



1401 BROWN COUNTY 19 NORTH

SINGLE-TENANT ABSOLUTE NNN INDUSTRIAL
PROPERTY IN ABERDEEN, SOUTH DAKOTA

Marcus & Millichap
TAG INDUSTRIAL GROUP

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SINGLE-TENANT ABSOLUTE NNN INDUSTRIAL
PROPERTY IN ABERDEEN, SOUTH DAKOTA



SECTION 1

EXECUTIVE SUMMARY

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OFFERING SUMMARY

Address	1401 Brown County 19 North, Aberdeen, SD 57401
Number of Suites	1
Number of Buildings	1
Total Square Feet	333,346
Year Built	2007
Lot Size	54 Acres
Type of Ownership	Fee Simple

**1401 BROWN
COUNTY 19 NORTH**



SUMMARY OF TERMS

INTEREST OFFERED

The fee simple interest in 1401 Brown County 19 North, an industrial property in Aberdeen, South Dakota.

TERMS OF SALE

1401 Brown County 19 North is being offered at a price of \$12,150,000.

PROPERTY TOURS

All property tours must be arranged with the Marcus & Millichap listing agents. At no time shall the tenants, on-site management or staff be contacted without prior approval.

1401 BROWN COUNTY 19 NORTH

333,346-SQUARE-FOOT INDUSTRIAL PROPERTY IN ABERDEEN

Marcus & Millichap is pleased to present the opportunity to acquire the property located at 1401 Brown County 19 North in Aberdeen, South Dakota, leased to Molded Fiber Glass Companies/South Dakota. The subject property consists of approximately 333,346 square feet of space and is situated on 54 acres of land. The asset features 22,668 square feet of office space, 450 parking spaces, and 12 grade-level doors. Molded Fiber Glass Companies/South Dakota has been in business since 1948 with the subject facility employing over 400 people. Built-to-suit in 2007 and expanded in 2010/2016, the Aberdeen facility manufactures wind turbines for the renewable energy sector. The Greater Aberdeen area has over 1,200 skilled bachelor or technical degree graduates annually, offering a robust labor force of 21,000 people. South Dakota is a pro-business state and Aberdeen works with employers to sustain economic growth in the area. The centralized location of Aberdeen offers ease of access for materials to be shipped and offers access to one of the largest freight railroad networks (BNSF).



INVESTMENT HIGHLIGHTS



MOLDED FIBER GLASS COMPANIES/SOUTH DAKOTA (TENANT) HAS BEEN IN BUSINESS SINCE 1948. THIS FACILITY MANUFACTURES WIND TURBINES FOR THE RENEWABLE ENERGY SECTOR



THE CENTRALIZED LOCATION OF ABERDEEN OFFERS EASE OF ACCESS FOR MATERIALS TO BE SHIPPED AND OFFERS ACCESS TO ONE OF THE LARGEST FREIGHT RAILROAD NETWORKS (BNSF)

NNN

ABSOLUTE NET LEASE STRUCTURE GUARANTEED BY MOLDED FIBER GLASS COMPANIES/SOUTH DAKOTA (TENANT) ALLOWS FOR A ZERO MANAGEMENT INTENSIVE CASH FLOW FOR INVESTORS



ABERDEEN, SOUTH DAKOTA OFFERS A ROBUST LABOR FORCE OF 21,000 PEOPLE ALLOWING MOLDED FIBER GLASS COMPANIES/SOUTH DAKOTA (TENANT) TO EMPLOY OVER 400 PEOPLE AT THIS FACILITY



THE GREATER ABERDEEN AREA ANNUALLY HAS OVER 1200 SKILLED BACHELOR OR TECHNICAL DEGREE GRADUATES



SOUTH DAKOTA IS A PRO-BUSINESS STATE AND ABERDEEN WORKS WITH EMPLOYERS TO SUSTAIN ECONOMIC GROWTH IN THE AREA



ONE OF MFG'S PRIMARY CUSTOMERS HAS EXISTING PLAN FOR RAIL LOADING EXPANSION ON SITE TO REDUCE LOGISTICS COSTS (\$100 PER MILE SHIPPING) ALONG THE SOUTHEAST LOT LINE



THE SUBJECT PROPERTY HAS SIX (6) 15-TON OVERHEAD CRANES IN BAY 1 AND FOUR (4) 15-TON OVERHEAD CRANES IN BAY 3; A TOTAL OF TEN (10) 15-TON CRANES IN THE FACILITY



THE FACILITY IS PRICED WELL BELOW REPLACEMENT COST OFFERING A LOWER BASIS FOR INVESTORS COMPARED TO A NEW BUILD



THE ABERDEEN FACILITY WAS BUILT-TO-SUIT IN 2007 AND WAS EXPANDED IN 2010/2016. HEAVY INVESTMENT AND COMMITMENT TO SITE BY MOLDED FIBER GLASS COMPANIES/SOUTH DAKOTA (TENANT)



NORTH DAKOTA

**1401 BROWN
COUNTY 19 NORTH**

MINNESOTA

SOUTH DAKOTA



1401 BROWN COUNTY 19 NORTH



1401 BROWN COUNTY 19 NORTH

SINGLE-TENANT ABSOLUTE NNN INDUSTRIAL
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SECTION 2

PROPERTY DESCRIPTION

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PROPERTY DETAILS

Address	1401 Brown County 19 North, Aberdeen, SD 57401
Type of Ownership	Fee Simple
Price	\$12,150,000
Number of Suites	1
Number of Buildings	1
Total Square Feet	333,346
Warehouse Square Feet	310,678
Office Square Feet	22,668
Year Built	2007
Lot Size	54 Acres
Number of Parking Spaces	450 Free Spaces
Clear Height	24'-39'
Building Class	B
Dock High Doors	2
Grade Level Doors	12
Construction	Metal
Zoning	Industrial
Age/Condition of Roofs	Good Condition
Age/Condition of HVAC	Good Condition
Market Vacancy	5.10%





TENANT OVERVIEW



"Known as the original manufacturer of the fiberglass body for the iconic Corvette, MFG Companies prides itself as an innovative, family-owned enterprise that spans four generations of the Morrison family."

