

**GRANT COUNTY
DEVELOPMENT CORPORATION**

MEN'S PRISON FACILITY

LAND/BUILDING PROPOSAL

DATE
April 24th, 2025

Prepared By:
Traci Stein, Executive Director

Presented To:
**SD Department of
Corrections**



LETTER FROM THE EXECUTIVE DIRECTOR

The Grant County Development Corporation is pleased to present land and a premier site for consideration by the South Dakota Department of Corrections for its proposed new men's prison facility. Many land owners in the area have expressed interest in selling land for large developments, and we have one site we feel may be best suited for the location of a men's prison. Located at 14449 South Dakota Highway 109 in Big Stone City, this property exceeds the RFI requirements and is immediately available for development. Supporting materials include:

- 145 acres of commercially zoned land, providing significant room for initial development and future expansion.
- An existing 171,870 SF building, formerly used for food processing, offering reuse potential or full redevelopment flexibility. Heavy utility infrastructure already in place, ideal for institutional needs:
- Electrical: Direct access to 115 kV and 230 kV transmission lines, with nearby substation capacity and 5 MW currently available.
- Water & Sewer: Initial discussions with Grant Roberts Water indicate that while there is existing infrastructure near the site, the current system does not have the capacity to meet the full 230,000 gallons per day water requirement outlined in the RFI. To move forward, further coordination with the City of Big Stone, engineering consultants, and service providers will be necessary to evaluate system upgrades and development options.

- Natural Gas: Available on-site.
- Fiber Optic: High-speed internet access via fiber optic infrastructure.
- Transportation Access: Situated directly on SD Highway 109 and near U.S. Highway 12, with close proximity to regional rail lines.

This site is ideally suited for the state's investment in a secure, scalable, and strategically located correctional facility. Its infrastructure mirrors the needs of a small municipality, and the site offers a balance of immediate usability and long-term flexibility. Additionally, there are no city or county infrastructure costs, aligning with the state's preference for turnkey development opportunities.

Supporting Materials Included:

- Site brochure highlighting infrastructure, layout, and site plan.
- Power distribution map confirming electric service capabilities and redundancy.

We welcome the opportunity to host site visits and provide any due diligence materials required to support your evaluation this property or other areas in the county you may be interested in.

Please don't hesitate to reach out with any questions or to coordinate next steps.

Best regards,

Traci Stein
Executive Director
Grant County Development Corporation

BENEFITS OF LOCATING IN GRANT COUNTY



AREA SUPPORT

The Grant County Development Corporation (GCDC) is fully supportive of this project and is actively engaged in facilitating its success. Our organization, alongside key regional leaders and stakeholders, recognizes the significant economic and workforce benefits this facility would bring to Grant County and the surrounding area. In addition to GCDC's commitment, the Grant County Board of Commissioners has formally expressed their support, which is reflected in the attached letter included with this report. This alignment between local leadership and development efforts ensures a united front in welcoming and supporting the project—from initial planning and infrastructure coordination to long-term community integration. The proactive collaboration among county and city officials, utility providers, and workforce partners underscores our readiness and enthusiasm to host this critical state investment.

ROBUST INFRASTRUCTURE & UTILITIES

The county is equipped with industrial-ready infrastructure, including high-capacity electric, water, sewer, and natural gas services. With the availability of high-speed internet and fiber optic connectivity, businesses can operate efficiently with modern technological support.

STRATEGIC LOCATION & TRANSPORTATION ACCESS

Grant County is well-connected by major highways (such as U.S. Highway 12 and SD Highway 109) and is served by multiple rail lines including BNSF and Canadian Pacific. Businesses here enjoy efficient access to regional and national markets, with proximity to metro areas like Sioux Falls, Fargo, and Minneapolis—all within a 2–3 hour drive.

