



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

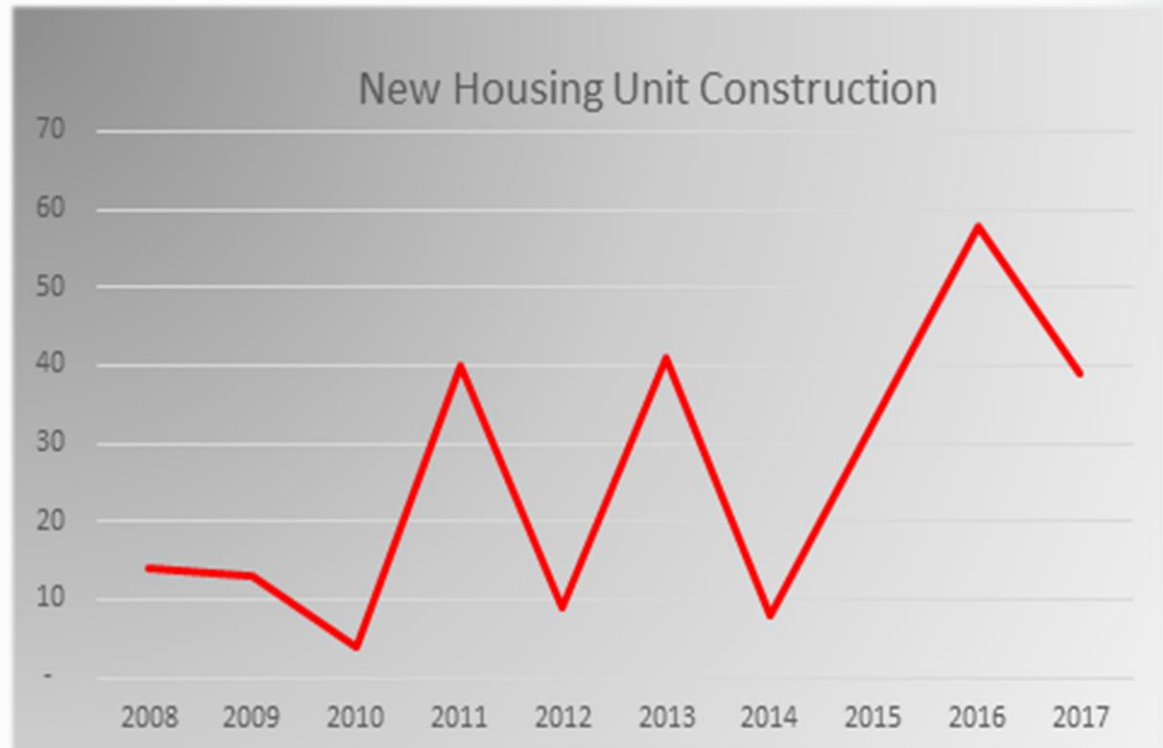
- ✓ **Residential**
- ✓ **Retail/Business**
- ✓ **Industrial**





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

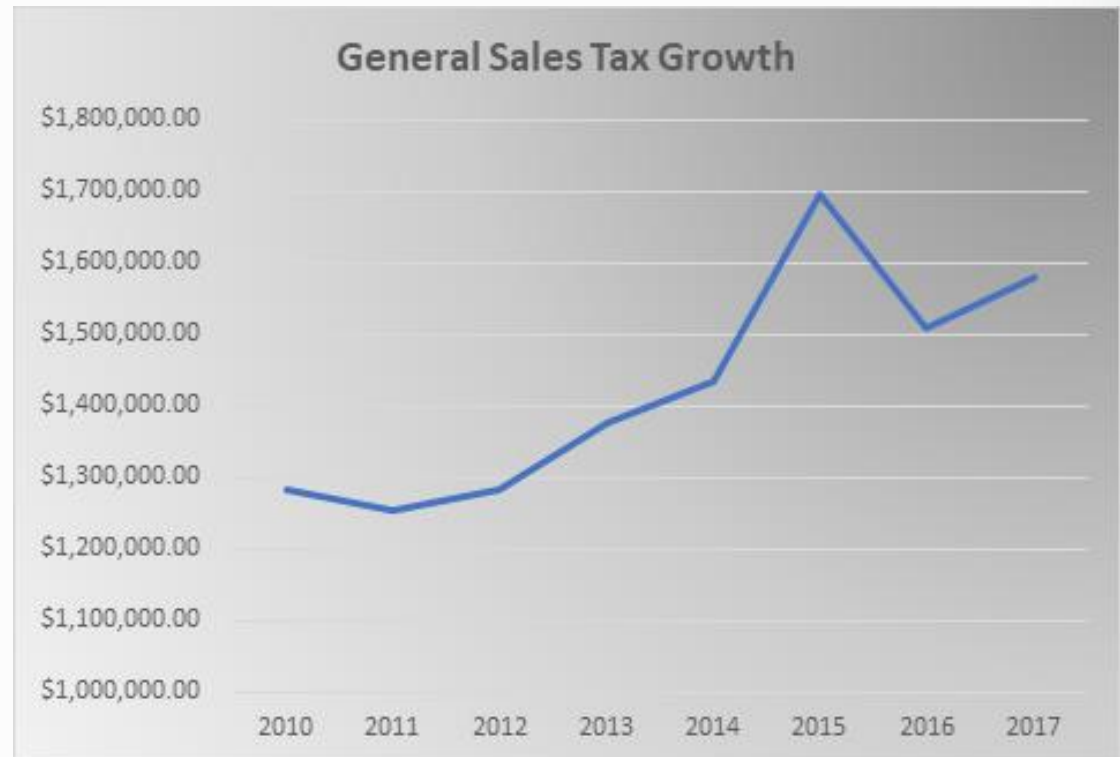




Sales Tax Growth

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

The 2015 spike reflects the 75th Sturgis[®] Motorcycle Rally[™].



