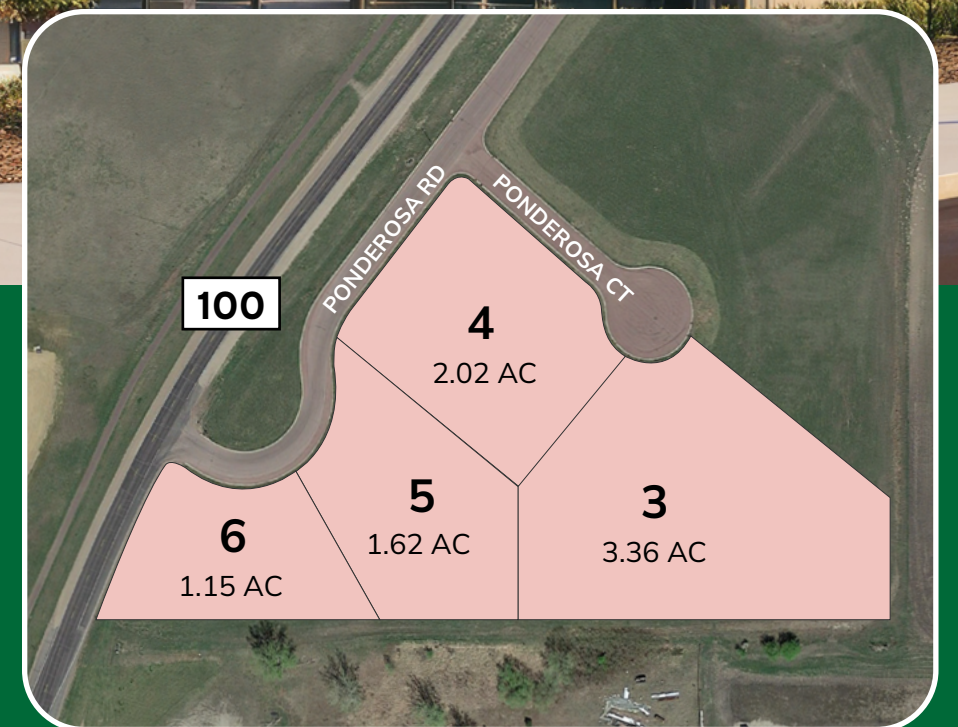




# Ponderosa

*Business Park*

STOCK IMAGE FOR ILLUSTRATIVE PURPOSES ONLY



## A UNIQUE Development Opportunity

**1.15 – 8.15 ACRES AVAILABLE FOR SALE**  
Redwood Falls, MN





STOCK IMAGE FOR ILLUSTRATIVE PURPOSES ONLY

# ACCESSIBLE Location

The site is located to the northeast of downtown Redwood Falls along Highway 101 and has excellent access to Highways 19, 67, and 71. The Redwood Falls Municipal Airport, a general aviation airport, is adjacent to the site.



# A UNIQUE Development Opportunity

## Highlights

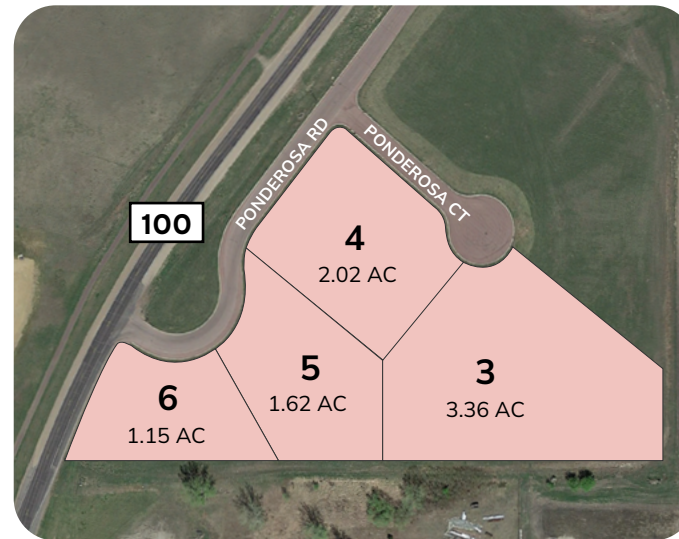
- Development land available for sale
- Four lots from 1.15 - 8.15 acres
- Suitable for a range of high-quality office, light industrial or flex uses
- Business friendly city with picturesque natural surroundings
- Excellent nearby amenities and road links

The City of Redwood Falls presents a rare commercial development opportunity at Ponderosa Business Park within the heart of Redwood Falls and strategically positioned near the City's commercial district and municipal-regional airport.

The business park comprises a total of 8.15 acres which have been parceled into four lots from 1.15 to 3.36 acres which are suitable for a range of high-quality office, light industrial and flex uses.

