

FREEDOM WORKS HERE

Over 1,000 acres – all shapes, all sizes, all opportunity.

SOUTH DAKOTA CERTIFIED SITES

Aberdeen East Business Park | Aberdeen
Arlington Industrial Park | Arlington
Hillcrest Industrial Park | Colman
Elk Point Economic Dev. Park | Elk Point
Vantage Business Park | Huron
Lakeview Industrial Park | Madison



West Dev. Park | Mitchell
Foundation Park* | Sioux Falls
Flynn Business Park | North Sioux City
Wall Industrial Park | Wall
Mallard Pointe Business Park | Watertown
Pheasant Ridge Industrial Park | Watertown

* Certified through the BNSF program



South Dakota

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South Dakota CERTIFIED SITE



CERTIFIED SITE

South Dakota's Certified Site Program offers expanding businesses prequalified sites that are ready for development. A South Dakota Certified Site mitigates the risks associated with development by providing detailed information about the site including price and availability, utilities, access, and environmental assessments. These sites are reviewed by subject matter experts within state government to make sure that all the necessary information has been included to mitigate issues that could come up in non-certified sites.

WHAT DOES IT MEAN TO BE A CERTIFIED SITE?

A Certified Site means it's ready to go. All the potential hiccups of a bare site have been mitigated. They are truly ready for development.

WHAT IS THE DIFFERENCE BETWEEN SITE DESIGNATIONS?

- Utility requirements differ
- Zoning requirements differ for each site designation

There are four designations for Certified Sites:

DESIGNATION	CONTIGUOUS MINIMUM
Business Services / Research & Development	10 Acres
Light Industrial	10 Acres
Heavy Industrial	20 Acres
Mega-Site	200 Acres

WHAT INFORMATION WILL BE AVAILABLE TO A PROSPECT ABOUT A CERTIFIED SITE?

Property information

- Ownership Information
- Land Price
- All Property Easements & Right-Of-Ways
- Property Covenants
- Plat Map, Topographic Map, Site Map (lots available for development, businesses currently operating)
- Zoning Information (Authority, Classification, and Adjacent Land Use)

Utility Access

- Provider & planned improvements from the following: Water, Wastewater, Electric, Natural Gas, Telecommunications, Solid Waste

Environmental

- Phase I Environmental Assessment completed within the last 3 years
- Endangered Species
- Designated Wetlands
- 100-Year Flood Plain
- Archaeological Evaluation
- Geotechnical Data



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