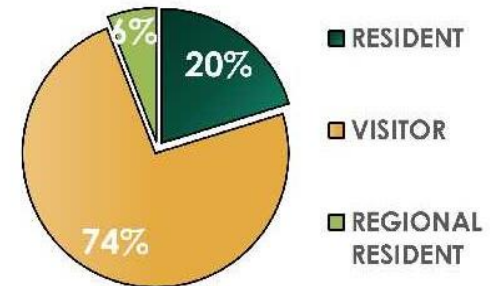
Sturgis Spending

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



New ADA Sidewalks
and parking



Music on Main Events



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 5th 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

Workplace Population: 4,343

Households (HH): 4,668

Avg. HH Income: \$58,764

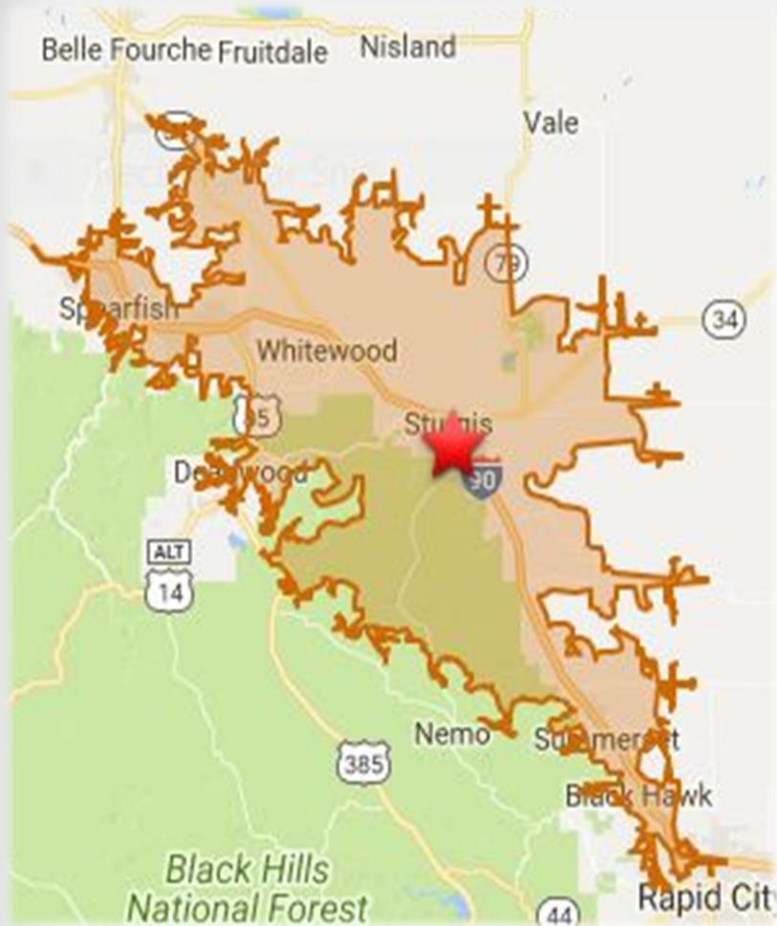
Pop Growth ('00-'10): 6.5%

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

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

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

25-Minute Drive-Time



Demographic Highlights

Population: 36,891

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

Workplace Population: 16,752

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

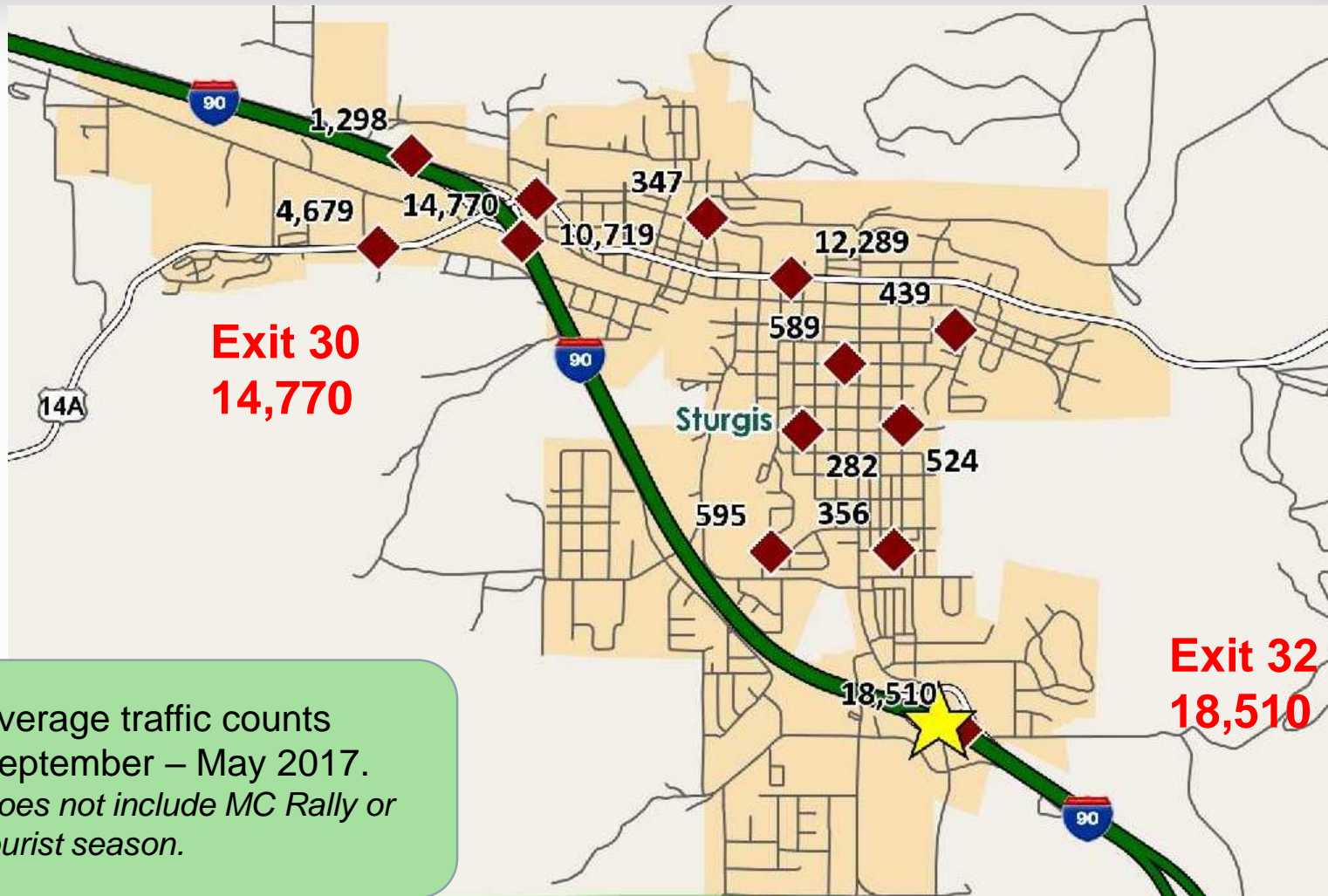
Households (HH): 15,640

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

Avg. HH Income: \$61,034

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

Average Daily Traffic Counts



Average traffic counts
September – May 2017.
*Does not include MC Rally or
tourist season.*

