

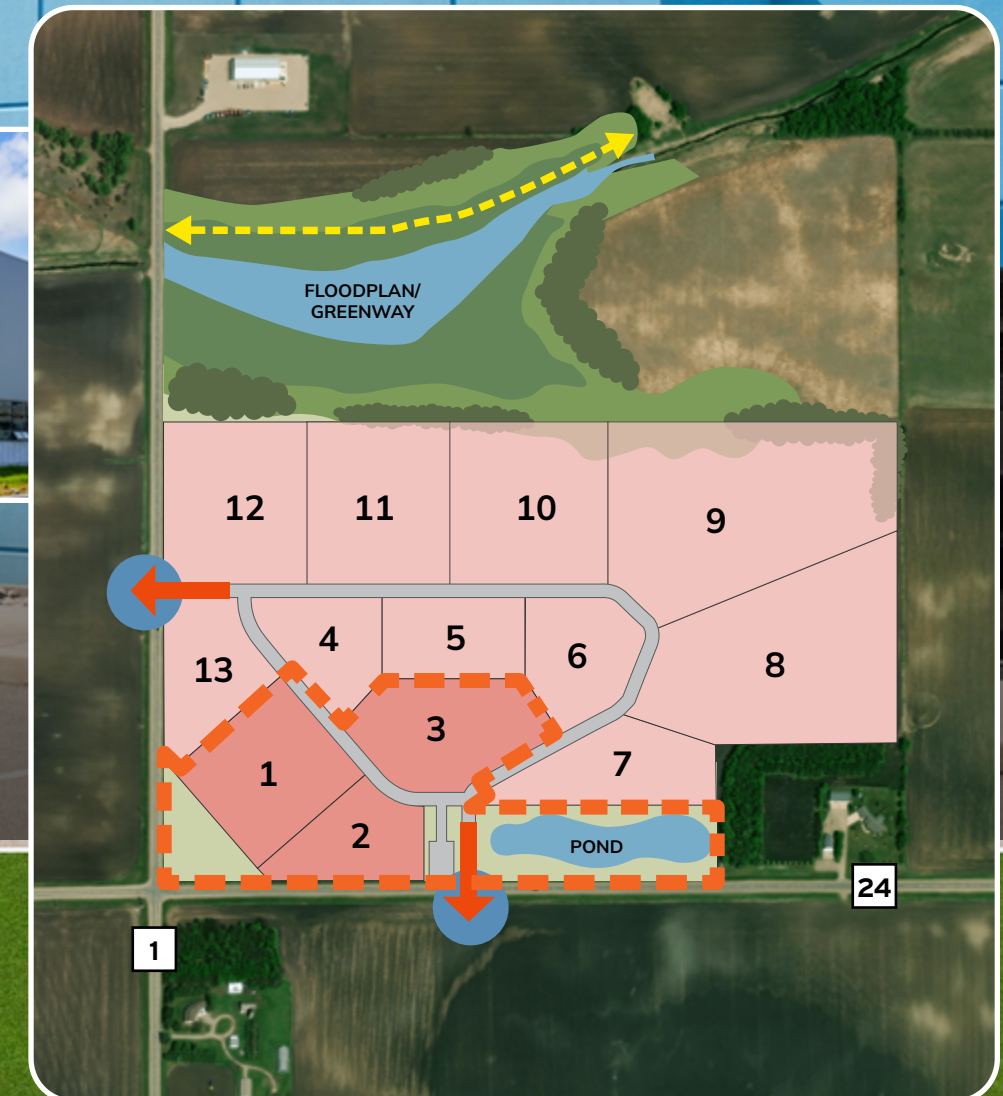
Reflection Ridge *Business Park*



A UNIQUE Development Opportunity

3.13 – 101.13 ACRES AVAILABLE FOR SALE

Redwood Falls, MN



Colliers

* PROPERTY IMAGES FOR ILLUSTRATIVE PURPOSES ONLY



ACCESSIBLE Location

The site is located to the southeast of Redwood Falls and has excellent access to Highways 19, 67, and 71. The Redwood Falls Municipal Airport, a general aviation airport is located less than one mile north of the site.