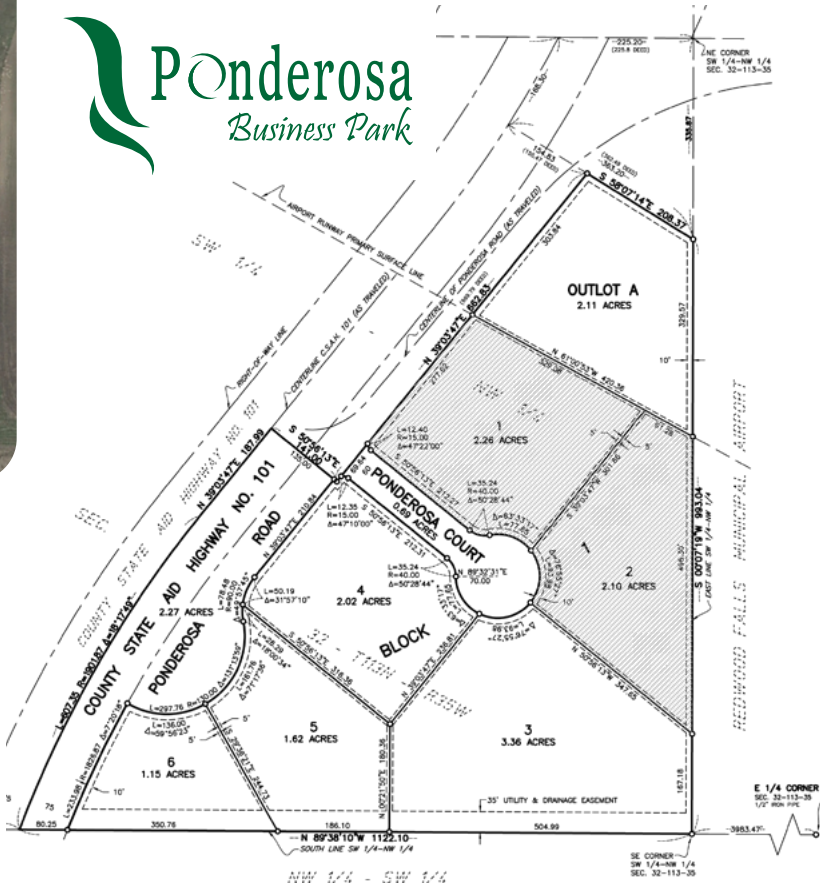
The lots are adjacent to the modern 26,000 square foot Farmers Union Industrial corporate office building and form part of a busy commercial district which includes a strong mix of businesses ranging from large national retailers to various professional, healthcare and financial services. Set against a scenic backdrop of open countryside, the business park offers a tranquil yet commercially vibrant setting. Highways 71 and 19 are within close proximity ensuring seamless connectivity to major transportation arteries.

The lots have been prepared with essential infrastructure connections, including water, sewer, and stormwater collection systems to enable quick development. With a range of lot sizes available, there is flexibility to tailor the perfect building for your business.



## PLOT SIZE AND PRICING

- Plots are available individually or together and range in size from 1.15 to 3.36 acres and a total of 8.15 acres.
- Pricing is negotiable.