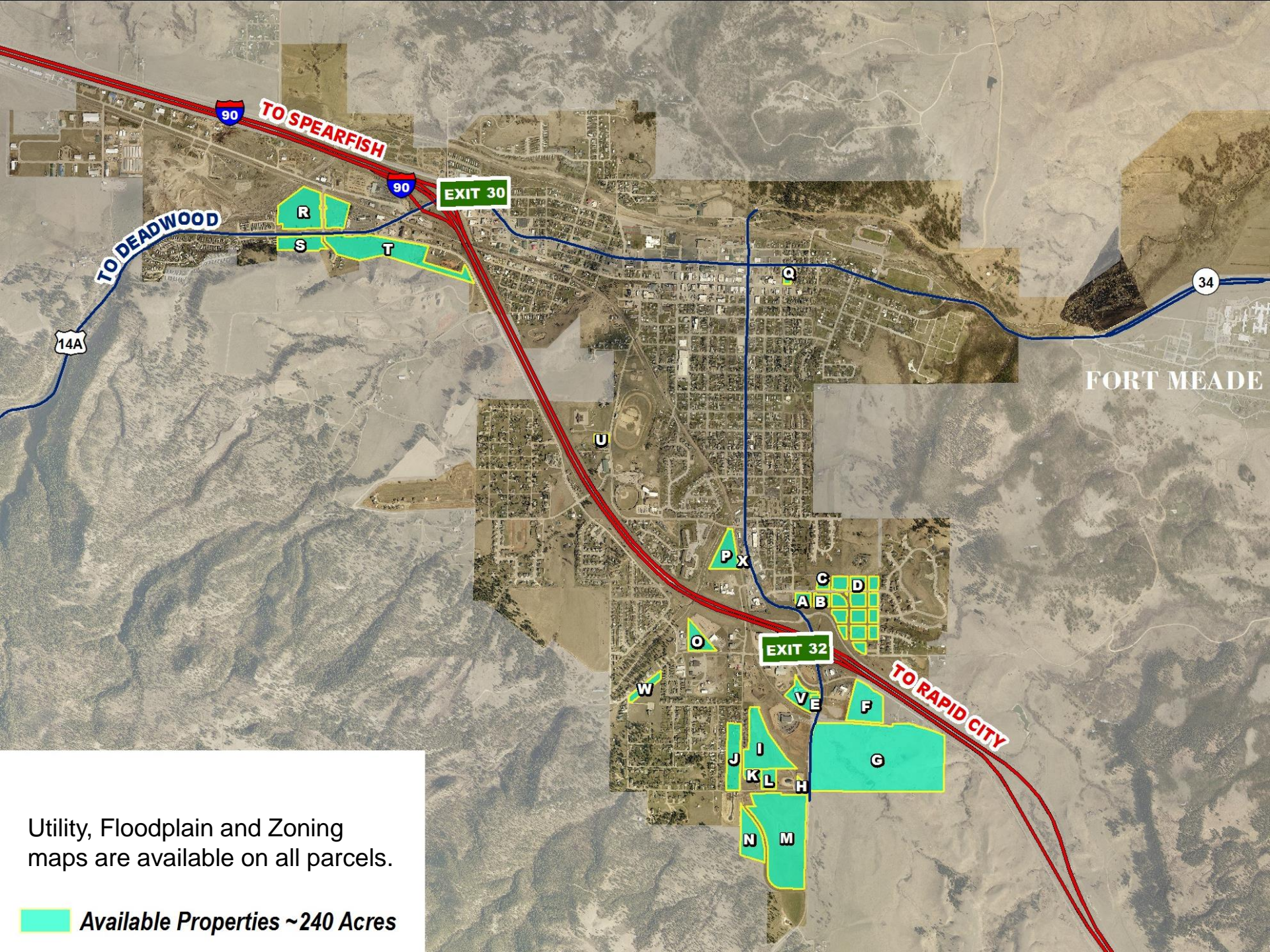


Available Properties in Sturgis

Over 240 acres across 20+ properties

Access to two I-90 Exits

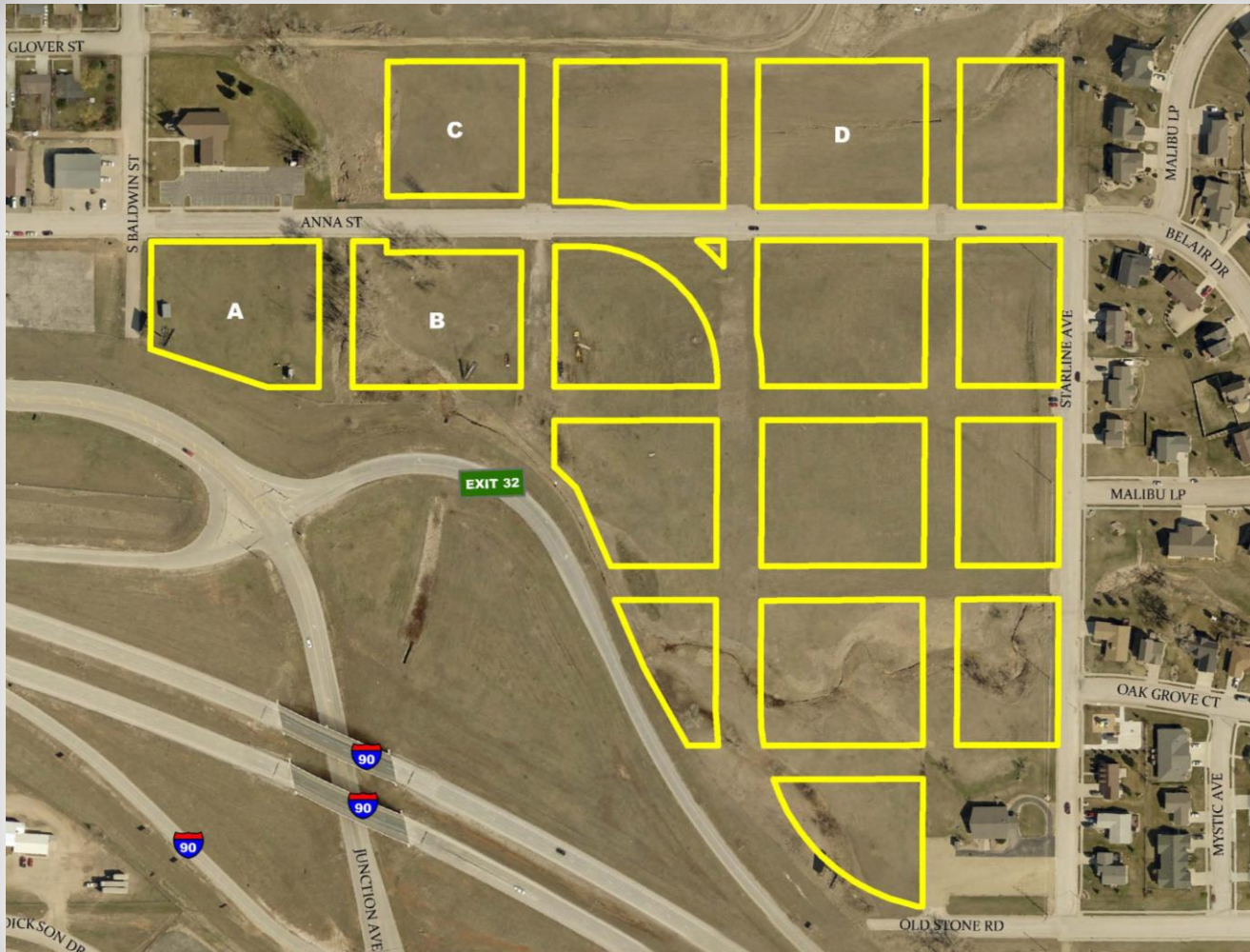
Incentives available