A UNIQUE Development Opportunity

Highlights

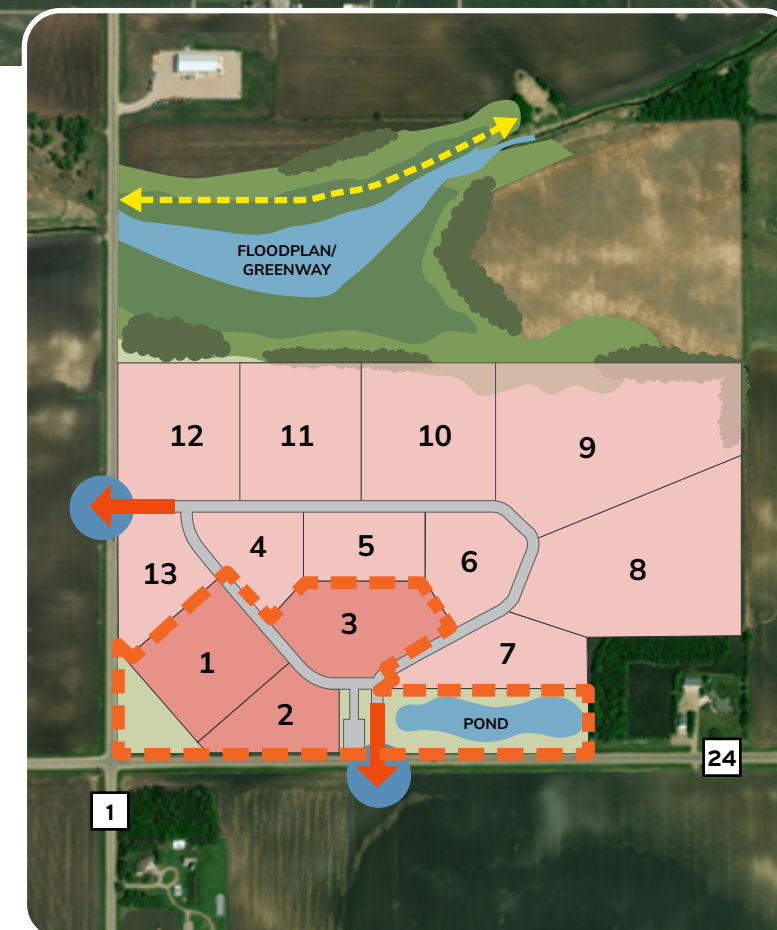
- 3.13 – 101.13 acres available for sale
- Suitable for a range of high-quality industrial and business uses
- Business-friendly city with picturesque natural surroundings
- Excellent nearby amenities and road links
- Fully-serviced site

The City of Redwood Falls is developing an exciting new commercial and residential community totaling 309 acres. Reflection Ridge Business Park is a commercial and industrial development site totaling 101.13 acres which has been designed to make it easy for businesses to make their home in Redwood Falls.

In Phase 1, the City of Redwood Falls will prepare three commercial/industrial development lots ranging from 3.13 – 5.00 acres for immediate use. The lots are zoned for commercial use, have been surveyed with the city, and are ready to welcome all viable users to this bustling community.

This new business park offers utilities and functional amenities for businesses of all types and will be surrounded by native prairie grass, wildlife and picturesque surroundings including green spaces, walking trails and water features.

The adjacent Homes of Reflection Prairie housing development of 208 acres will offer single-family residential, multi-family residential, and limited commercial opportunities for development.



- Light Industrial (approx. 3 - 8 AC lots)
- Phase 1 only (approx. 3 - 5 AC lots)
- Future Trail Connections

PLOT SIZE AND PRICING

- Plots are available individually or together and range in size from 3.13 to 101.13 acres.
- Pricing is negotiable.

SERVICES

- All infrastructure will be in place including high speed fiber internet, roads, water mains, drainage, gas and electric.
- The City has completed infrastructure installation for Phase 1 of the Reflection Ridge Business Park.