# City of Redwood Falls

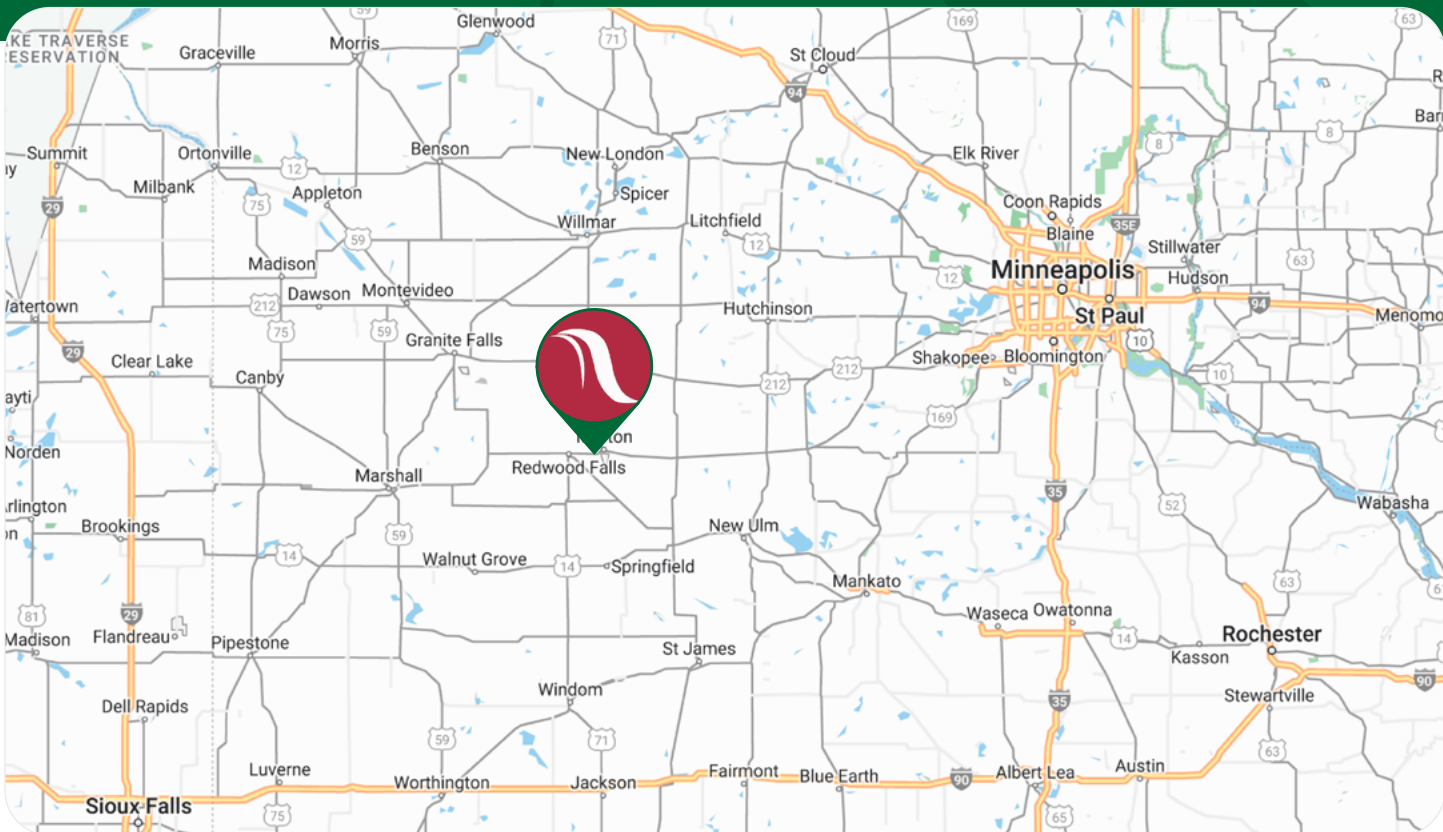
## A RAPIDLY Expanding City



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.

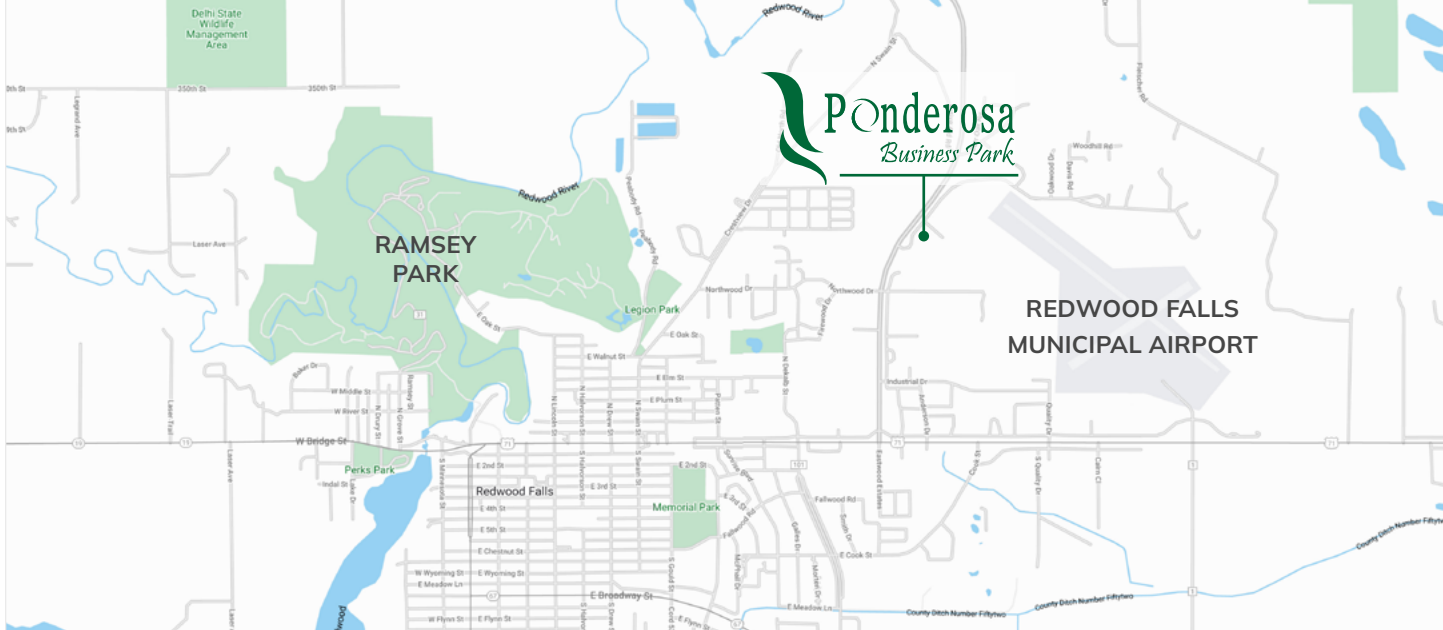
Redwood Falls and its neighboring communities—Granite Falls, Marshall, Montevideo, and Windom—are centrally located within two hours of larger areas like Mankato, Sioux Falls, and the Twin Cities Metro. This positions Redwood Falls at the nexus of a substantial and dynamic workforce.

