Aerial Overview*





# Property W - From the North



© 2016 Pictometry



# Zoning



*\*City will consider rezoning the property as a potential option*



# ***Municipal Utility Availability***





# FEMA Flood Hazard Zones





# ***Property Overview***

## ***X - Sabers/Vasknetz***





# Aerial Overview

McGOS  
PROPANE



Best

TACO  
JOHN'S

PROPERTIES  
UNLIMITED  
REALTY LLC

Sturgis  
GUNS

U-HAUL  
AUTHORIZED DEALER

FARMERS UNION  
INSURANCE AGENCY

DAKOTA  
MILL & GRAIN

JAKE'S  
COLLISION REPAIR



E JUNCTION

S DAVENPORT ST

GLOVER ST

0 50 100 200 Feet



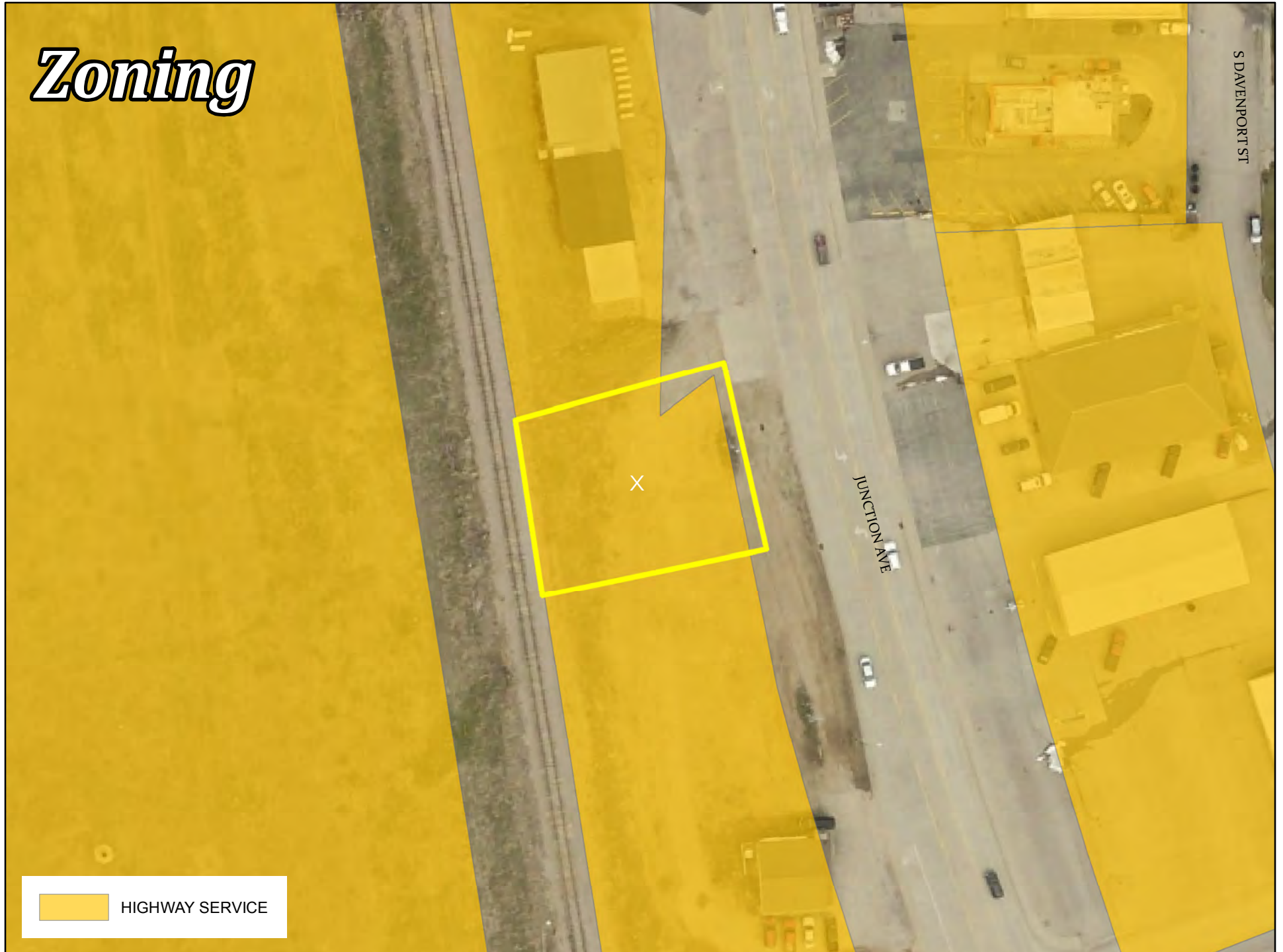
# Property X - From the East



© 2016 Pictometry



# Zoning



*\*City will consider rezoning the property as a potential option*



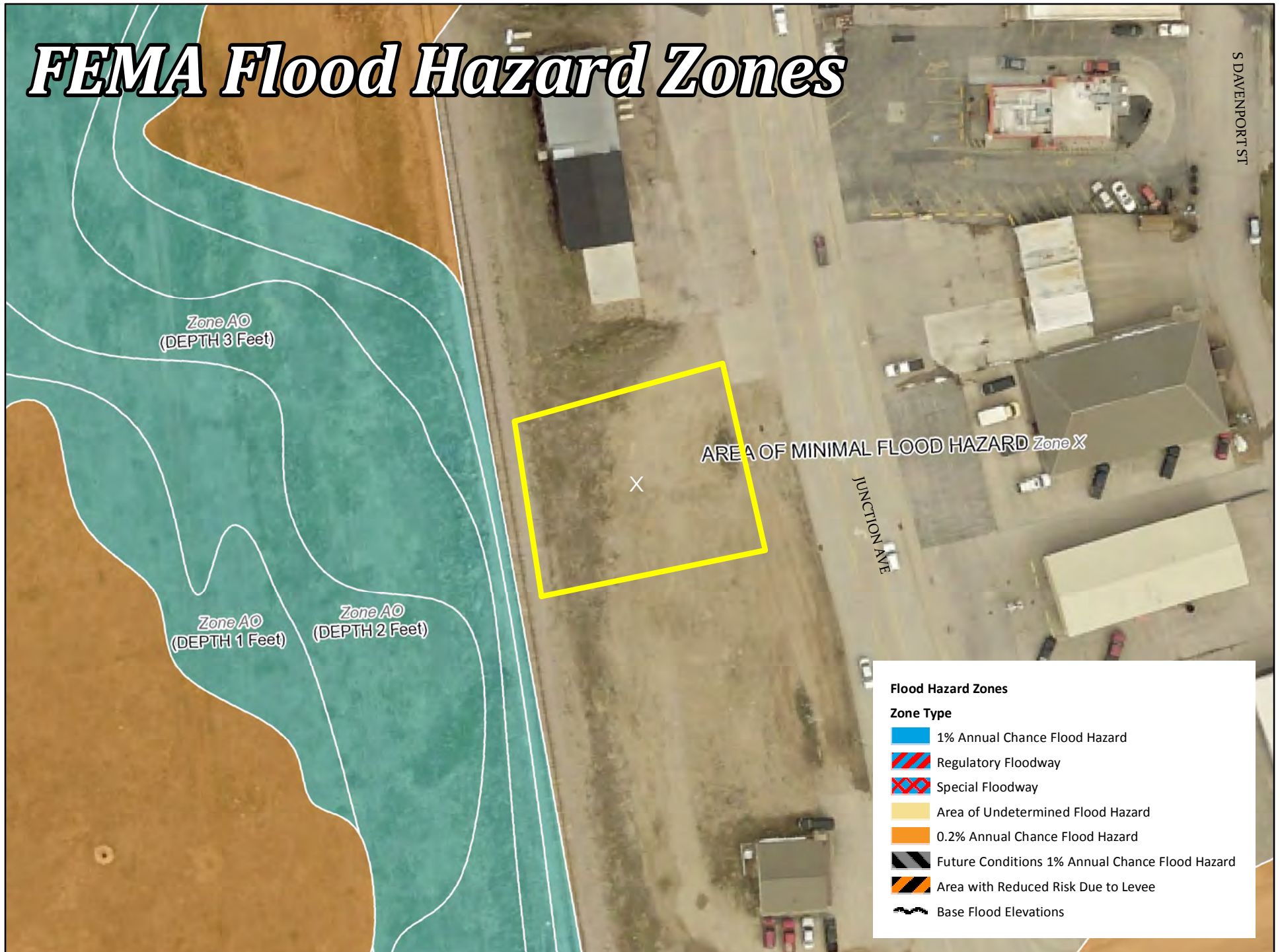