Molded Fiber Glass Companies/South Dakota (MFG) is a leader in the composites industry with one of the largest full-service networks of custom molding and assembly facilities in North America. Headquartered in Ashtabula, OH, MFG has helped clients develop and improve their products, efficiency, and bottom line since 1948. The company delivers excellence in manufacturing, design engineering support, R&D and program management. Their Best-in-Class quality and management practices make MFG a trusted supply partner to leading manufacturing companies. Their network of plants is supported by engineering, R&D, procurement, and program management to ensure consistent quality, service, and value.

Molded Fiber Glass Companies/South Dakota produces plastic and composite components. The company's products include automotive and heavy truck body parts, trays, floors slabs, bridge beams, radomes, and other products for the automotive, agricultural, electrical military, energy, marine, lighting, food, and other industries worldwide.

Molded Fiber Glass South Dakota, located in Aberdeen, is the premier manufacturer of wind turbine blades.

MFG Wind is the industry's most experienced and knowledgeable composites supply partner. Their integrated network of factories across North America provide cost-effective and flexible solutions for OEM blades, nacelles, spinners and replacement parts.

As one of the first plants in MFG to mandate masks, the Aberdeen facility was minimally impacted during COVID-19. Shipping and producing levels remained relatively unchanged, with significant adjustments made in the workplace. The company was classified as "life-sustaining" with strict CDC guidelines followed at the facility.

Source: moldedfiberglass.com



SOUTH DAKOTA EMPLOYEES

400+



LOCATIONS

14



HEADQUARTERS

ASHTABULA, OH



DATE FOUNDED

1948



WEBSITE

MOLDEDFIBERGLASS.COM

SERVICES

DESIGN

MFG provides valuable design services to help customers optimize composite designs and ultimately, save time and money. As a leading expert in the composite industry, they know first-hand that every composite design has its own unique set of characteristics and features.

MANUFACTURING

Beyond expertise in the essential disciplines of materials and processes, other factors contribute to customer success. MFG aims to provide the appropriate level of support that ensures each customer's success – be it new product design drawings, material formulation, first article validation testing, tool fabrication or product finishing work.

RESEARCH & TESTING

A distinction between MFG and other composite manufacturers is the support they provide through their dedicated R&D laboratory, MFG Research. It is in fact the largest and best-equipped in-house laboratory in the composites processing industry and can provide expertise in materials testing, material selection, and process development, along with the ability to rigorously test and verify product integrity.

DESIGN ENGINEERING & PROGRAM MANAGEMENT

- Design for Manufacturing
- Develop Tooling and Manage related budgets
- Lead Product Design Maturation by developing full understanding of product requirements
- Lead and coordinate product manufacturing maturation – from materials, processes, facility readiness, to the launch
- Lead and support manufacturing opportunities
- Obtain PPAP Approval from Client with support by Quality
- Support new business with an advanced quoting system and by providing technical values to the Customer Product Development Team.
- Combined 170 Years of Experience



MFG'S CUSTOMER-FOCUSED VALUE PROPOSITION

- Depth of experience in many industries adds to a design team's intelligence, accelerates time to market, and insures that finished goods meet/exceed expectations.
- Versed and equipped in the spectrum of composite molding processes and technologies, MFG is able to provide an optimum material/process solution that satisfies design and cost targets.
- The market leader in advanced materials development, MFG has a diverse selection of proprietary materials as well as the ability to provide custom material formulations.
- Dedicated value-added engineering to support new concepts, product improvements, and cost-efficiencies.
- The industry's largest network of facilities – strategically located for regional coverage across North America. This provides clients with optimized labor and logistics costs, capacity flexibility, and proximity to market for the most competitive cost structure possible.
- Best-in-class quality and management practices have made MFG a trusted supply partner to leading manufacturing companies.

APPLICATIONS

In markets where composites are a material of choice, MFG is a well-known and trusted manufacturing supplier. Customers leverage their knowledge of regulatory quality standards, environmental conditions on composite elements, and the economic dynamics that impact production. The company offers proven formulas and processes that are industry-accepted and/or approved. They are staffed and equipped to support custom products, new concepts, material transition, product redesigns, and ramped-up production.

MFG TENANT IMPROVEMENTS AND MAINTENANCE:

\$1 Million spent by MFG on improved parking lot for wind blades.

2019 - Total Improvements: \$120,000

Remote Terminal Unit No. 4 replacement, fire suppression pump house upgraded.

2020 - Total Improvements: \$324,000

\$120,000 on chip sealing the employee parking lot and \$100,000 on redoing the north driveway.

Switched all lights (to increase Lumens and save on utility cost) to LED for a total of 175 light replacements.

2021 – Replaced doors on the west and north ends (\$20k/door) to improve insulation from Northwest winds.