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



SOURCE: www.centracare.com



## 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.
- 12 purchase agreements have already been signed.
- Final construction is to be completed by the end of July 2024.



## BUSINESS DEVELOPMENT

- 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

## 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.
- 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.
- Apartments will be available starting May 1, 2024

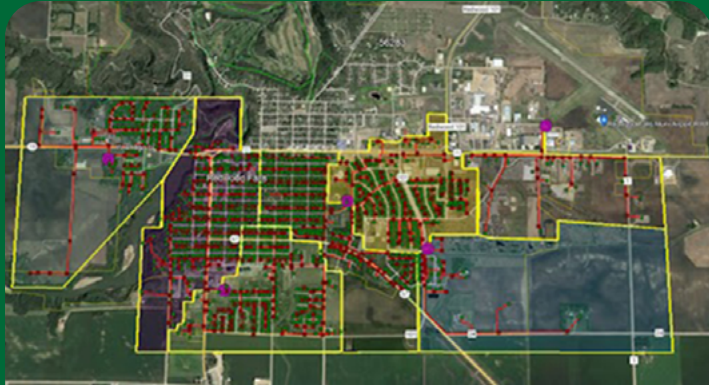


## REDWOOD HOSPITAL & CLINIC

- 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).



# 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. Construction began June 1, 2023 and will end in December 2024

## 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.



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

# 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, Daktronics 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



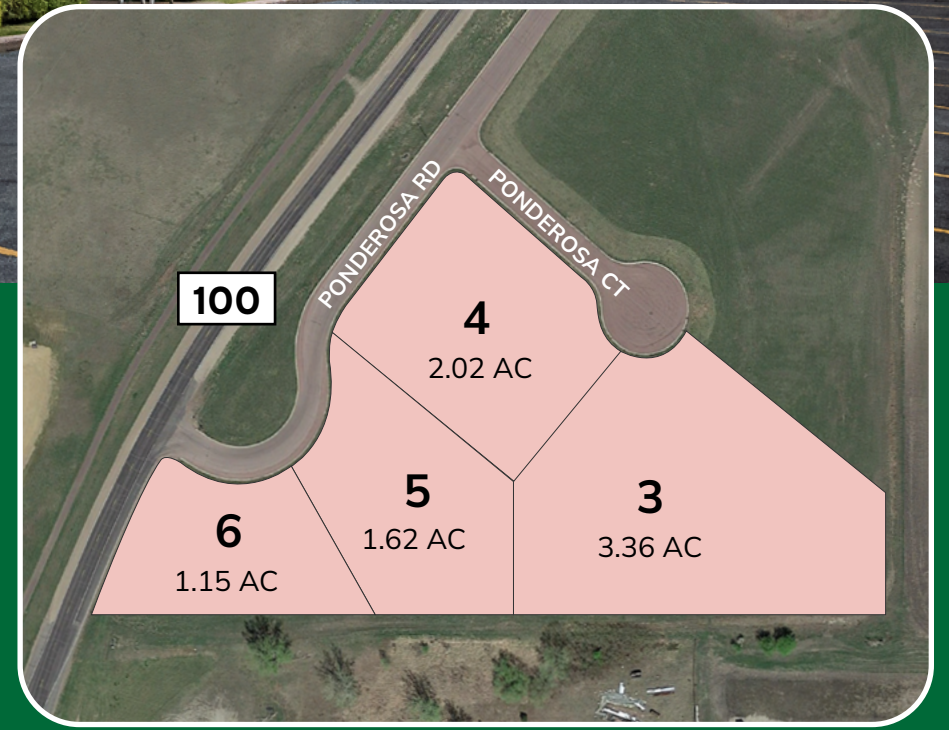
SOURCE: www.daktronics.com





# Ponderosa *Business Park*

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