# ***Municipal Utility Availability***



— WATERLINE — SEWERLINE  
HYDRANT SEWER MANHOLE



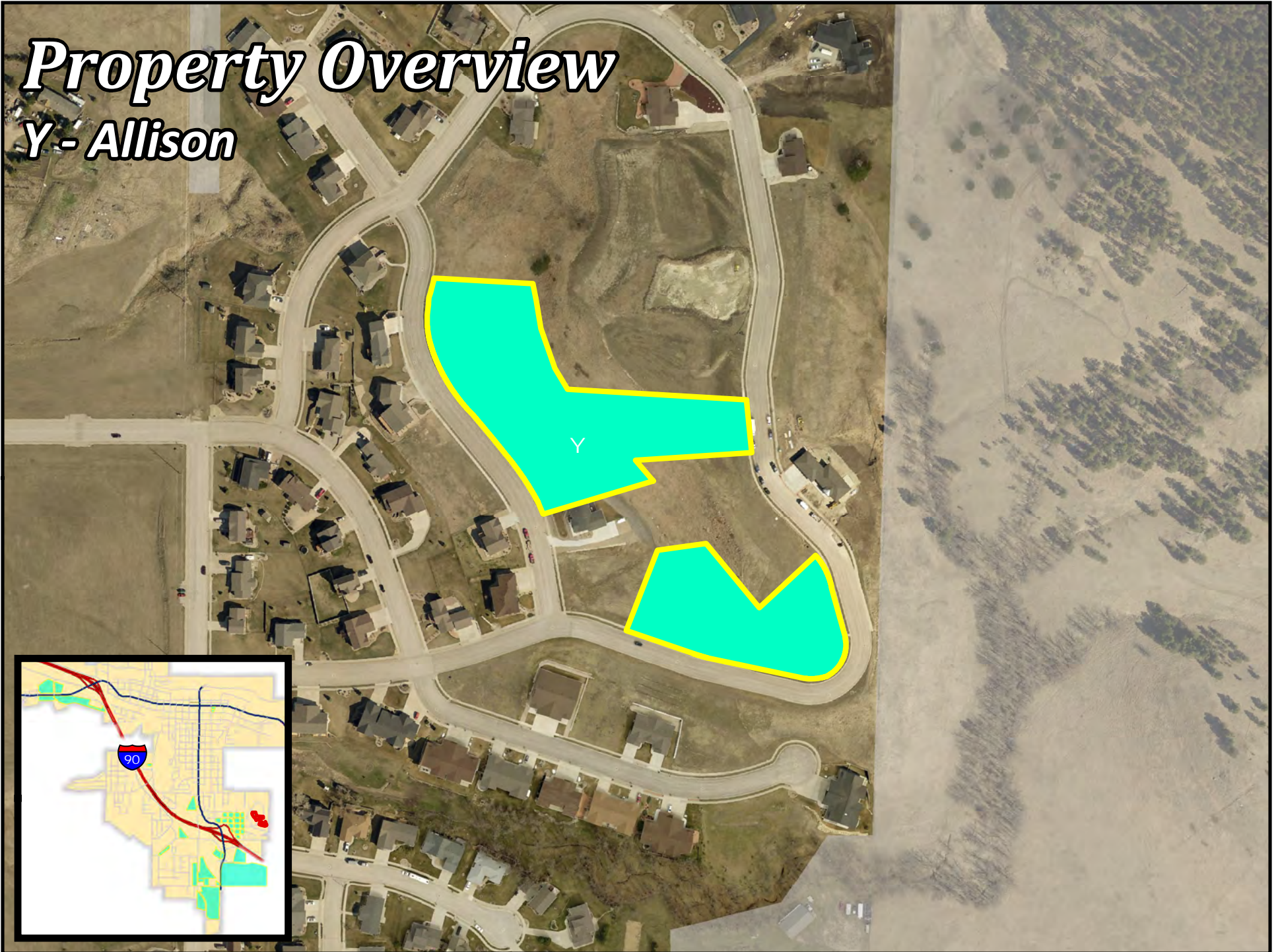
# FEMA Flood Hazard Zones





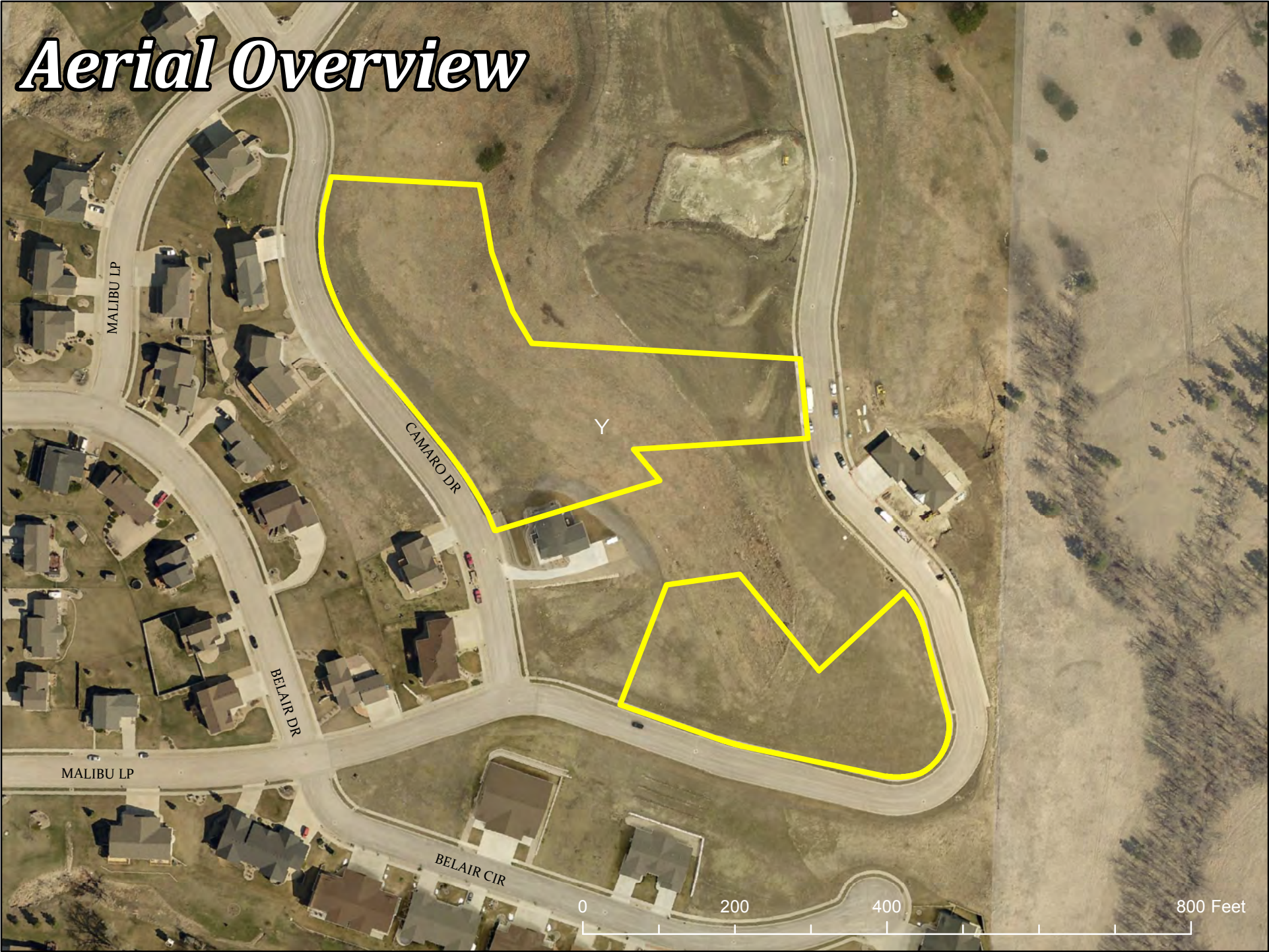
# ***Property Overview***

***Y - Allison***





# Aerial Overview





# Property Y - From