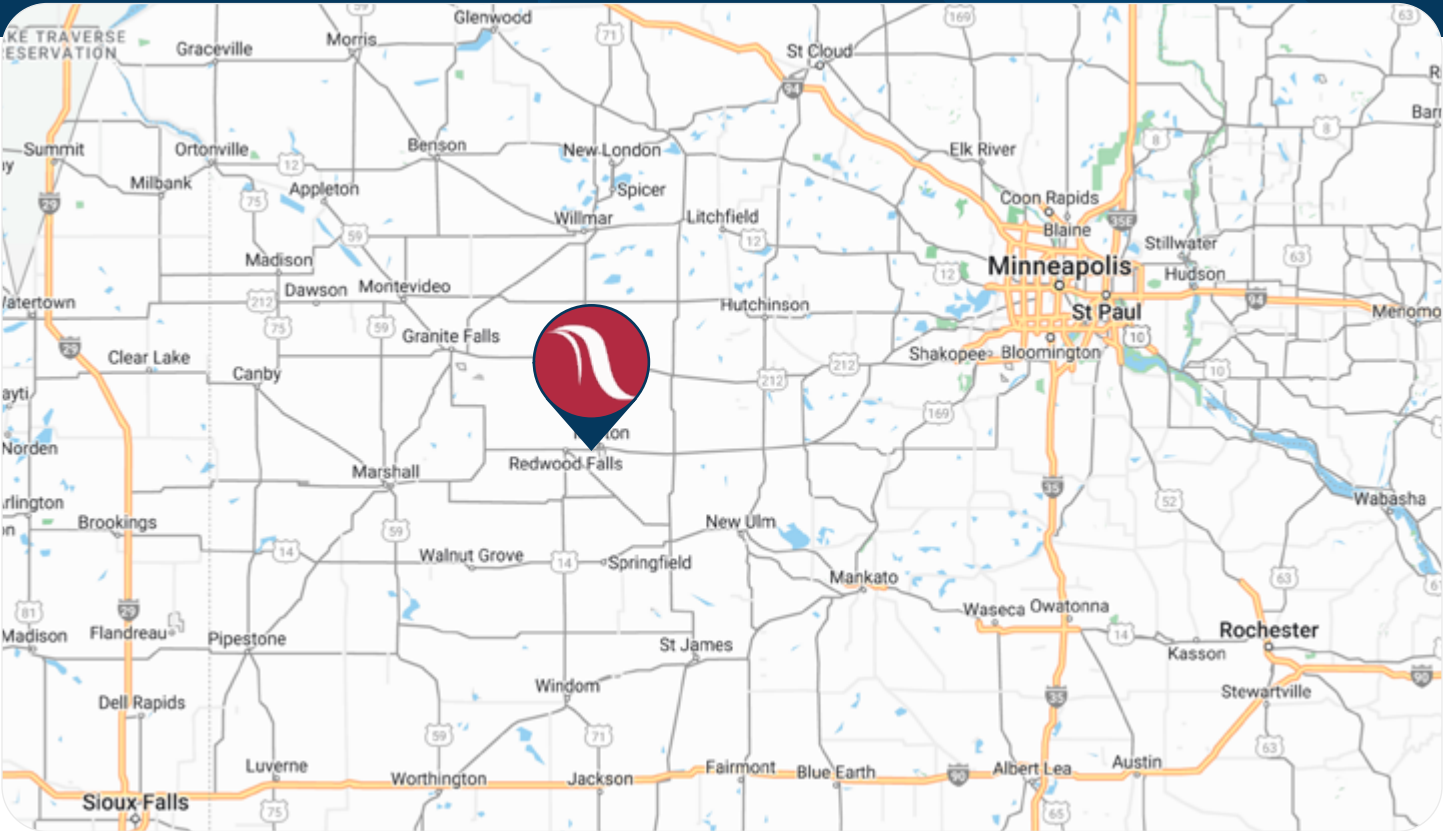
A RAPIDLY Expanding City



Redwood Falls is a rapidly expanding city located in the southwestern part of Minnesota, approximately 100 miles west of Minneapolis and 100 miles southwest of St. Cloud. The city has a growing, vibrant community with a population of 5,102 and is the county seat of Redwood County with a population of over 15,300.