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

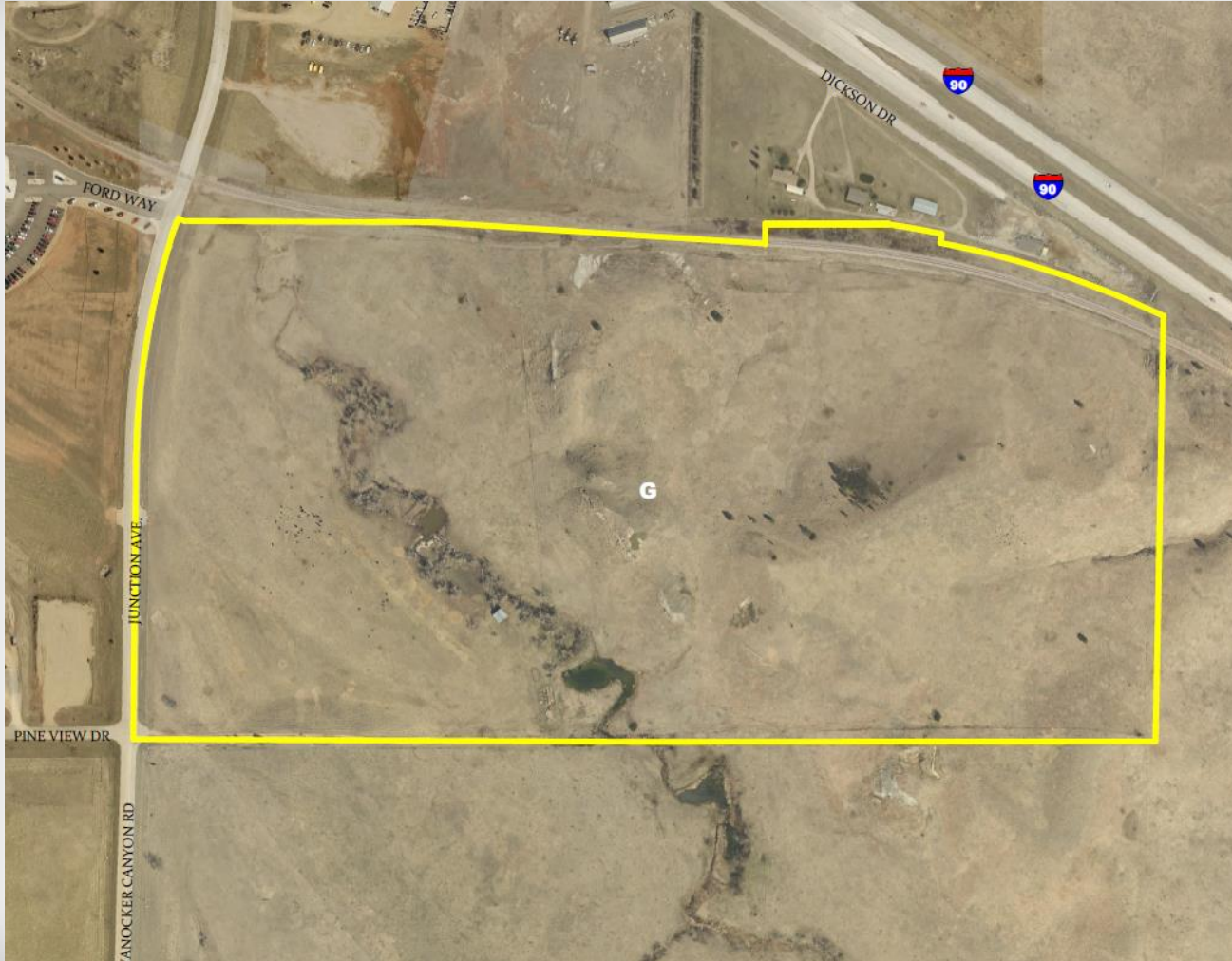
Acreage: 9.87 acres

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

