

Opportunities – Sturgis Property Descriptions

February 27, 2018

Property A-D

Owner: Glover Properties, LLC

Status: Undeveloped

Address/Location: 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 affected)

Utilities: Available

Property E

Owner: City of Sturgis

Status: Undeveloped

Address/Location: South Junction Avenue

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

Utilities: Available

Property F

Owner: 8 Open A LLC

Status: Undeveloped

Address/Location: 2875 Dickson Drive

Sturgis City Limits: No

Parcel ID: 01.98.03A

Acreage: 9.87 acres

Potential Zoning: Highway Service

Floodplain: None

Utilities: Available; extension of sewer and water mains may be needed

Property G

Owner: JMP LLP

Status: Undeveloped

Address/Location: 3196 Vanocker Canyon Rd

Sturgis City Limits: No

Parcel ID: 11.15.341

Acreage: 77 acres

Potential Zoning: Highway Service

Floodplain: Floodway (approx. 6 acres), 100-year, 500-year, over 60 acres no flood hazard

Utilities: Available, extension of sewer and water mains may be needed

Property H

Owner: SPM Holdings of Sturgis, LLC
Status: Undeveloped
Address/Location: 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

Property I

Owner: Vanocker Canyon Meadows LLP
Status: Undeveloped
Address/Location: 3000 Block 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 affected)
Utilities: Available, extension of sewer and water mains may be needed

Property J

Owner: Langin, Gerald A
Status: Vacant
Address/Location: 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 acres affected)
Utilities: Available

Property K

Owner: DWL Inc.
Status: Undeveloped
Address/Location: 3000 Block Vanocker Canyon Rd
Sturgis City Limits: Yes
Parcel ID: 01.47.0C2
Acreage: 1.5 acres
Zoning: Highway Service
Floodplain: None
Utilities: Available

Property L

Owner: Vanocker Canyon Meadow LLP
Status: Undeveloped
Address/Location: 800 Block Pine View Drive
Sturgis City Limits: Yes
Parcel ID: 01.47.0D
Acreage: 2.7 acres
Zoning: Highway Service
Floodplain: None
Utilities: Extension of sewer and water mains needed

Property M-N

Owner: Davenport Family Real Estate
Status: Undeveloped
Address/Location: 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

Property O

Owner: Black Hills Power Inc
Status: Undeveloped/Unplatted
Address/Location: 1200 Block Otter Road
Sturgis City Limits: Yes
Parcel ID: 01.73.05.2G (3 acres of existing property)
Acreage: 3 acres
Zoning: General Industrial
Floodplain: None
Utilities: Available

Property P

Owner: JBI Real Estate LLC
Status: Undeveloped
Address/Location: 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
Utilities: Available

Property Q

Owner: Massa Berry Clinic
Status: 23,250 sq. ft building, >55 spot parking lot
Address/Location: 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
Utilities: Existing

Property R-T

Owner: LPN Holdings, LLC
Status: Undeveloped
Address/Location: Lazelle St/US Hwy 14A
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
Utilities: Available

Property U

Owner: Jester Properties LLC
Status: Undeveloped
Address/Location: 1800 Block Ball Park Road
Sturgis City Limits: Yes
Parcel IDs: 01.28.01, 01.28.02
Acreage: ~1 acres
Zoning: Single-Family Residential/Office Commercial
Floodplain: 100-year, Floodway (<.5 acre total)
Utilities: Available

Property V

Owner: 8 Open A LLC
Status: Former wood saw mill building
Address/Location: 960 Dickson Dr
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

Property W

Owner: Blessed Emmanuel Lutheran Church
Status: Undeveloped/Unplatted
Address/Location: 1300-1400 Blocks Otter Rd
Sturgis City Limits: Yes
Parcel ID: 01.06.0A2 (2 acres of existing property)
Acreage: ~2 acres
Zoning: Low-Density Residential
Floodplain: 500-year
Utilities: Available

Property X

Owner: Sabers/Vasknetz
Status: Vacant
Address/Location: 2300 Block of Junction Ave
Sturgis City Limits: Yes
Parcel ID: 01.61.00.TB, 01.61.00.0B (*Note: This property has recently been platted*)
Acreage: .257 acres
Zoning: Highway Service
Floodplain: None
Utilities: Available

Property Y

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

For questions or to request more details about a property, please contact:

Pat Kurtenbach - President of SEDC

PO Box 218
2885 Dickson Drive
Sturgis, SD 57785
605-347-4906
www.sturgisdevelopment.com

Daniel Ainslie - City Manager, City of Sturgis

1040 Harley- Davidson Way
Sturgis, SD 57785
605-347-4422
www.sturgis-sd.gov