

Building Profile

Brookings Site Selection Database

6th Street and 13th Avenue

City: Brookings **County:** Brookings
Micropolitan Area: Brookings



Concept Drawing

General Building Data

Total Size	1.1 Acres
Space Available	
Multi-tenant	Negotiable
Building Dimensions	Build to Suit
Number of Buildings	
Number of Floors	
Building Expandable	
Ceiling Height	
Air Conditioned	
Heated	
Truck Docks	
Year Built	
Renovation	
Sprinklers	
Construction Material	
Parking Paved	
Zoning	B-2 and R-3

Building ID

Street Address	1302 6th Street-Brookings
Within City Limits	yes
Zip Code	57006

Transportation

Highway Type	Highway Name	Miles to Access	Four Lane
Interstate	I-29	1 miles	Yes
Federal Highway	Hwy 14	Along Hwy	No

Utilities

Water	Provider: Brookings Municipal Utilities	Electricity
	Status: Existing	Provider: Brookings Municipal Utilities
Sewer	Provider: Brookings Municipal Utilities	Telecommunications
	Status: Existing	Provider: Swiftel Telecommunications
Natural Gas	Provider: Northwestern Energy	Fiber Optics: Yes
	Status: Existing	

Price

Lease Price	Subject to tenant--Negotiable
Sale Price	\$20 per Square Foot
Date Quoted	November 18, 2009

General Comments

Planned Development District (PDD). Jointly zoned B-3 and R-3; Subject to approval by City Zoning and lot/building design plans. See additional concept drawings and Plat below.

Contact Information

Century 21--Gustafson, Krogman & Assoc.
 Ryan Krogman 605-695-2188
 Matt Krogman 605-695-1236
www.century21gka.com 605-692-2100

BEDC Contact Info
 Sonya Moller
 414 Main Ave--Brookings, SD 57006
 Phone: 605-697-8103
sonya@brookingsd.us