6 Total Remote Terminal Units

RTU No. 1 – In good working condition

RTU No. 2-5 – All four have been replaced in recent years

RTU No. 6 – Went into service June 2016

AWARDS

GM Supplier of the Year Award

2015 and 2016 GM Supplier Quality Engineering Award

Source: moldedfiberglass.com

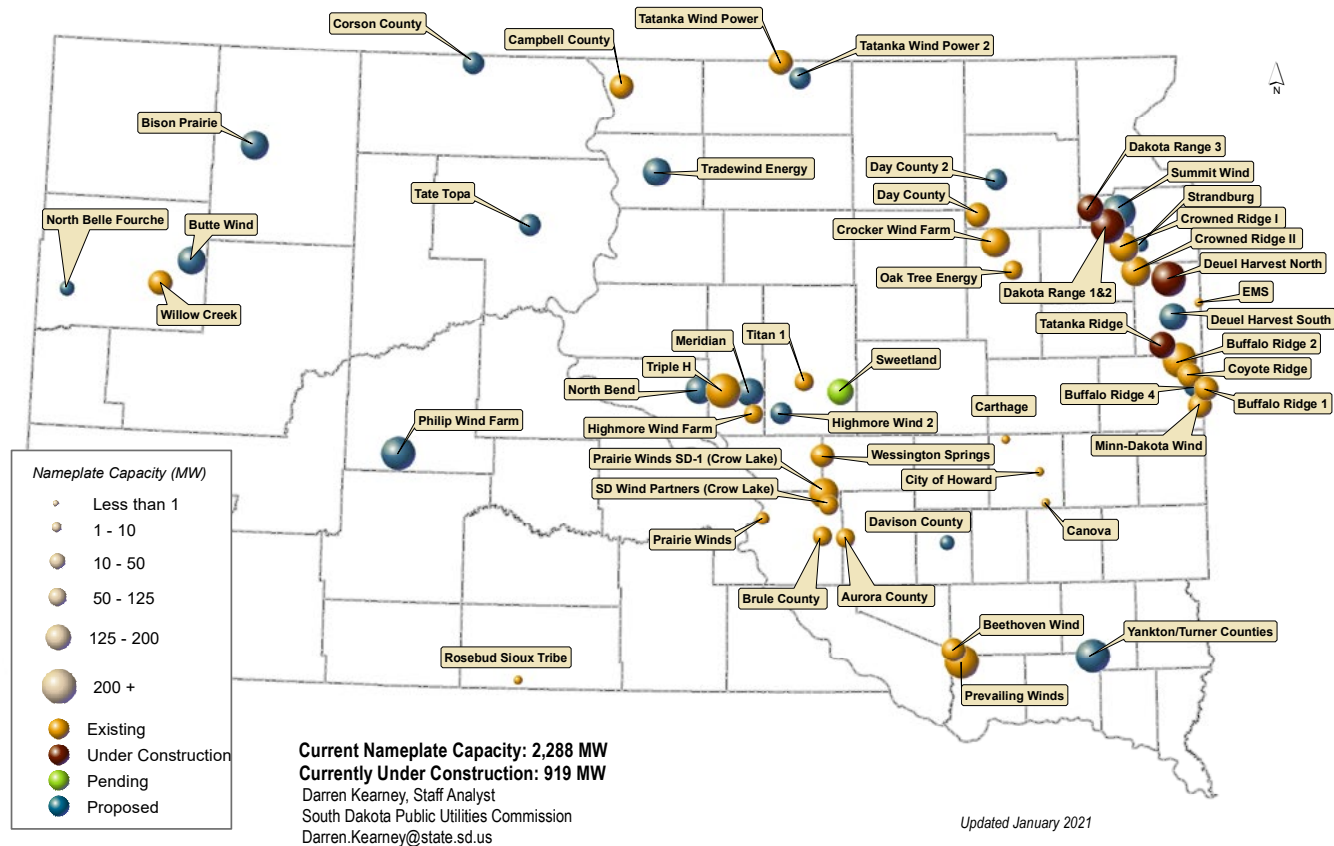


ABERDEEN, SOUTH DAKOTA

RENEWABLE ENERGY IN SOUTH DAKOTA

Wind energy is now the largest source of renewable electricity in the U.S., generating more than 7 percent of the country’s electricity in 2019. South Dakota saw the country’s largest percentage growth of wind energy, increasing its installed wind capacity by more than 50 percent last year. That means wind energy now provides the Rushmore state with more than 20 percent of the electricity generated. (sdwea.org)

South Dakota Wind Energy Development by Capacity and Status



This map may not represent every proposed wind farm in S.D. It represents projects that developers have communicated to the PUC. Location of the wind farms are approximate.

