

SIOUX CENTER LAND DEVELOPMENT

Annual Newsletter - 2022 edition

WELCOME HOME TO WINDSONG ADDITION

New homes are going up in Windsong Addition in southern Sioux Center. Sioux Center Land Development purchased 18 acres of agricultural property in southeast Sioux Center in 2020 to create this Windsong Addition residential area. The first section

of this area was opened for home construction in fall 2022.

Today, seven lots have been sold and several homes are taking shape. The addition runs along a curving 7th Ave. SE from 16th St. to 20th St. SE. A total of 30 residential lots are

available in the first addition. A few lots have been designated with zoning that allows for duplexes to be built.

Future additions to the Windsong area could include single-family

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AN SOLD PERSPECTIVE

Sioux Center Land Development has had a great impact on Sioux Center. I think of what past leadership has done, especially their foresight to create Country View Estates to open up more affordable housing. With that, they paved the way for many people to buy a first home and gain equity in Sioux Center and eventually buy another home.



Eric Vande Hoef
SCLD President

Initially, SCLD was focused on industry and bringing good businesses to town. That's still part of what we do, but SCLD is also looking at what businesses need to continue to grow, including housing for employees. We're looking at how we can be a lever to make that possible, to push Sioux Center forward. One

WHAT IT TAKES TO GROW



"There is pent up commercial demand, and we're seeing lots move quickly," Sioux Center Development Director Dennis Dokter observed at a recent City Council meeting.

Sioux Center Land Development anticipated this need and has been working to facilitate opportunities for commercial growth.

Part of SCLD's role has been helping identify locations for this growth.

Brookview Addition, a former farm within City limits along Highway 75, is no longer home to corn or cattle. SCLD identified this as a commercial opportunity and recommended the

City purchase and prepare this 10-acre parcel for future retail, services, and restaurant or food commerce. Infrastructure is being added, including a section of 11th Street NW. The first lot has been sold for with plans for a coffee restaurant and retail complex. There are interested parties in other parcels.

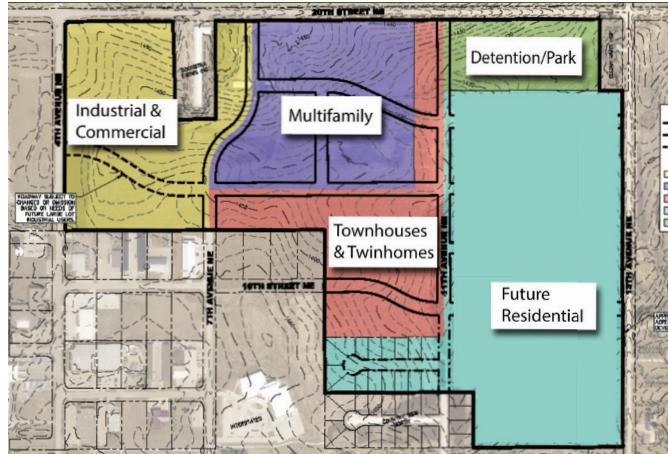
SCLD has also played a role in developing ready-to-build lots for businesses to locate in Sioux Center.

In Sioux Center's northern industrial/biotech area, SCLD recently collaborated with the

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MULTIFAMILY IDEAS FOR COUNTRY VIEW



AVAILABLE HOMES IDENTIFIED AS PRIORITY FOR BUSINESS GROWTH

SCLD is working to facilitate workforce housing options in Sioux Center, including attainable multi-family options. SCLD is developing concepts for the area north of Country View Estates, in northeast Sioux Center. They identify potential areas for higher-density residential development including townhomes and apartment buildings, as well as single-family lots. SCLD is seeking input from private developers on ways to design and offer a variety of home options to help meet demand for attainable housing in Sioux Center.

VANDE HOEF - CONTINUED

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of the things we're looking at is a multifamily residential area north of Country View and how to make lots available to developers. As we consider options, we are asking private developers what ideas they have to create options for housing. SCLD doesn't need to be a developer. We like to partner with developers and businesses to carry things forward.

When I look around the table at SCLD board meetings, there is a lot of experience, thought, and passion for Sioux Center. As someone who grew up here and has a desire to see Sioux Center succeed, I'm thankful to be part of this effort with you to look toward our community's future.

2023 SHAREHOLDER MEETING TO BE HELD IN APRIL

Sioux Center Land Development shareholders are invited to the annual SCLD meeting in April 2023. Shareholder invitations will be sent by mail.

A 13-member board leads SCLD: Eric Vande Hoef-President, Jeff Visser-Vice President, Dennis Dokter-Secretary, Heath Baker-Treasurer, Doug Boone, W. Dale Den Herder, Dave Cleveringa, Dave Crumrine, Lauren Kaemingk, Rob Kroese, Marion Mouw, Mike Plasier, and Randy Vreugdenhil.

Established in 1964, SCLD has more than 165 shareholders and continues to contribute to community development. SCLD has developed around 300 acres of industrial and commercial business parks, home to projects such as Pella Corp., Interstates, Golden Crisp, Link, Groschopp, and the Ridge Golf Course. SCLD has also developed more than 300 lots and homes to promote housing options in Sioux Center.

GROWTH - CONTINUED

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City is on grading and extending 4th Ave. NE to open 8 new commercial lots, some owned by the City and some by SCLD. Two lots have been purchased, one for a research company and the other for a pet boarding company.

SCLD continues to assist businesses looking to open, relocate, or grow in Sioux Center. SCLD keeps tabs on available lots and often acts as a connector and an advisory board to help meet the growth needs of the community.

WINDSONG - CONTINUED

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lots as well as spaces for multifamily options. Windsong is part of SCLD's efforts to promote a variety of residential options for people looking to live in Sioux Center. Housing options continue to be identified as crucial for healthy growth for the community.



The curve of 7th Ave. SE creates a welcoming residential feel in the Windsong Addition.