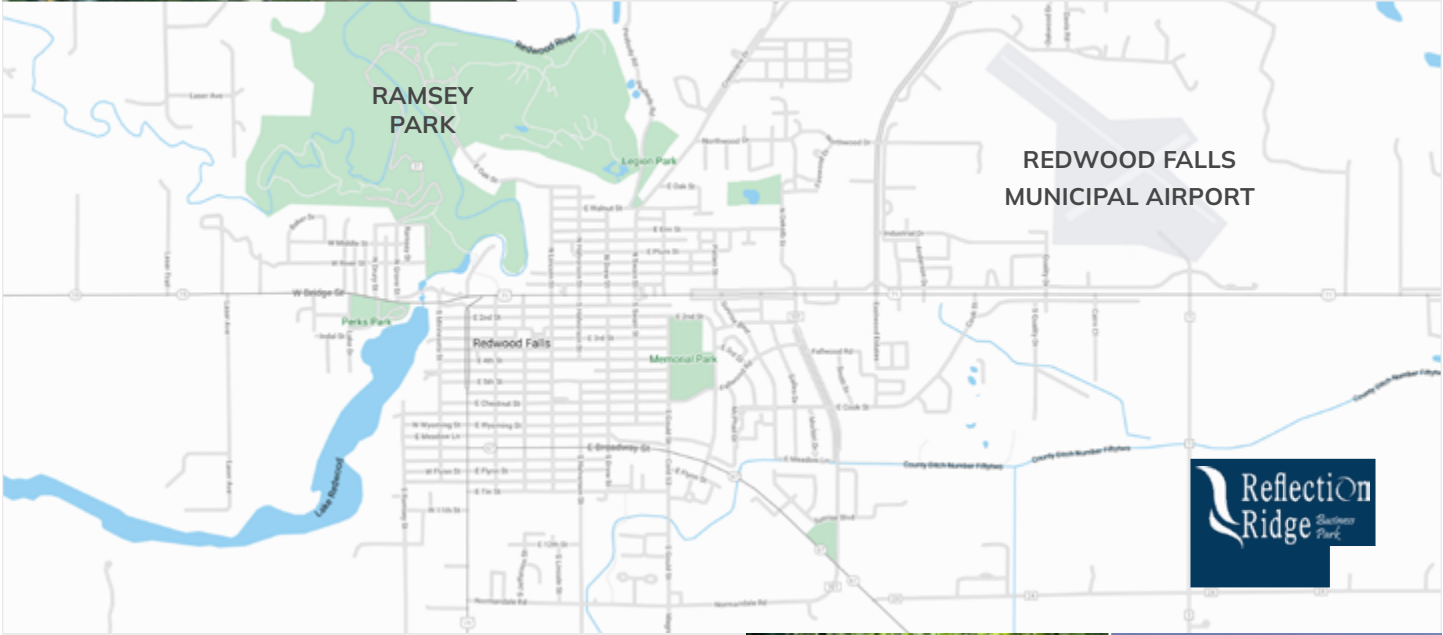
Redwood Falls and its neighboring communities—Granite Falls, Marshall, Montevideo, and Windom—are centrally located within two hours of larger areas like Mankato, Sioux Falls, and the Twin Cities Metro. This positions Redwood Falls at the nexus of a substantial and dynamic workforce.


The city is business-friendly and is supported by a diverse and skilled workforce in electronics, healthcare, education and manufacturing. Over 60% of its labor currently supports private companies, followed by government, not-for-profit, and self-employment positions. Services and support provided by the local health care and education system have been noted as top notch, surpassing capabilities and expertise offered in comparable communities.



REDWOOD FALLS MUNICIPAL AIRPORT

- Located east on Highway 71/19 and County Road 1.
- The Redwood Falls Municipal Airport is categorized as a general aviation airport with a main paved runway of 4,000 feet by 100 feet wide and a crosswind grass runway.
- The facility has a terminal building, maintenance hangar, 15 t-hangars available for rent, and fuel dispensing facilities.





- The City of Redwood Falls has an outstanding park system including seven neighborhood parks, one regional park, and a dog park.
- The flagship park of the City's park system is Ramsey Park. At over 256 acres in size, it is the largest municipal park in the State of Minnesota! Ramsey Park includes miles of hiking trails, a zoo with animal feeding, scenic waterfalls, picnic areas, playgrounds, and a campground.
- The City of Redwood falls park system also includes an aquatic center, community center, indoor hockey arena, skate park and athletic fields.



A VARIETY OF New Developments



HOUSING DEVELOPMENT

- Phase 1 includes the development of 20 standard-sized, 1/3 acre lots and seven larger estate lots ranging in size from 1.0 to 1.5 acres.
- The North section is available to be developed into multi-family housing, commercial and retail space.
- 11 purchase agreements have already been signed.
- Construction is to be completed by the end of November 2023.

RED SKYE LOFTS

- Redwood Property Holdings purchased the former Redwood Area Hospital building in July of 2021 to redevelop the property into market rate apartments called Red Skye Lofts. A building permit was issued in August of 2022.
- Red Skye Lofts is slated to house 54 apartment units. These pet friendly apartments will include a mixture of studio, one-, two- and three-bedroom units. These units will be spacious and allow for some two-bedroom units to be close to 1,500 square feet.
- Plaid Hat Management serves as the managing entity for Red Skye Lofts.