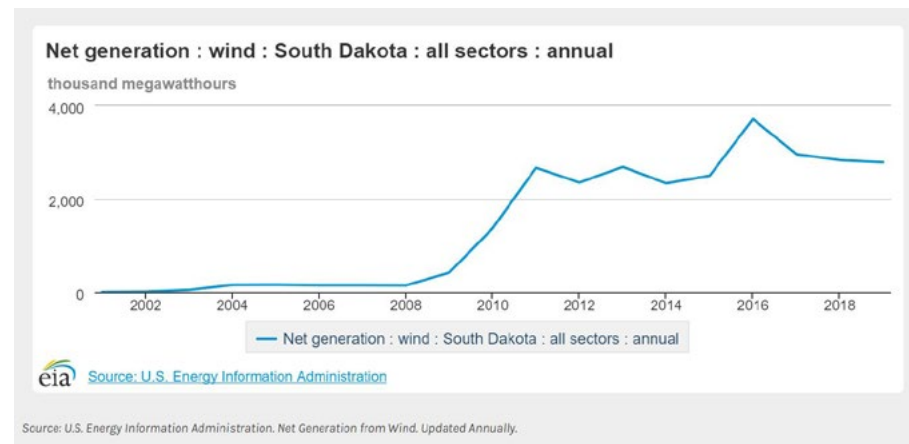
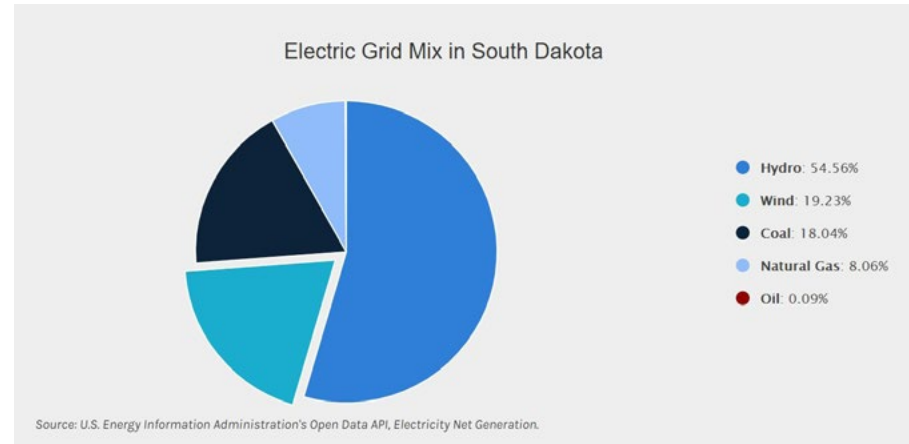
ABERDEEN, SOUTH DAKOTA

CROWNED RIDGE PROJECTS I AND II

Approved and docketed projects would raise the total of wind farms to 25 and nearly triple the number of wind towers in the state. The electricity production capacity would rise to more than 3,600 megawatts. Though it is variable, one megawatt of electricity can power about 1,000 homes; South Dakota ranks high in the nation for the number of homes, about 300,000, that are powered by wind energy.

Two other projects now in the regulatory approval process would bring 188 more turbines and another \$640 million in investments to the state, bringing the total of new turbines to 888 and the investment by energy companies to \$3.26 billion. (energynews.us)

- Crowned Ridge I Wind Farm, located in Codington and Grant counties, began operations in December of 2019. The project has a total capacity of 200 MWs and consists of 87 wind turbines. NextEra Energy Resources owns the project and sells the energy to Xcel Energy. (puc.sd.gov)
- The Crowned Ridge Wind II Project features: Up to 132 GE wind turbines capable of generating approximately 300 megawatts (MW) of clean, renewable energy. Construction of the project is planned to commence in mid-May 2020. (nexteraenergyresources.com)





[CLICK HERE TO VIEW THE PROPERTY VIDEO](#)



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1401 BROWN COUNTY 19 NORTH

SINGLE-TENANT ABSOLUTE NNN INDUSTRIAL
PROPERTY IN ABERDEEN, SOUTH DAKOTA



SECTION 3

FINANCIAL ANALYSIS

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OFFERING HIGHLIGHTS & DEBT OPTIONS

PROPERTY DESCRIPTION

Address	1401 Brown County 19 North
City & State	Aberdeen, SD 57401
Total Rentable Area (SF)	333,346

PRICING

Sales Price	\$12,150,000
Sale Price/SF	\$36.45

VALUATION CAP RATES

Direct Cap Rate	9.03%
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PRELIMINARY QUOTE

Max LTV:	65-70% LTV
2 Year Floating:	6.00-7.50%
Amortization	None
Term Years	2 Years
Additional Details	Non-recourse, Interest Only for Life of Loan
*rates/terms as of 1/4/2020	

Debt Contact: Frank Montalto
Senior Director – Debt & Equity Structured Finance
(312) 327-5421
Frank.Montalto@marcusmillichap.com

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RENT ROLL

Tenant Name	Square Feet	% Bldg Share	Lease Dates		Annual Rent per Sq. Ft.	Total Rent Per Month	Total Rent Per Year	Pro Forma Rent Per Year	Lease Type
			Comm.	Exp.					
Molded Fiber Glass Companies/South Dakota	333,346	100.0%	9/19/18	12/31/28	\$3.29	\$91,438	\$1,097,250	\$1,097,250	Absolute NNN
Total	333,346				\$3.29	\$91,438	\$1,097,250	\$1,097,250	
Occupied Tenants: 1			Unoccupied Tenants: 0		Occupied GLA: 100.00%		Unoccupied GLA: 0.00%		
			Total Current Rents: \$91,438		Occupied Current Rents: \$91,438		Unoccupied Current Rents: \$0		

Notes: Tenant has a termination option by providing 12 months written notice to Landlord, See Lease Abstract, pg.28, for more details. To mitigate the risk to buyer, if current tenant exercises an early termination option, seller will escrow \$1M through 1/1/2024 to backstop rent and any decrease from current NOI until a new tenant is found. Further, these funds may also be used for Tenant Improvements & Leasing Commissions.

