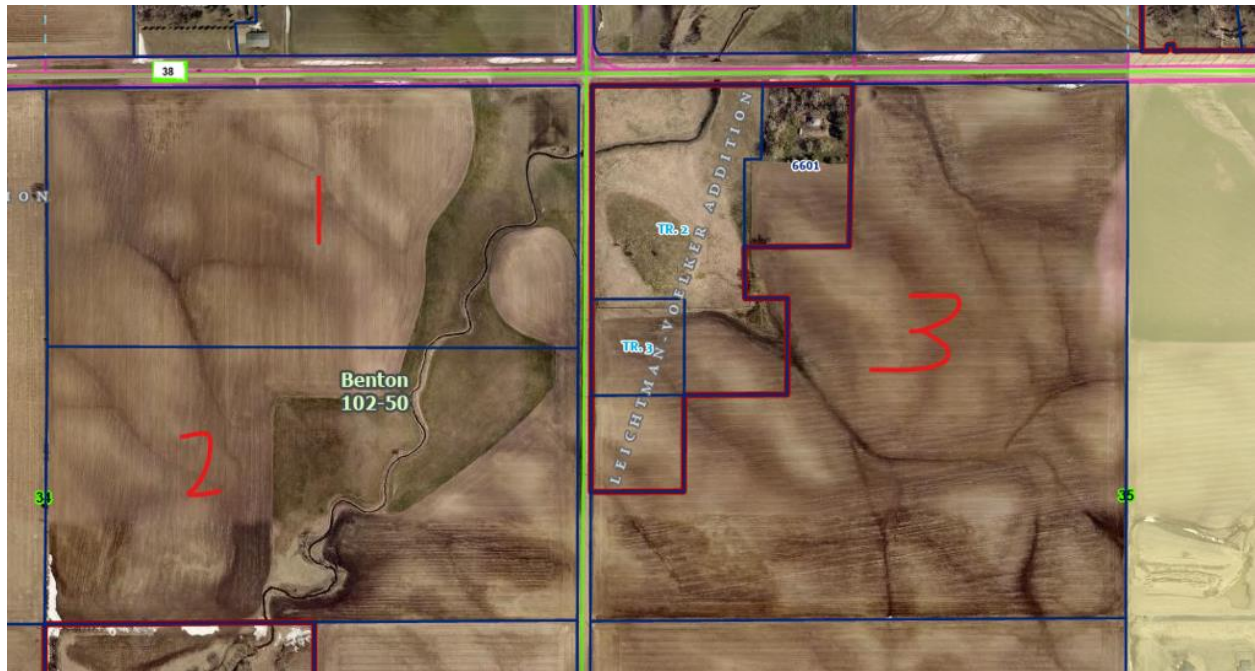


Kappenman Tract

Information Submitted:



The parcel labeled 1 is 79.46 acres, parcel 2 is 80 acres, parcel 3 is 116.59 acres.

Regarding access, the site is well served by Highway 38 and is close to I-90/Marion Road Interchange. The site is also close to State of SD Highway Maintenance facility. The parcels are not currently in Sioux Falls City Limits but are adjacent.

City Sewer is not currently available to the site, but hopefully a creative solution can be developed to provide the needed sewer capacity. I believe the other utilities mentioned in your RFI could be developed to the site. I will be glad to further investigate water, electric, natural gas, and fiber optic, if this is a site you want to seriously consider.

Information added by staff

A regional site map was created below. There is a small stream that flows through Parcel one and two. We can work with the broker to investigate the utilities above and may have additional information to present to the task force at the meeting on the 29th.

This is at 60th Street North and La Mesa Dr to the West of the USD University Center. There is a fairly new housing development immediately adjacent to the SE of the property.

Parcels 1, 2, and 3 estimated below