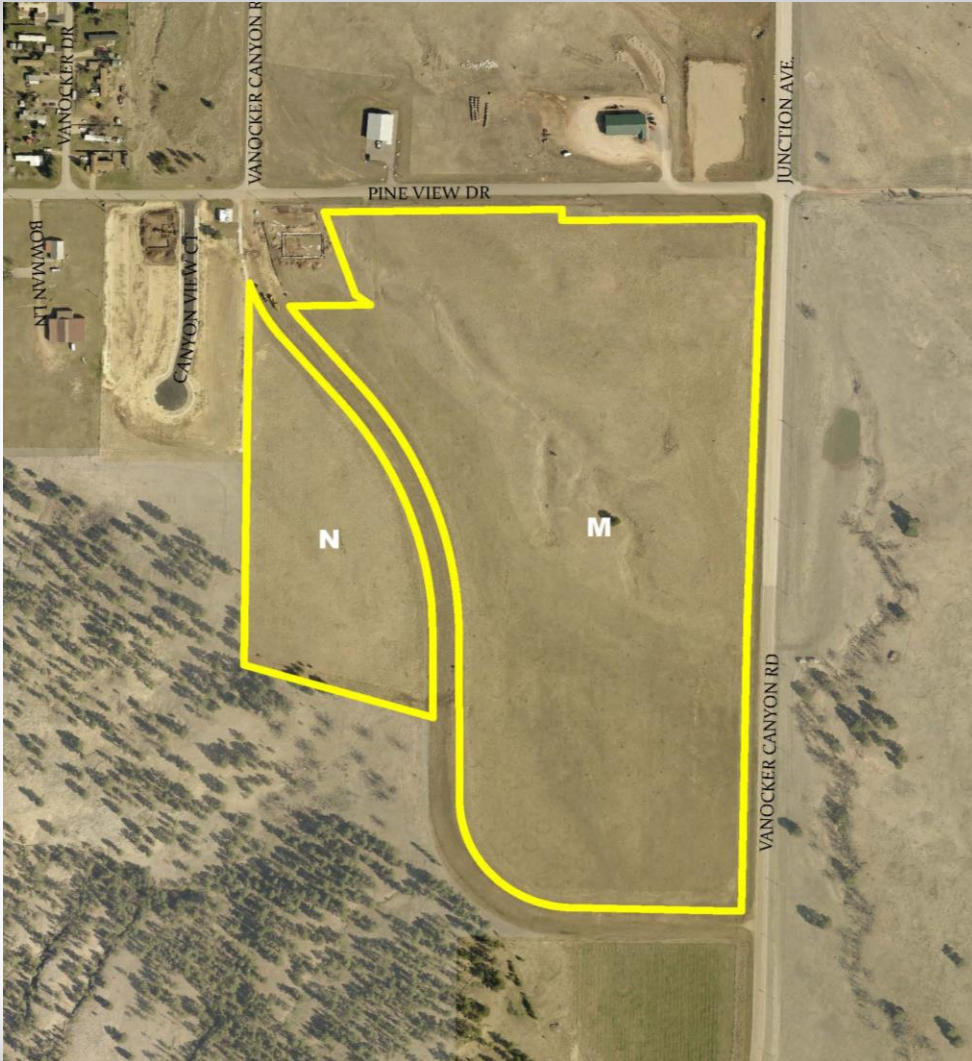
Zoning: Highway Service

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

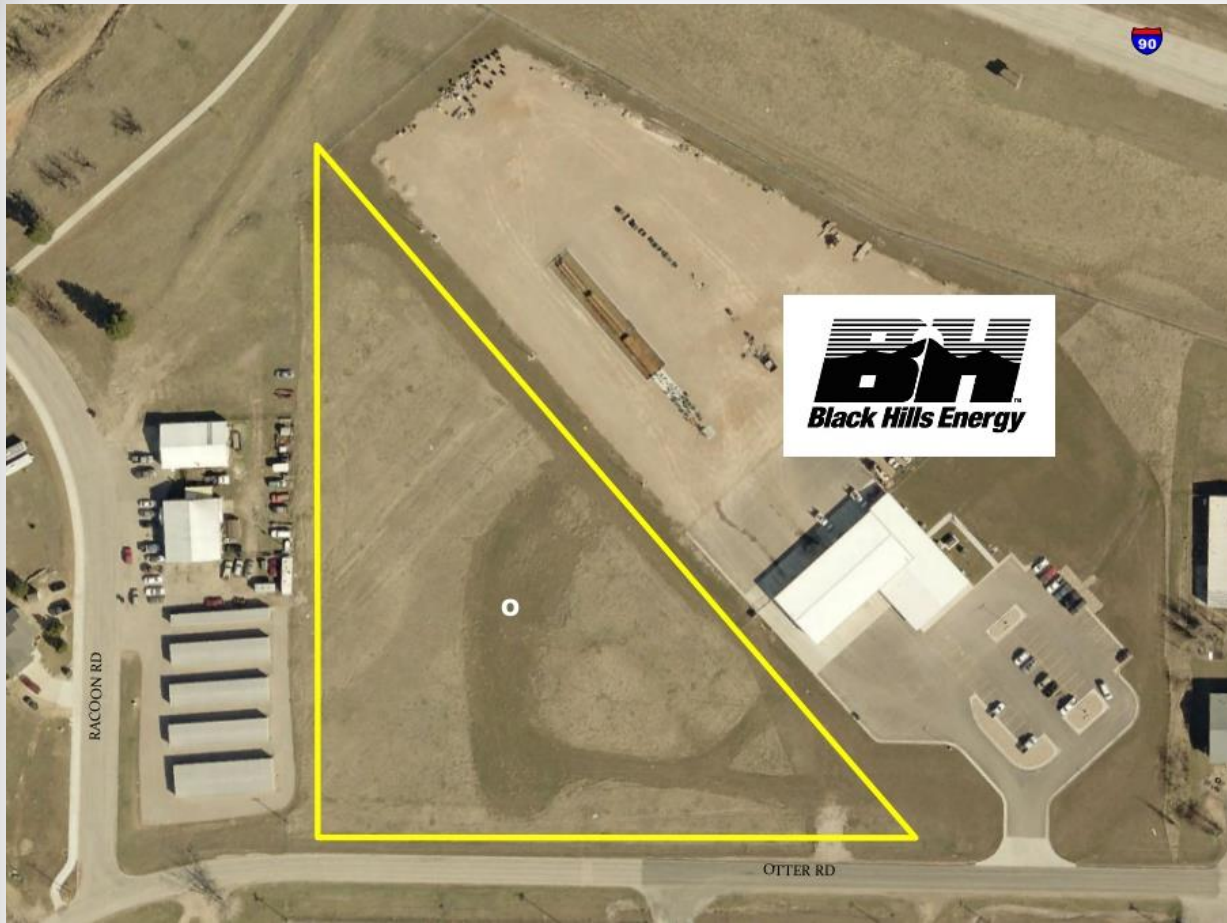
Acreage: 43 acres

Zoning: Highway Service