GRANT COUNTY



SOUTH DAKOTA

OFFICE OF COUNTY COMMISSIONERS

210 East 5th Avenue
Milbank, SD 57252-2499

Phone: 605-438-5300
Karen.layher@grantcountysd.us
Commission Assistant

April 23, 2025

RE: Letter of Support for Grant County Development Corporation – New State Penitentiary
Location Consideration

To Whom It May Concern:

On behalf of the Grant County Board of Commissioners, we are writing to express our full support for the Grant County Development Corporation's submission for consideration as the location of the new state penitentiary.

Grant County is uniquely positioned to offer a strategic, community-minded, and economically beneficial location for this critical state infrastructure. Our county boasts robust infrastructure, available land, and a skilled and motivated workforce, as well as strong partnerships between local government, business leaders, and community organizations.

The Grant County Development Corporation has demonstrated exceptional leadership in identifying and preparing viable sites for the facility, engaging in meaningful community dialogue, and ensuring all potential impacts are carefully considered and addressed. Their thoughtful and proactive approach ensures that Grant County is not only ready but eager to partner with the State of South Dakota on this important project.

Locating the new penitentiary in Grant County would bring significant long-term economic benefits to the region, including job creation, increased demand for housing and services, and broader regional development opportunities. It would also allow the state to benefit from a cooperative and engaged host community.

We respectfully urge you to give strong consideration to Grant County as a future home for the state penitentiary and commend the efforts of the Grant County Development Corporation in moving this opportunity forward.

Sincerely,

William J Tostenson, Chairman
Chairperson Grant County Board of Commissioners
Doug Stengel, Vice Chairman
Micael Mach, Commissioner
Marty Buttke, Commissioner
William Street, Commissioner

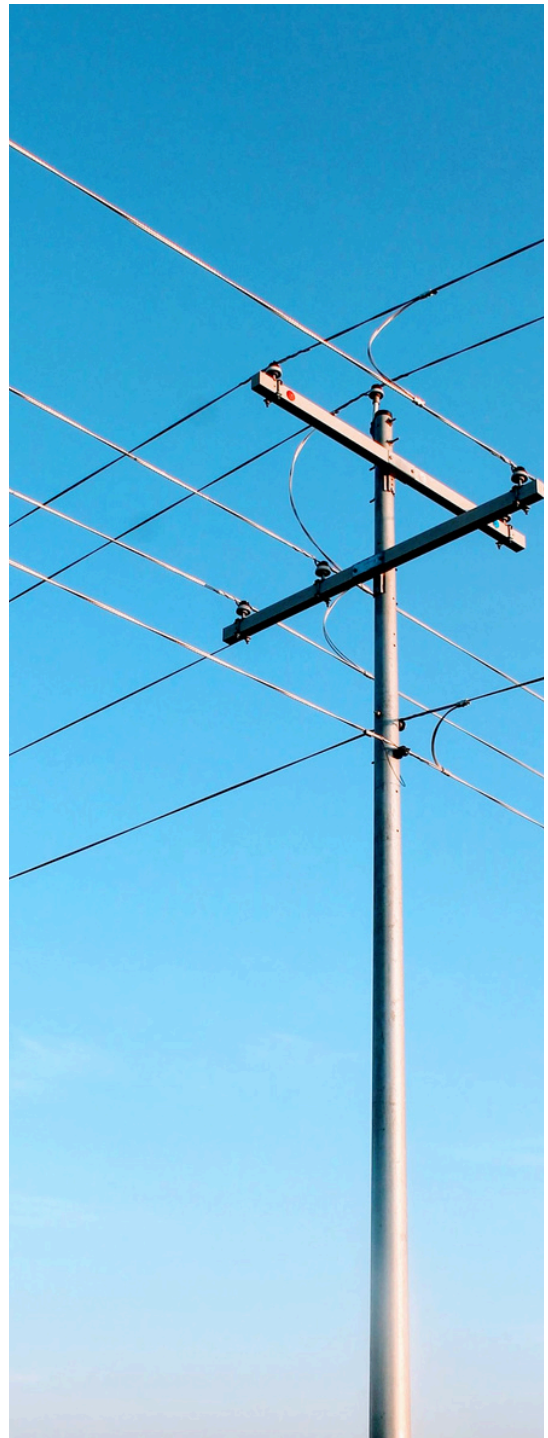
UTILITY NEEDS

ON-SITE OR ABILITY TO DEVELOP

The 158-acre site at 14449 SD Highway 109 offers a robust utility infrastructure, ideally suited for a project of this scale. This property has supported heavy industrial use for over 45 years, most recently as a large-scale food processing facility, and is therefore already equipped with essential services. Its location along State Highway 109 and County Road 2—partially within the municipal boundaries of Big Stone City—further enhances its utility development potential.