REDWOOD HOSPITAL & CLINIC

- Construction began on the new state-of-the-art medical facility in May of 2019 and doors opened in February 2021.
- The \$60 million facility features a hospital and clinic in one building, in-house MRI, aquatic therapy pool, enhanced privacy, and larger surgery department with private prep and recovery space.
- The old hospital building is being renovated for use as a multi-family residential building consisting of 54 units (Red Skye Lofts).



Redwood Area School District #2897
Support. Challenge. Learn. Achieve.

NEW ELEMENTARY SCHOOL

- Reede Gray Elementary School is more than 60 years old and beyond fiscally responsible for maintenance repairs and operations costs. Operating systems have reached the end-of-life expectancy. Even with continuous upkeep over the years, ongoing roof leaks, plumbing issues, and heating and cooling inconsistencies create uncomfortable classroom learning environments.
- An approved referendum gave the School Board permission to issue \$46.6 million in bonds to fund construction and materials needed and construction is scheduled to commence in Spring 2024.



A VARIETY OF New Developments



Nuvera FIBER EXPANSION PROJECT

- Nuvera selecting Redwood Falls as one of their towns to expand fiber connections shows their investment in our community. Communities thrive as a result. Access to this resource can help retain and attract workers and students.
- Nuvera is approaching a two-year build plan. Year one started with construction and began June 1 and will end in December of 2023.



MINNESOTA STATE VETERANS CEMETERY

- The Cemetery is slated to initially include the following:
 - › 150 pre-place crypts
 - › 750 in-ground cremation burial areas
 - › 1,080 columbarium niches
 - › 50 standard burial plots
- Will serve approximately 22,000 Veterans and eligible family members who reside in the area.
- The State of Minnesota received an \$11.2 million grant from the National Cemetery Administration under the Veterans Cemetery Grants Program to establish the new cemetery
- The grant will fund a combined administration/ maintenance building, committal service shelter, flag assembly area, entry feature and wayfinding signs, landscaping, irrigation, equipment and supporting infrastructure on nearly 21.7 acres.
- The State of Minnesota also financially contributed to this project. In 2021, an additional \$4.5 million was received from the Minnesota State Legislature. Redwood County also received State funding to improve Noble Avenue.



- The land was acquired in February of 2021 with excitement on the location being walking distance from the library, the pool and the park.
- They started the building in October 2022 and was officially finished in July 2023. The Snug as a Bug Childcare's first official day was September 6, 2023.
- Snug as a Bug Childcare is housed under 5,400 square feet with four classrooms and a kitchen, staff room, bathrooms and an administrative office.



KWIK TRIP

- A new Kwik Trip opened in October of 2023 at the corner of County Road 1 and Highway 71.



THE GOLDEN RULE COFFEE HOUSE

- The Golden Rule Coffee House is located in downtown Redwood Falls in what was previously an office supply building. The Golden Rule Coffee House came from wanting to restore not only the building, but the name. The Golden Rule Ice Cream Shop was originally in this space sometime in the early 1900s.
- As a part of creating a fun, relaxing environment that's welcoming to the community, The Golden Rule Coffee House will be available to rent the space out for events like bridal and baby showers, meetings and other special events.
- The Golden Rule Coffee House officially opened for business on September 5, 2023.



ON DISPLAY: A Success Story

SOURCE: www.daktronics.com



COMPANY OVERVIEW

Daktronics was founded in 1968 by two South Dakota State University engineering professors – Aelred Kurtenbach and Duane Sander. They wanted to keep talented university students in the state by providing them with viable, challenging work right here in Brookings. So, they set up shop in Al's garage, found some investors and never looked back. Today, Daktronics employs more than 2,500 people worldwide, with more than half of those in South Dakota.

Daktronics helps its customers to impact their audiences throughout the world with large-format LED video displays, message displays, scoreboards, digital billboards, audio systems and control systems in sport, business and transportation applications.

The company had record sales of \$754.2 million for the 2023 fiscal year, up 23.4 percent compared to the 2022 fiscal year. Daktronics is a public corporation whose stock is traded on the Nasdaq national market under the symbol DAKT.



REDWOOD FALLS LOCATION

In January 2007, after a thorough search for the ideal location and community to facilitate their growth, Daktronics initiated operations in Redwood Falls, finding it to be the perfect match for the company's expansion needs.