OPERATING STATEMENT

Income	Current		Per SF	Pro Forma		Per SF
Scheduled Base Rental Income	1,097,250		3.29	1,097,250		3.29
Expense Reimbursement Income						
Net Lease Reimbursement						
Total Reimbursement Income	\$0	0.0%	\$0.00	\$0	0.0%	\$0.00
Effective Gross Revenue	\$1,097,250		\$3.29	\$1,097,250		\$3.29
Operating Expenses	Current		Per SF	Pro Forma		Per SF
Total Expenses	\$0		\$0.00	\$0		\$0.00
Expenses as % of EGR	0.0%			0.0%		
Net Operating Income	\$1,097,250		\$3.29	\$1,097,250		\$3.29



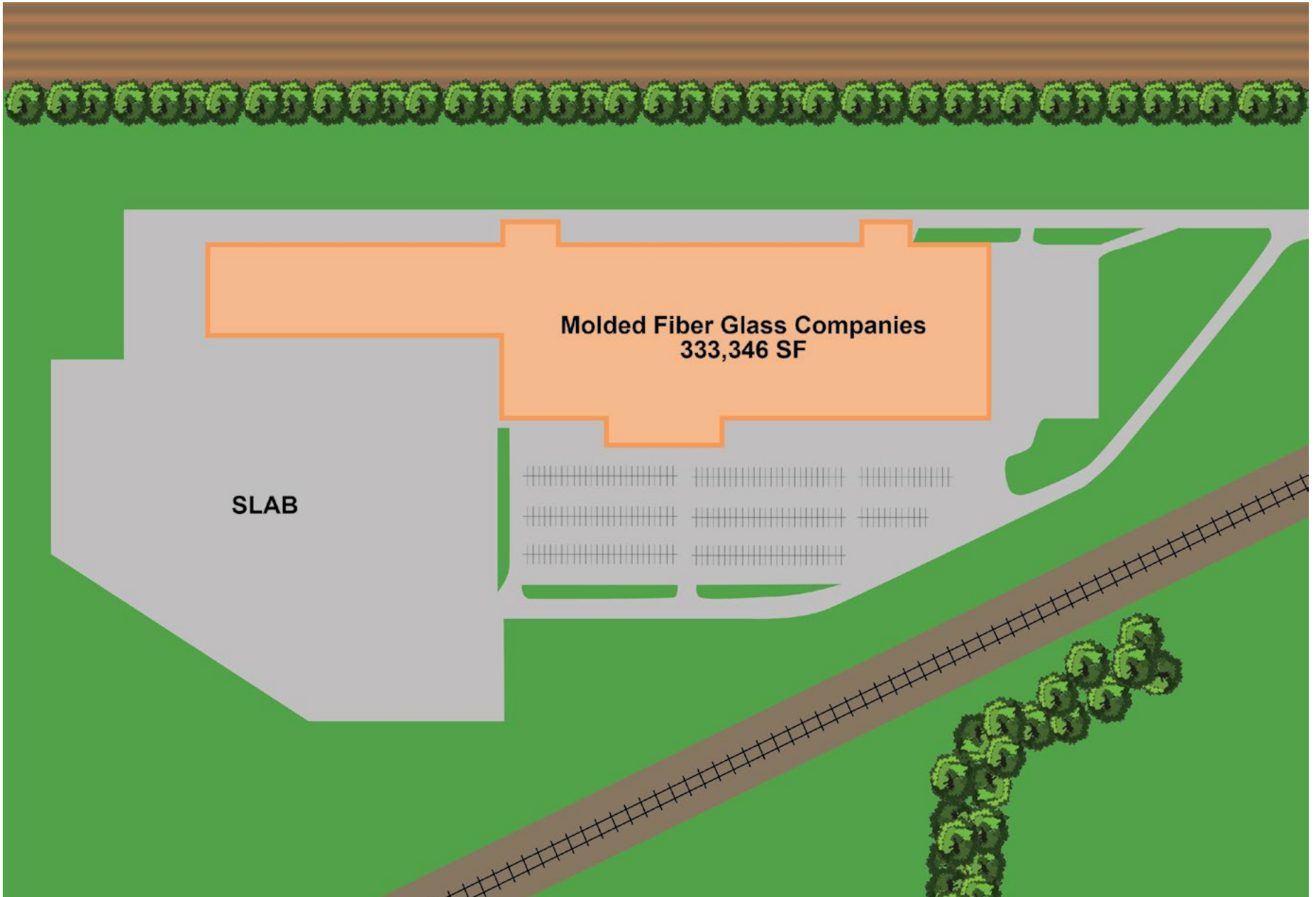
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LEASE ABSTRACT