ELECTRIC

The site is currently serviced by a 5 MW substation located on the property. In addition, the area is supported by an extensive transmission network within approximately one mile, including access to 115 kV and 230 kV lines. Preliminary discussions with utility providers indicate that expansion to the required 12 MW is feasible and can be achieved through the extension of a new transmission line from the substation southwest of the site. A power distribution map has been included to illustrate the proximity and potential of the regional grid.





**Otter Tail Power
Big Stone Plant**

109

144th St

SITE

230 kV

230 kV

484th Ave

230 kV
(Otter Tail)

115 kV
(Otter Tail)

115 kV
(Wapa)

**Otter Tail Power
Substation**

345 kV

230 kV

12

345 kV

14449 South Dakota Hwy. 109
Big Stone City, SD 57216

UTILITY NEEDS ...

WATER & SEWER

Initial discussions with Grant Roberts Water indicate that while there is existing infrastructure near the site, the current system does not have the capacity to meet the full 230,000 gallons per day water requirement outlined in the RFI. To put this into context, that volume is approximately double the current daily usage of the entire City of Big Stone. However, infrastructure improvements are possible, and capacity could be expanded to meet project needs with the appropriate planning and investment.

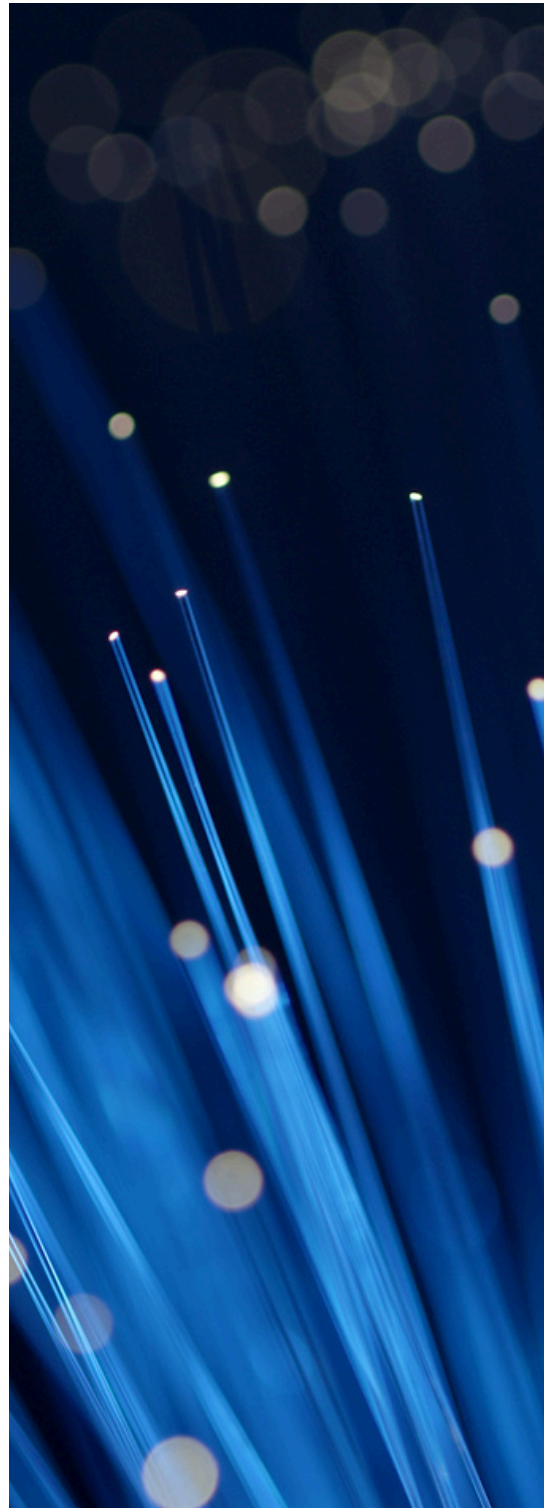
To move forward, further coordination with the City of Big Stone, engineering consultants, and service providers will be necessary to evaluate system upgrades and development options. These discussions would be an essential step in any selected location, and Grant County is committed to working collaboratively with stakeholders to address utility needs as part of the site development process.

