

**FOR SALE**

Mallard Pointe Business Park  
 Watertown  
[Watertown, SD](#)  
[Codington County](#)

79 Acres Available

**COMMENTS**

This is premium office park with frontage on I-29

**SITE CHARACTERISTICS**

Zoning: Business Park	Acreage Available: 78.63
Soil Type: .5' to 1.5' topsoil, clay sand mix below	Topography: Rollings hills, Max slope is 5%
Water Table: Perched water 2 to 4 ft trapped in soil	Load Bearing Capacity: 2500 psf
Elevation: 1750 to 1795	Resides in 100-Yr. Flood Plain: No
Status: Existing	

**TRANSPORTATION**

Name of Highway: US 212 & 81, I29, SD 20	Two or Four Lane: Both
Distance to 4-Lane: 0.25	Internal Site Access: Yes
Name of Airport: Watertown Municipal Airport (ATY)	Distance to Nearest Commercial Airport: 7
Rail Carrier: Burlington Northern Santa Fe	Main or Branch Line: Branch
Spur: No	

**UTILITIES**

Water Provider: City of Watertown	Water Main Size: 8" and 10"
Static Pressure: 65 PSIG	Booster Pump Required: No
Distance from Site: on site	On-Site Storage: No
Sewer Provider: Watertown Municipal Utilities	Sewer Main Size: 8' - 10"
Distance from Site: on site	Use of Lift Required: No
Storm Drainage System: No	
Electricity Provider: Watertown Municipal Utilities	Total Interruptions/Year: 0
Service Voltage: 277,480	Number of Instantaneous Delays: 0
Transmission Voltage: 115,000	Distribution Voltage: 12,470
Dual Feed from 1 Substation: Yes	Dual Feed from 2 Substations: Yes
Natural Gas Provider: Watertown Municipal Utilities	Gas Pressure: 60 PSIG
Gas Main Size: 4" and 6"	

## TELECOMMUNICATIONS

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Local Exchange Carrier: Qwest Corporation  
Dual Service Provided from Two CO's: Yes

Type: Digital  
Competitive Local Exchange Carrier Allowed to  
Service Site: Yes

Distance in Miles: 0.00

## PROTECTIVE SERVICES

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Fire Station: Full-Time  
Fire Insurance Class Rating: 5  
Distance to Nearest Police Station: 3.00

Distance to Nearest Fire Station: 3  
24 Hour Police Patrol: Yes

## CLASSIFIED ZONING

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State Enterprise Zone: No  
Specialized Local Zones: False  
Foreign Trade Zone: No

Empowerment Zone: No  
Enterprise Community: No

## CONTACTS

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### **Park Contact**

Focus Watertown  
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### **Local Development Corporation**

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