Floodplain: None

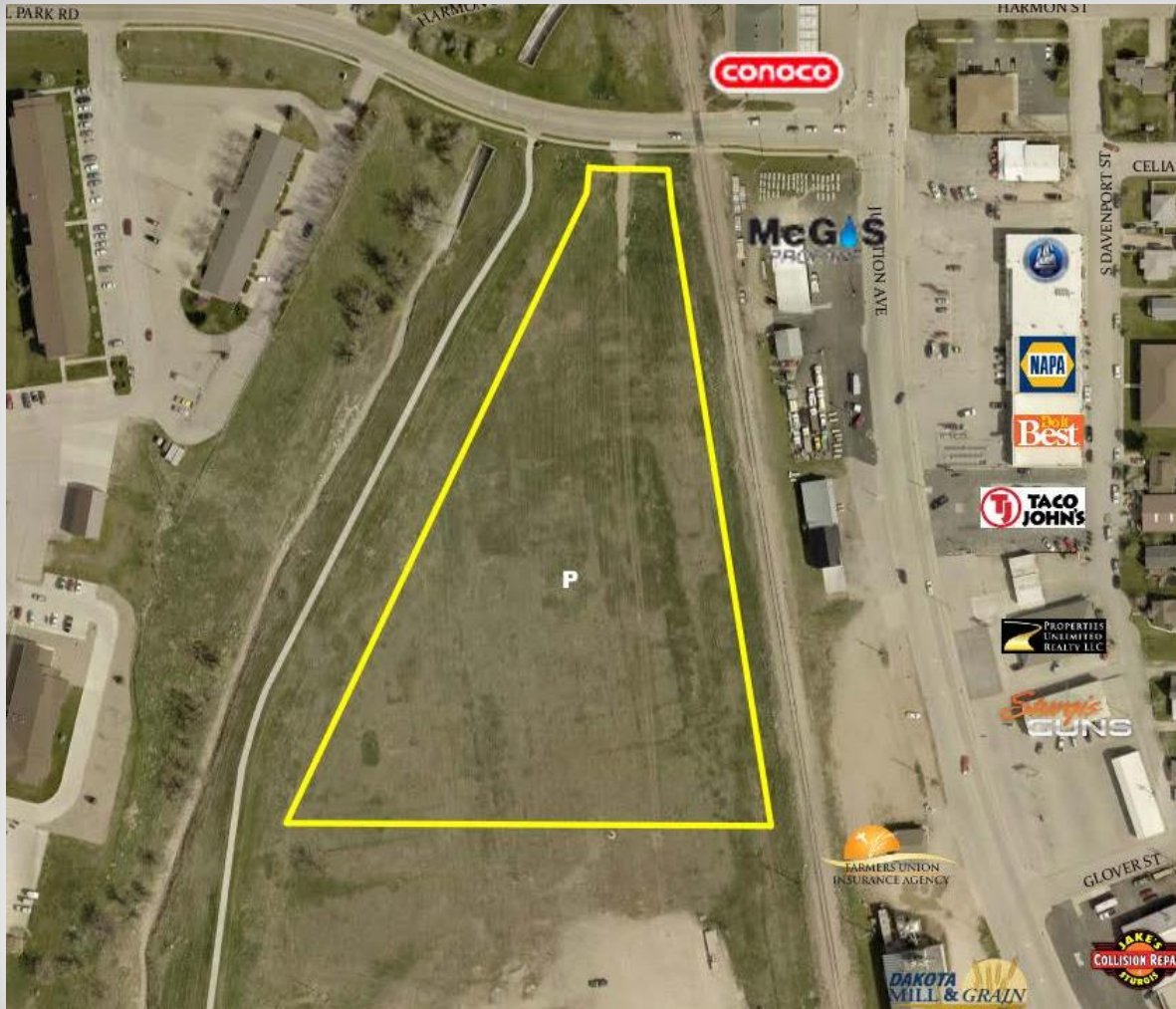
Utilities: Available

○ 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

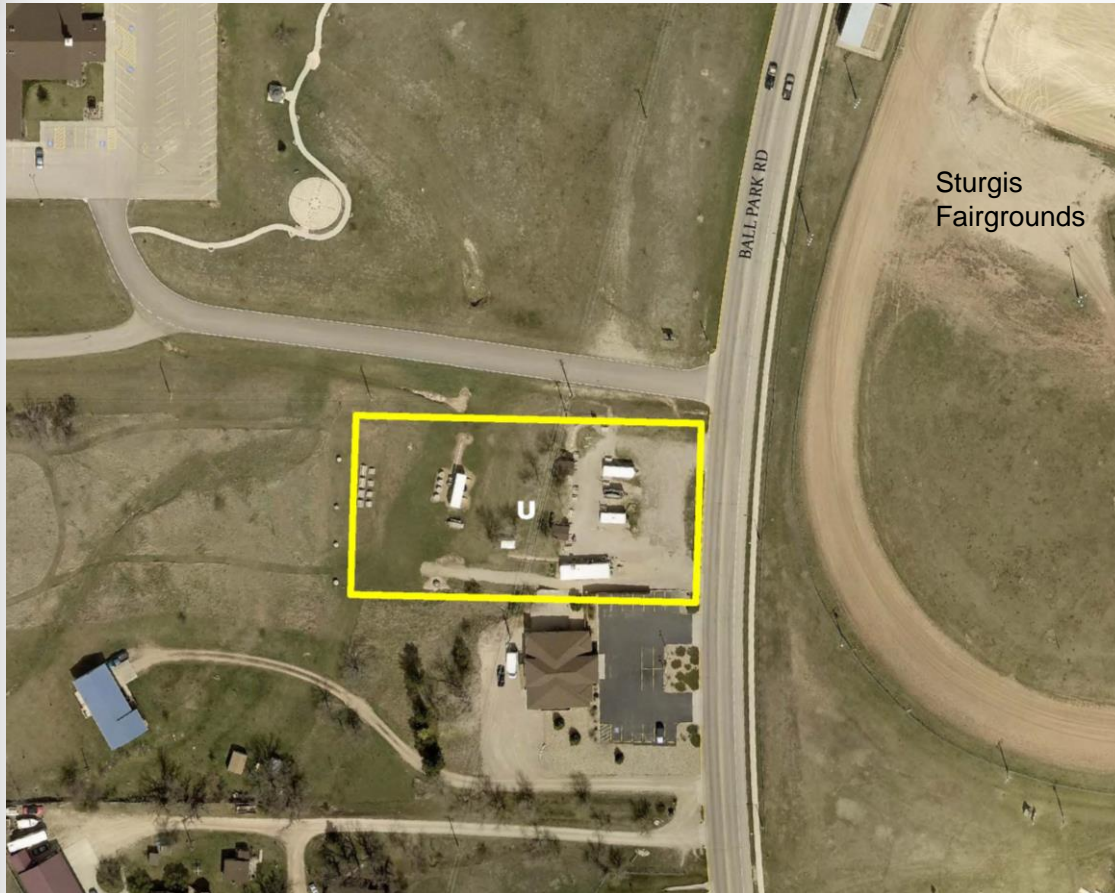
S&T none, Property R