NATURAL GAS

Natural gas service is currently provided to the site via Northwestern Energy and Constellation, ensuring that this key utility requirement is already met for industrial and institutional applications.

FIBER OPTIC CONNECTIVITY

We have confirmed with the property owner that fiber optic infrastructure is present in the area surrounding the site at 14449 SD Highway 109. While a final determination of serviceability and connection points typically requires a site visit and assessment by a telecommunications technician, current indicators are favorable.



WORKFORCE AVAILABILITY AND REGIONAL RECRUITMENT STRATEGY

The proposed men's prison facility will require a workforce of 400+ full-time employees, representing a major employment opportunity for Grant County and the surrounding region.

The Grant County Development Corporation (GCDC) acknowledges that workforce availability is—and will continue to be—a challenge in any area of the state where this facility is located. However, we believe that with a proactive and collaborative approach, this challenge can be met effectively in our region.

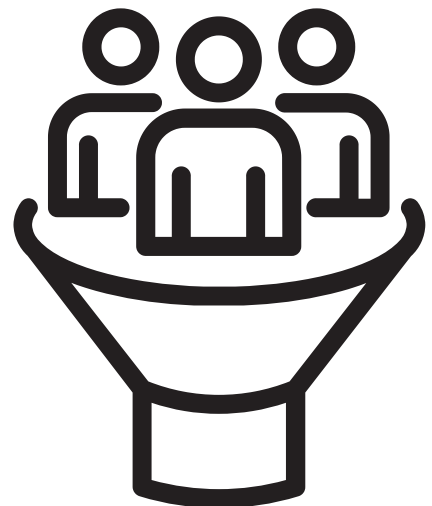
Grant County offers a reliable base of skilled workers, and GCDC is prepared to implement a comprehensive regional recruitment strategy to meet the staffing demand. Within a 45- to 60-minute commute radius, the labor pool includes a broad mix of communities such as Milbank, Ortonville (MN), Watertown, Sisseton, Webster, Madison, and other nearby towns. This reach significantly expands the available workforce while maintaining a reasonable commute for correctional staff.

To support recruitment, we will partner with the South Dakota Department of Labor & Regulation, regional technical colleges, high schools, and

workforce agencies. GCDC will also assist with housing connections, relocation support, and community integration efforts to attract new residents when necessary.

Our experience with workforce attraction, along with the area's high quality of life and affordability, positions us well to meet the facility's long-term hiring needs.

By leveraging these tools and promoting the area's quality of life, affordable living, and career stability, we are confident in our ability to attract and retain the 400+ employees required for successful facility operations.



172,000 SF
BUILDING

[FOR SALE]

158 ACRES
LAND



14449 SOUTH DAKOTA HWY. 109
BIG STONE CITY, SD 57216

 CUSHMAN &
WAKEFIELD
 NAI Sioux Falls

PROPERTY HIGHLIGHTS



FORMER FOOD
PROCESSING
FACILITY



145 ACRES OF EXCESS
LAND FOR EXPANSION
OR DEVELOPMENT



AMPLE PARKING



HEAVY
POWER (5 MW)



EXCELLENT
INFRASTRUCTURE TO
RE-UTILIZE



CLOSE PROXIMITY
TO MULTIPLE
HIGHWAYS



PROPERTY OVERVIEW



Parcel Numbers
25.20.00.54, 25.20.00.53A, 25.28.00.02,
03.46.18.5002, 03.46.18.5003, 25.00.77.24,
25.00.76.22



Building Size
171,870 SF



Office Space
4,360 SF



Climate Controlled
Food Storage &
Production (75% of bldg.)