the West

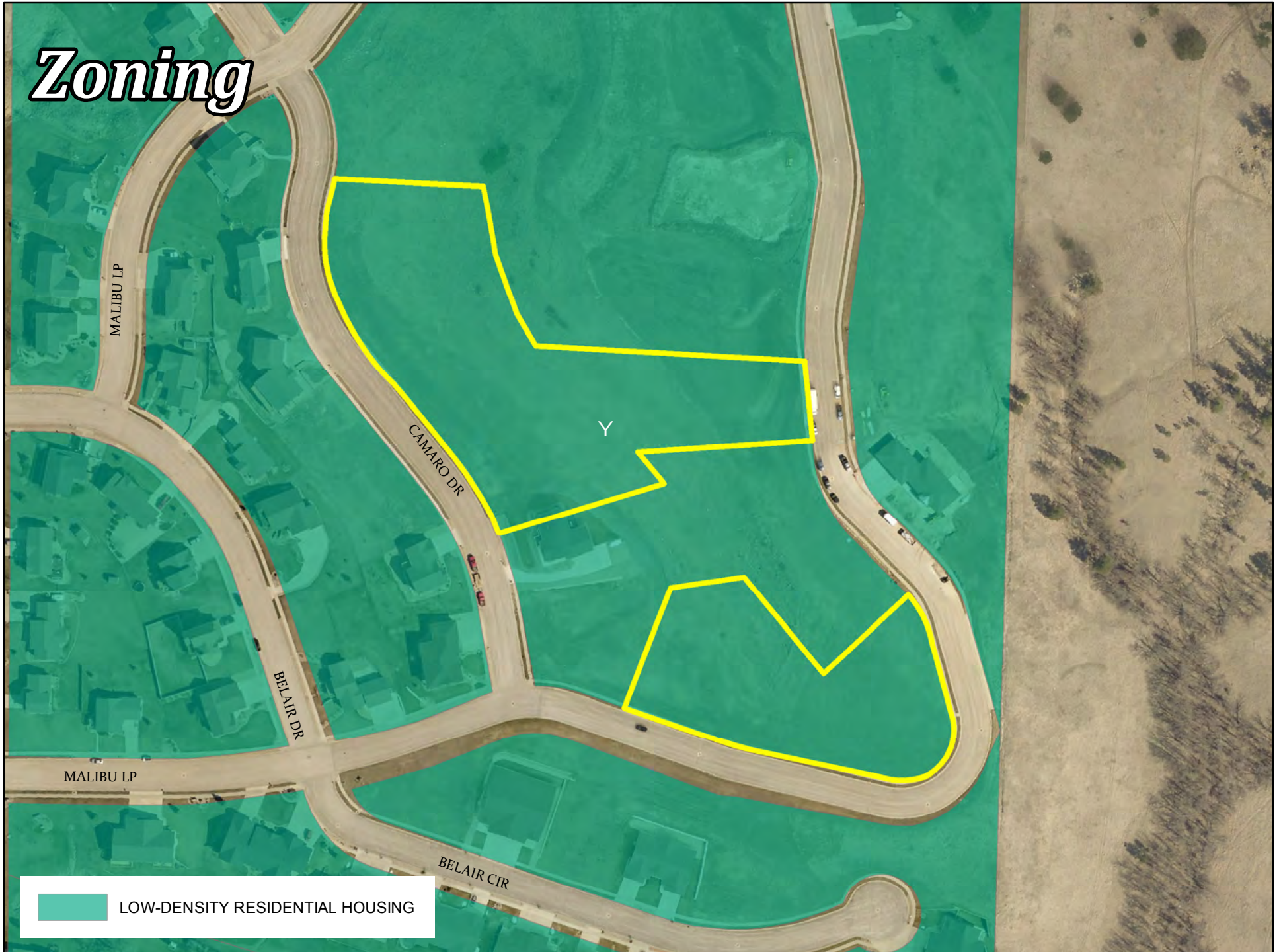


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04/04/2016



# Zoning



*\*City will consider rezoning the property as a potential option*



# ***Municipal Utility Availability***





# FEMA Flood Hazard Zones