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Concept Drawings



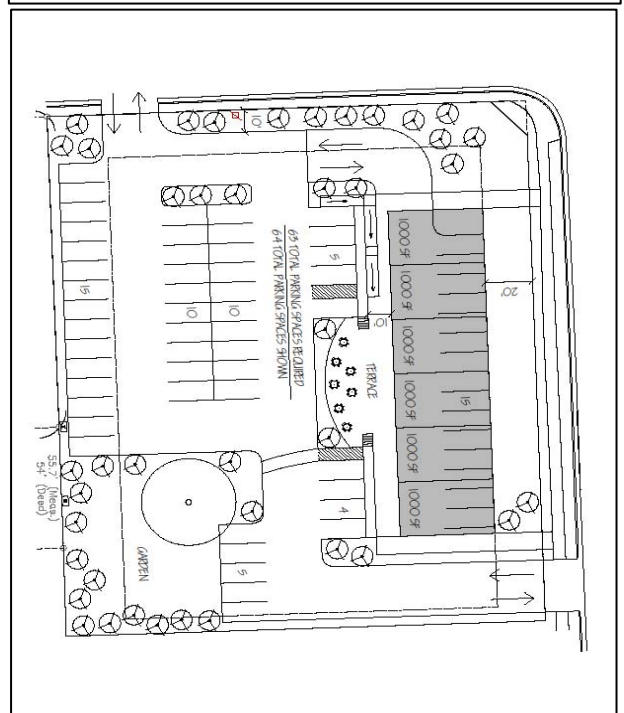
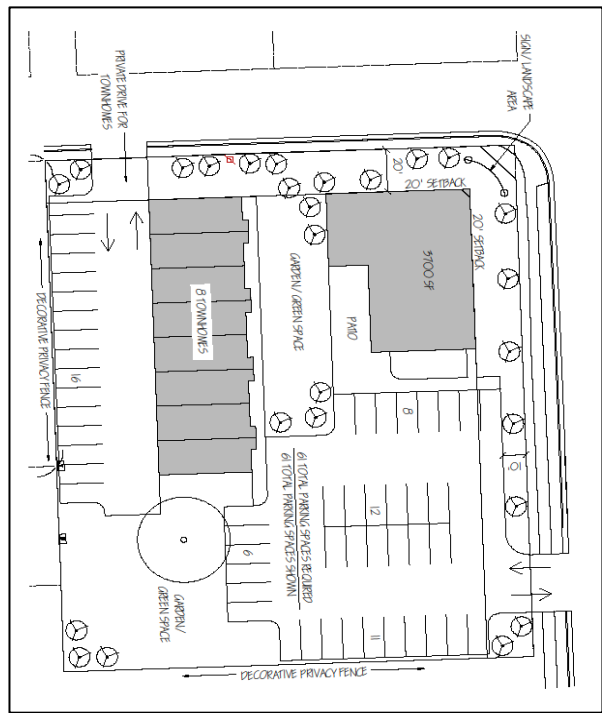
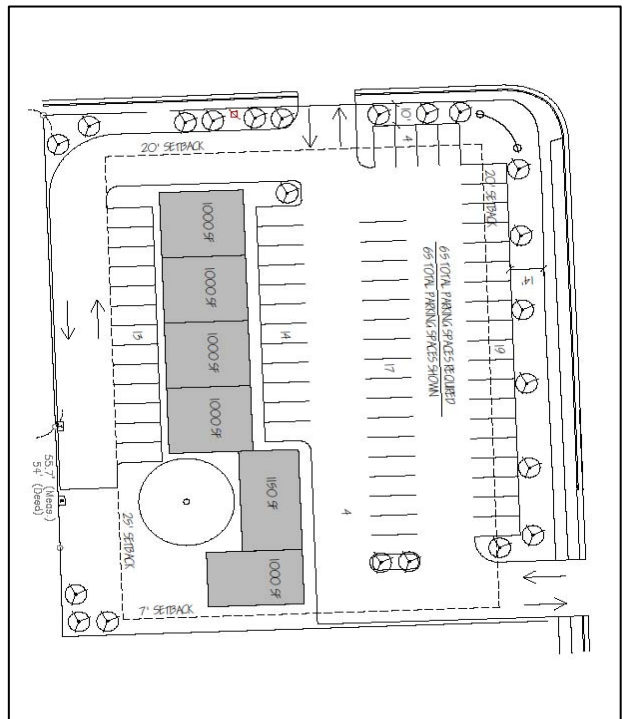
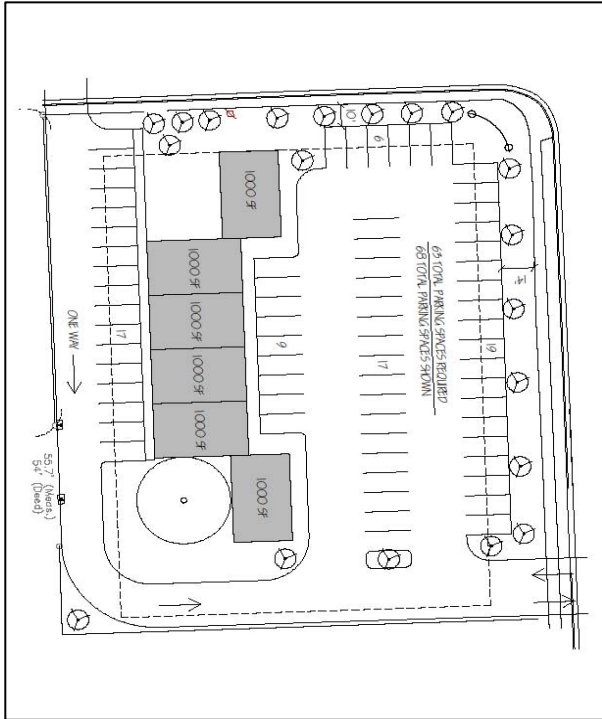
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Site Layout Options



Building Profile

Brookings Site Selection Database

6th Street and 13th Avenue

City: Brookings County: Brookings
 Metropolitan Area: Brookings

Plat

FB 215999 Filed December 18, 2008 @ 11:30 AM Recorded Book 26 of Plats Page 50

PLAT OF

LOT G, BEALE ADDITION TO THE CITY OF BROOKINGS, BROOKINGS COUNTY, SOUTH DAKOTA.

THIS PLAT TO VACATE AND REPLAT OUTLOT D OF PLAT OF OUTLOTS D & C, CITY OF BROOKINGS. FILED FOR RECORD ON MARCH 24TH, 1908 AT 8:00 A.M. IN PLAT BOOK 3, PAGE 40.

THIS PLAT TO VACATE AND REPLAT LOT 3 OF PLAT OF LOTS 1, 2 AND 3 OF ANTONIDES ADDITION. FILED FOR RECORD ON AUGUST 19TH, 1947 AT 3:15 P.M. IN PLAT BOOK 5, PAGE 167.