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

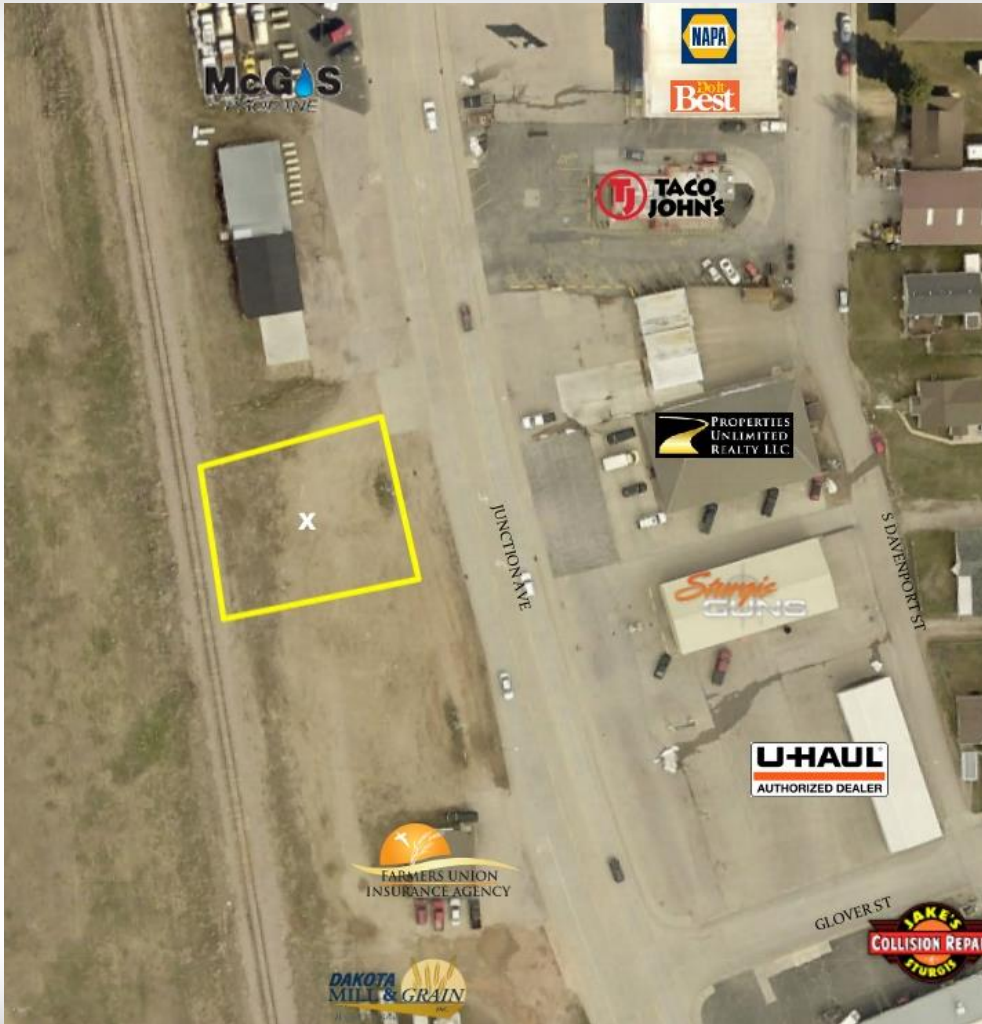
Acreage: Approx. 2 acres

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.

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www.Sturgis-sd.gov

Slides from this presentation along with other property information can be downloaded from the SEDC website at www.sturgisdevelopment.com.