Floor Drains
Floor Drains
Throughout



Building Specs
Masonry and Steel



Loading
13 Dock Doors



Land Size
Approx. 158 Acres



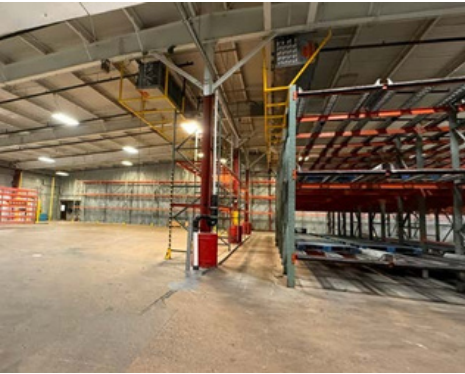
Zoning
Commercial

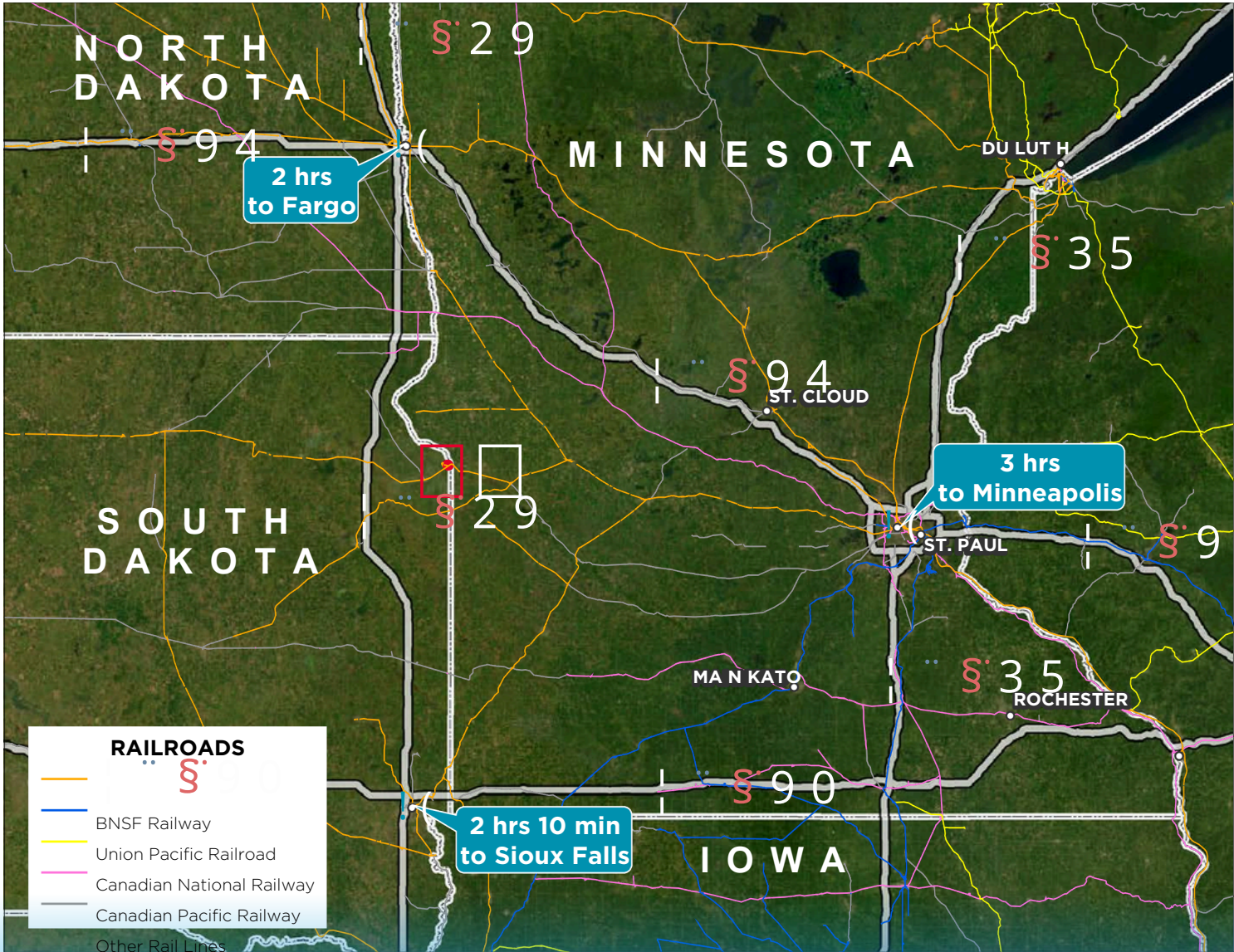


Asking Price