This location focuses on their Galaxy product lines, as well as a heavy partnership with Live Events work. They do start-to-finish with metal fabrication, electronics assembly, and final assembly. They have the largest manufacturing floor of personnel in one space in all of Daktronics with 155,000 feet with two buildings. In 2014, the building was expanded by 30,000 square feet.

Since the opening of their Redwood Falls location, Daktronic has worked on projects for all Minnesota professional sports teams as well as for several University of Minnesota Gophers facilities.

We chose Redwood Falls for our expansion because folks here have a long history of electronic manufacturing and light assembly for the power supply industry. The infrastructure fit well and the engineers, technicians, and assemblers were familiar with the work.

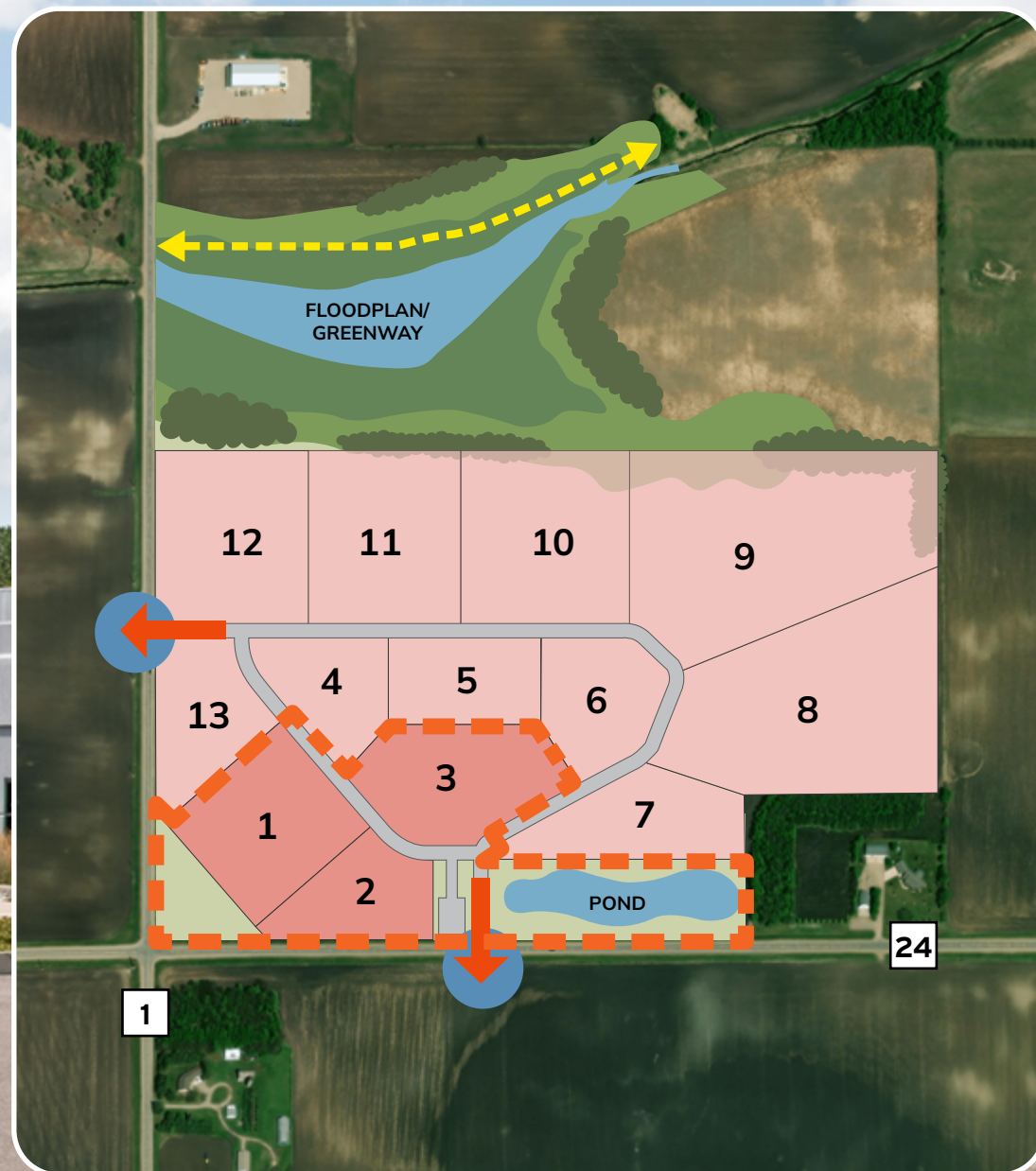
We're most proud of Redwood Falls for the way they support Daktronics and vice versa. We're one of the largest employers here. We've had three generations work for us, and it's not uncommon. The values of Daktronics resonate with the community and fit well with the region. It's a responsibility we hold in high regard.