SURVEYOR'S CERTIFICATE

I, Mike J. Lepka, a Registered Land Surveyor of the State of South Dakota, do hereby certify that on or before the 24th day of October, 2008 and at the request of the owner of the real property hereinafter described, surveyed and replatted, Outlot D of Plat of Outlots D & C, City of Brookings, and Lot 3 of Plat of Lots 1, 2 and 3 of Antonides Addition as shown on the plat, and marked upon the ground boundaries thereof in the manner shown on the plat, and that the attached plat is a true and correct representation of said survey in that the said land and area so plat contains: "PLAT OF LOT G, BEALE ADDITION TO THE CITY OF BROOKINGS, BROOKINGS COUNTY, SOUTH DAKOTA".

IN WITNESS WHEREOF, I have executed this Surveyor's Certificate this 24th day of October 2008.

OWNER'S CERTIFICATE

I, the duly Authorized Representative of the Gatzko Family Enterprises, L.L.C., owner of the tracts of land shown in the foregoing plat, hereby certify that I am authorized and do join in, and approve the above survey and plat, and that the development of this land shall conform to all existing applicable zoning, subdivision and erosion and sediment control regulations. There is hereby granted to the City of Brookings or the holder of any utility franchise, an easement at locations shown in the above plat for the purpose of installing and maintaining any utility line. Any land shown in the above plat and designated by a street, road, alley, park or public ground is hereby dedicated to public use as such shown; but such dedication shall not be construed to be a donation of the fee of such land.

Brookings, SD

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The portion so plat shall hereafter be designated as, "PLAT OF LOT G, BEALE ADDITION TO THE CITY OF BROOKINGS, BROOKINGS COUNTY, SOUTH DAKOTA".

IN WITNESS WHEREOF, I have executed this Owner's Certificate this 2nd day of December 2008

Brin J. Gatzko
Brin J. Gatzko, Authorized Representative

State of South Dakota }
County of Brookings } ss

On this 9th day of December, 2008, before me the undersigned Notary Public within and for the State and County aforesaid, personally appeared Brin J. Gatzko, who acknowledged himself to be an Authorized Representative of the Gatzko Family Enterprises, L.L.C., and that he, as such being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation himself as Authorized Representative.

CITY MANAGER'S CERTIFICATE

WHEREAS, the City of Brookings, South Dakota, owner of the hereinafter described real property has submitted a proposed plat, "PLAT OF LOT G, BEALE ADDITION TO THE CITY OF BROOKINGS, BROOKINGS COUNTY, SOUTH DAKOTA", and the Brookings City Manager, being the duly authorized administrative official authorized to approve plats, having examined the proposed plat and it appears that all municipal taxes and special assessments if any upon said plat and survey, have been exacted according to law. Access to the public streets, subject to all applicable municipal ordinances, is hereby granted, except as may be designated "no access" on the attached plat.

NOW, THEREFORE, BE IT RESOLVED THAT said plat and survey by and are hereby in all things accepted and approved.

Dated this 8th day of Dec., 2008

Jeffrey W. Weidman
Jeffrey W. Weidman
CITY MANAGER
CITY OF BROOKINGS, SOUTH DAKOTA

State of South Dakota }
County of Brookings } ss

I, *Shawn Munn*, being the duly appointed, qualified and acting City Clerk of the City of Brookings, South Dakota, do hereby certify that, *Jeffrey W. Weidman*, City Manager of the City of Brookings, did personally appear and acknowledged to me that he executed the foregoing City Manager's Certificate for the purpose stated within.

Shawn Munn
CITY CLERK
CITY OF BROOKINGS, SOUTH DAKOTA

COUNTY FINANCE CERTIFICATE

I, Rhonda Officer of Brookings County, South Dakota, do hereby certify that all taxes which are liens upon any land included in the above (and the foregoing) plats as shown by the map of the plat, have been fully paid.

Dated this 18th day of Dec., 2008

Rhonda Officer
RHOANDA OFFICER
COUNTY FINANCE OFFICER
BROOKINGS COUNTY, SOUTH DAKOTA

DIRECTOR OF EQUALIZATION

I, Director of Equalization of Brookings County, South Dakota, do hereby certify that a copy of the above plat has been filed in my office.

Dated this 18th day of Dec., 2008

William A. ...
DIRECTOR OF EQUALIZATION
BROOKINGS COUNTY, SOUTH DAKOTA

REGISTER OF DEEDS

State of South Dakota }
County of Brookings } ss

Filed for record this 18th day of December, 2008 at 11:30 a.m., and recorded in Book 26, of Plats on page 50.

Shawn Munn
REGISTER OF DEEDS
BROOKINGS COUNTY, SOUTH DAKOTA