\$6,900,000



PROPERTY PHOTOS





SITE PLAN

LAND

144TH ST 905 VPD

CROSS ST 905 VPD

**145.85
Acres**

UV109

11.62 Acres

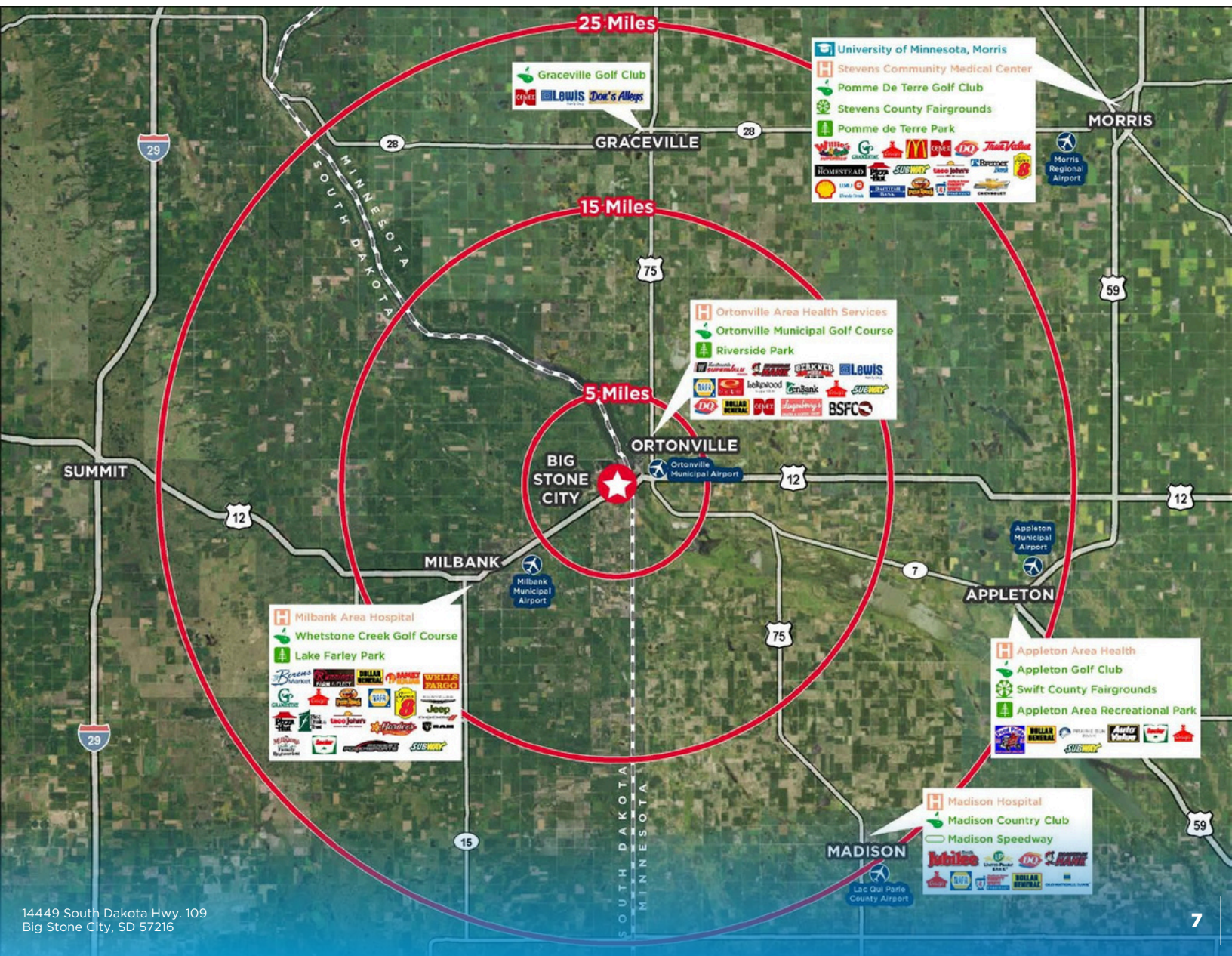
PLANT

3,824 VPD

(/ 1 2

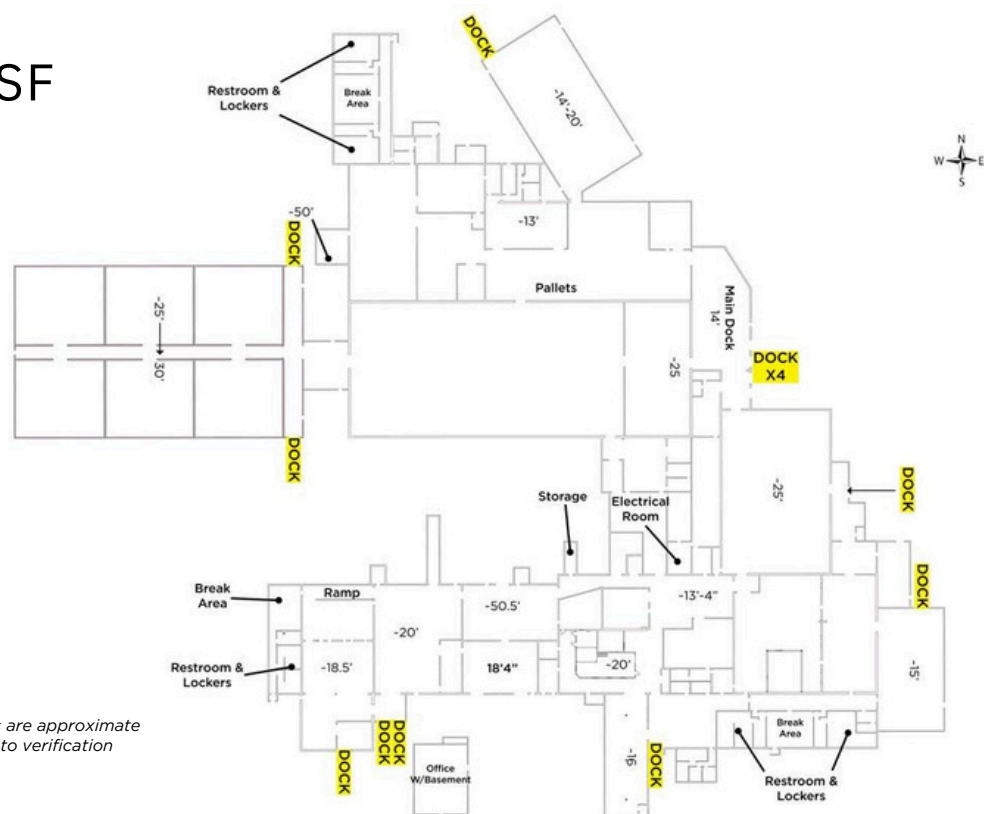
3,317 VPD

14449 South Dakota Hwy. 109
Big Stone City, SD 57216



FLOOR PLAN

171,870 SF



*all clear heights are approximate
and subject to verification*

CONTACT US



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 **CUSHMAN & WAKEFIELD**

 **Sioux Falls**