— Tom Quackenbush
Plant Manager
Daktronics - Redwood Falls

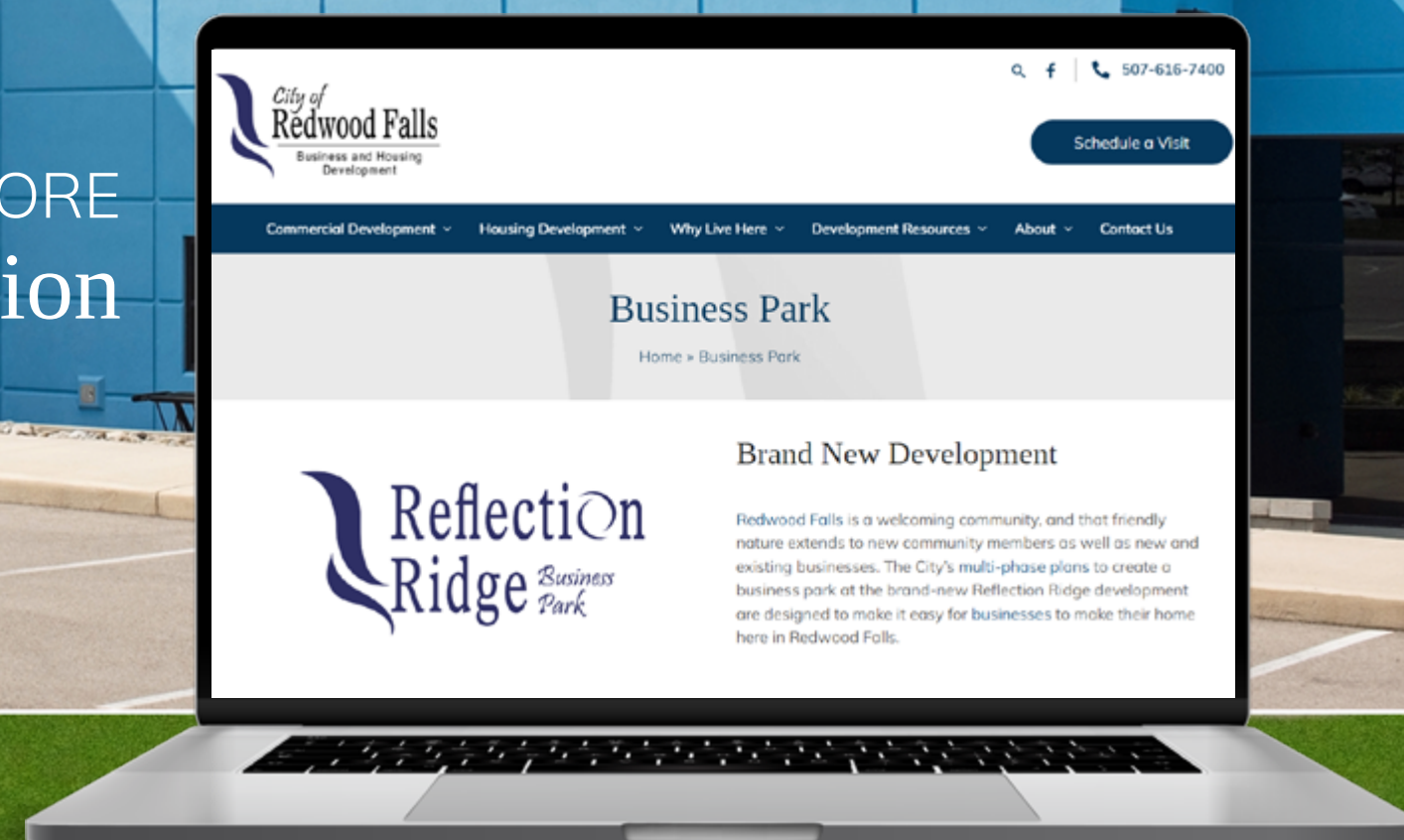


SOURCE: www.daktronics.com





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