BASIC		Section				
Landlord Entity		Quandary Peak Capital LLC				
Tenant d/b/a		Molded Fiber Glass Companies/South Dakota				
Guarantor		Molded Fiber Glass Companies/South Dakota				
Property Address	Sec 1	1401 Brown County 19 N, Aberdeen, SD 57401				
Rentable/Useable Square Feet	Third Amendment Sec 1	333,346				
TERM						
Lease Commencement Date	Sec 3	9/1/2008				
Lease Expiration Date	Third Amendment Sec 3	12/31/2028				
Term	Sec 3	84 Months				
Lease Termination	Third Amendment Sec 3	Lessee must give Lessor a minimum of Twelve months written notice of its intent to terminate the Lease on the Termination Date and if written notice is not given within the specified period, the Lease term will automatically extend for one additional year after the Termination Date. The notice requirement and automatic extension provisions will continue with each successive renewal until December 31, 2028 at which time Lessor and Lessee will renegotiate the terms of the Lease.				
RENT						
Base Rent	Forth Amendment	Period	\$/SF/YR	\$/Year	\$/Month	Notes
		1/1/2021	\$3.29	\$1,097,250.00	\$91,437.50	
ADDITIONAL RENT						
Real Estate Taxes	Sec 7	LESSEE shall be responsible for and pay all property taxes when due. Property taxes are paid in arrears and LESSEE shall pay all property taxes accrued upon termination of the lease.				
Insurance	Sec 8	The LESSEE shall maintain property and casualty insurance to completely cover the replacement cost of the building and improvements at the property and adequate liability insurance. The LESSOR or others determined by LESSOR shall be listed as a loss payee and an additional insured.				
Utilities	Sec 7	LESSEE shall also be responsible for all utilities including, but not limited to, gas, electricity, water, sewer, garbage disposal, telecommunication services such as phone, cable TV or Internet access or any other services and utilities located on or serving the leased premises.				
Repairs/Maintenance	Sec 9	LESSEE shall, at its sole cost and expense, perform or cause to be performed all routine and non-routine maintenance and repairs to the leased premises and l or building systems including but not limited to all fixtures, electrical systems, HV AC units, fire sprinkler systems, landscaping, lawn sprinkler systems, lawn care, building equipment of any type, lighting and light bulbs, snow removal, fences, janitorial services, or anything that is part of the leased premises whether internal or external.				
TENANT GUARANTY AGREEMENT		Section				
Summary	Sec 1	To mitigate the risk to buyer, if current tenant exercises an early termination option, seller will escrow \$1M through 1/1/2024 to backstop rent and any decrease from current NOI until a new tenant is found. Further, these funds may also be used for Tenant Improvements & Leasing Commissions.				

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SITE PLAN





1401 BROWN COUNTY 19 NORTH

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SECTION 4

MARKET OVERVIEW

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ABERDEEN, SOUTH DAKOTA

PART OF BROWN COUNTY, SOUTH DAKOTA

Centrally located, Aberdeen South Dakota, offers businesses access to extraordinary resources including a highly educated workforce, outstanding infrastructure, and attractive financial incentives.

Aberdeen, South Dakota has no state income tax, no corporation tax, low business and property costs, a great central U.S. location, an expanding workforce, and a regulatory environment that consistently ranks high in the country. In fact, South Dakota is almost always at the top in nationwide studies of business friendliness for small business and entrepreneurship. Aberdeen Development Corporation has been working aggressively to recruit new businesses to Aberdeen and help existing businesses in the city expand. Leveraging Aberdeen's high quality of life, low tax rates, and ideal location, they work hand in hand with the South Dakota Governor's Office of Economic Development to help businesses create new, high-quality jobs and expand the city's tax base. (adcsd.com)

CENTRAL, MIDWEST LOCATION

Located in northeastern South Dakota, Aberdeen allows businesses to stay connected to suppliers and customers in other U.S. regions and even internationally. Aberdeen is a quick drive or flight to Minneapolis and just a few hours from the largest cities in the Dakotas, including Sioux Falls a U.S. Port of Entry. Once known as the Hub City, Aberdeen offers access to one of the largest freight railroad networks in the country, the Burlington Northern Santa Fe (BNSF) Railway, instrumental for international product distribution.

PIPELINE OF QUALIFIED WORKERS

Aberdeen is the only South Dakota small-town community with two universities. Each year over 550 bachelor degree graduates from Northern State University (NSU) and Presentation College (PC) enter the workforce. Additionally, the nearby Lake Area Technical Institute sees over 740 technical graduates annually and Aberdeen's high school graduation rate exceeds the state and national average at more than 92 percent. Businesses in the community benefit from a highly educated, dedicated workforce with a reputation of being hard workers.

FINANCIALLY FAVORABLE CLIMATE

South Dakota was recently ranked by Forbes as the best state for business costs. Aberdeen welcomes new businesses with a variety of local and state financial incentives. Assistance is available for business expansion and relocation for workforce development, capital investment, tax abatements, and other areas. Aberdeen businesses additionally benefit from limited taxes and, as a result, more money in their coffers. Aberdonians pay no corporate income tax, no personal income tax, no personal property tax, no business inventory tax and no inheritance or estate taxes.

APPEALING QUALITY OF LIFE

Aberdeen enjoys an affordable cost of living, open spaces, a relaxed pace of life, and amenities for all ages. Aberdonians enjoy the aquatic center, golf courses, parks, lake time, hunting, museums, fairs, festivals, and more than 25 miles of trails. The medium cost of a home is just over \$150,000 and average commute is less than 15 minutes. The community embraces new businesses and new members.

Source: adcsd.com/why-choose-aberdeen/





ABERDEEN, SOUTH DAKOTA

CITY DEVELOPMENT

Aberdeen has been fortunate to “miss out” on much of the economic slowdown experienced across the country. While the city hasn’t experienced the peaks other parts of the nation have, it is also weathering the current valley where other cities have not fared so well.

SUSTAINABLE GROWTH

Aberdeen continues to be an economic hub of northeast South Dakota, serving as a business, employment, and housing center amid a large agricultural region.

The city has continued its pattern of steady growth in both the expansion of the city boundaries and in fill development over the past several years. Evidence of this growth can be seen in the following:

750+ ACRES
OF LAND ANNEXED
INTO CITY SINCE 2007

OVER 300 NEW
RESIDENTIAL BUILDING
PERMITS ISSUED WITH
A VALUE OF MORE THAN
\$31 MILLION
SINCE 2005

1.5 MILLION
SQUARE FEET OF NEW
COMMERCIAL PROJECTS
SINCE 2005

Source: aberdeen.sd.us/676/City-Development

ABERDEEN, SOUTH DAKOTA

LABOR MARKET

3M EXPANSION

As evidence of the strong labor market, Aberdeen’s 3M facility is adding a total of 120,000 square feet to the south side of the current 440,000-square-foot facility. The facility manufactures N95 masks for the company, more than 95 million per month in the U.S. In addition, 3M added an additional 200 employees and two additional product lines.

MOLDED FIBER GLASS COMPANIES/SOUTH DAKOTA (TENANT) EMPLOYMENT

Molded Fiber Glass in Aberdeen and its general manager, David Giovannini, has addressed that chronic workforce shortage by recruiting immigrant labor. Giovannini gained an introduction to Karen community leaders, and slowly started hiring them. That was in 2011, when his Aberdeen plant employed 150 people. Today, it employs 600 people, half of whom are American-born. “If we had not been able to tap into that reservoir of people, we would have had difficulty,” he says. “Quite frankly, the refugee workers have been critical to our success as a company.”

Molded Fiber Glass Companies/South Dakota (tenant) pays above-average wages and offers benefits that rank in the top quartile for the area. It gives employees tuition-assistance for related college coursework and pays its immigrant workers to take English-language classes. In addition, human resources staff help refugees navigate life outside of work, assisting them in finding housing, cars, and doctors. They also help them read bills or school forms. (Partnership for a New American Economy)

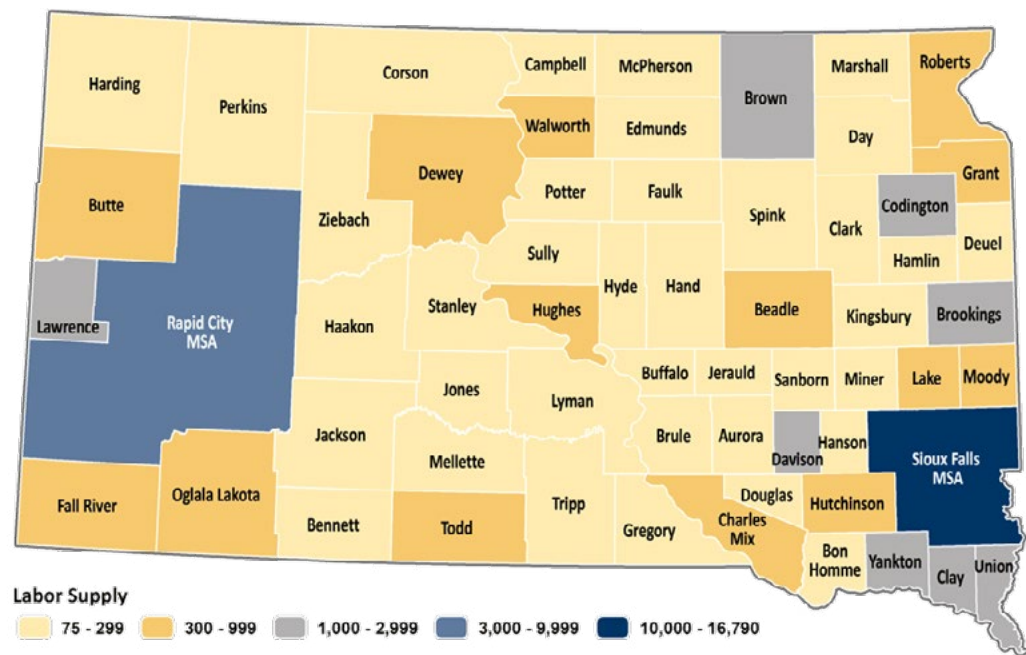
Immigrants built Aberdeen. Immigrants continue to build Aberdeen. Immigrants are South Dakota’s past and South Dakota’s future. (dakotafreepress.com)

ACTIVE LABOR MARKET

Aberdeen has a very robust and active labor market with a county labor supply of more than 21,000 people. Their unemployment rate has consistently been below the national and statewide average and usually is below 4 percent. (aberdeensd.com/227/Labor-Market)

LABOR SUPPLY

The number of South Dakotans who would be available to staff a new or expanding business, or South Dakota’s labor supply, was estimated at 52,170 in November 2020. Included in this labor supply are those who currently hold jobs (and would like to change) and those who, for a variety of reasons, do not have jobs.



ABERDEEN, SOUTH DAKOTA

BUILD BACK BETTER

The Biden plan to build a modern, sustainable infrastructure and an equitable clean energy future. This national effort is aimed at creating the jobs needed to build a modern, sustainable infrastructure now and deliver an equitable clean energy future.

(joebiden.com)

-Biden's Build Back Better economic recovery plan would spend over \$7 trillion.

-Some of that would include investments in infrastructure, creating 10 million clean-energy jobs. (cnbc.com)

Biden will make a \$2 trillion accelerated investment, with a plan to deploy those resources over his first term, setting us on an irreversible course to meet the ambitious climate progress that science demands.

Biden to make far-reaching investment in:

- Power Sector: Move ambitiously to generate clean, American-made electricity to achieve a carbon pollution-free power sector by 2035. This will enable the country to meet the existential threat of climate change while creating millions of jobs with a choice to join a union.
- Innovation: Drive dramatic cost reductions in critical clean energy technologies, including battery storage, negative emissions technologies, the next generation of building materials, renewable hydrogen, and advanced nuclear – and rapidly commercialize them, ensuring that those new technologies are made in America.
- Environmental Justice: Ensure that environmental justice is a key consideration in where, how, and with whom the U.S. builds – creating good, union, middle-class jobs in communities left behind, righting wrongs in communities that bear the brunt of pollution, and lifting up the best ideas from across this great nation – rural, urban, and tribal.

ABERDEEN, SOUTH DAKOTA

BUILD BACK BETTER

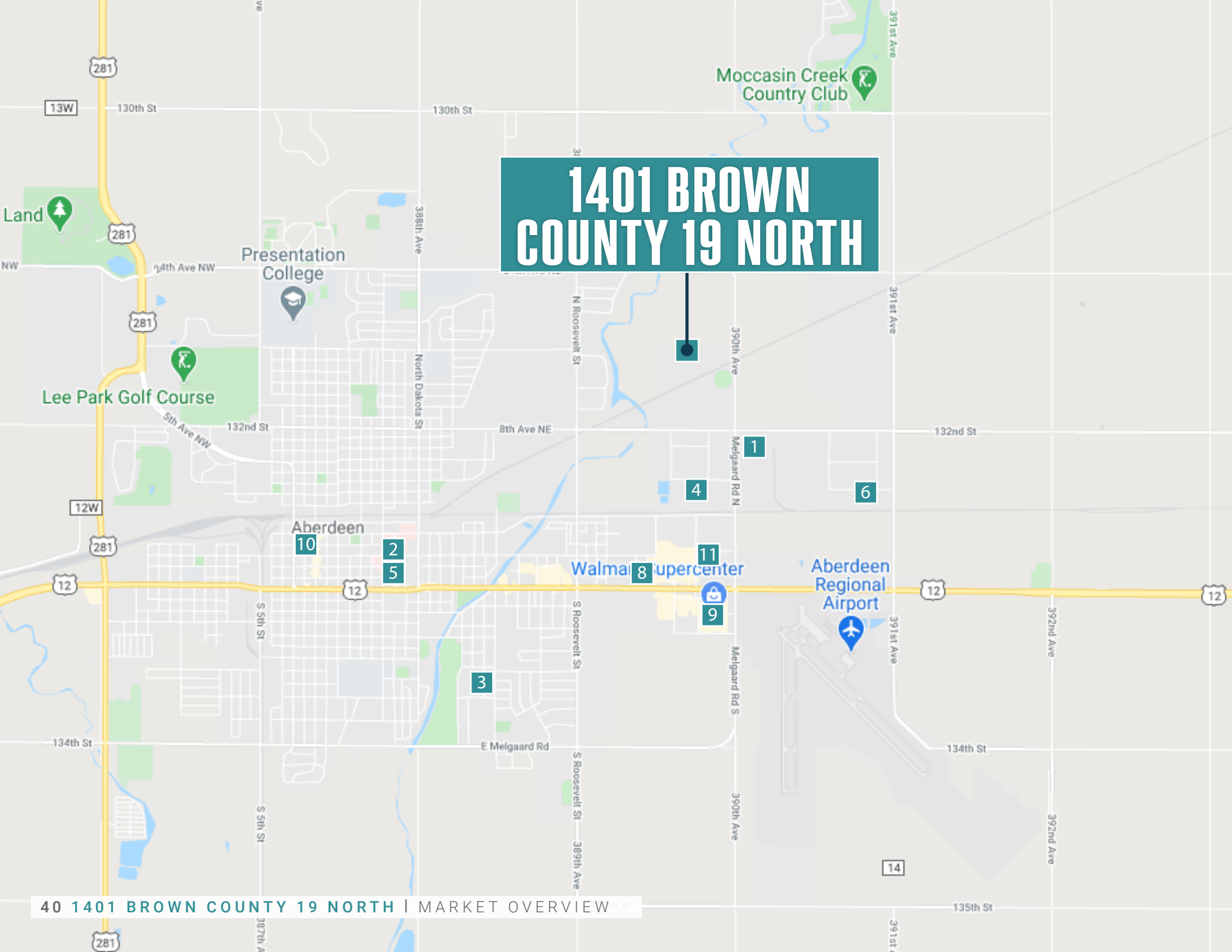
THE KEY ELEMENTS OF THE BIDEN PLAN TO BUILD A MODERN, SUSTAINABLE INFRASTRUCTURE AND AN EQUITABLE CLEAN ENERGY FUTURE INCLUDE:

1. Build a Modern Infrastructure
2. Position the U.S. Auto Industry to Win the 21st Century with technology invented in America
3. Achieve a Carbon Pollution-Free Power Sector by 2035
4. Make Dramatic Investments in Energy Efficiency in Buildings, including Completing 4 Million Retrofits and Building 1.5 Million New Affordable Homes
5. Pursue a Historic Investment in Clean Energy Innovation
6. Advance Sustainable Agriculture and Conservation
7. Secure Environmental Justice and Equitable Economy Opportunity



Source: thenation.com

1401 BROWN COUNTY 19 NORTH





WalMart Super Center

MAJOR EMPLOYERS

Brown County's 11 Largest Establishments

- 1 3M Company
- 2 Avera St. Luke's
- 3 Bethesda Home
- 4 Hub City, Inc.
- 5 Kessler's Inc.
- 6 Midstates, Inc. Print & Media Solutions
- 7 Molded Fiber Glass South Dakota
- 8 Sanford Health
- 9 Walmart Supercenter
- 10 Wells Fargo Bank
- 11 Wyndham Hotel Group, LLC



3M Company



Sanford Health

ABERDEEN'S IMPRESSIVE FUNDAMENTALS

WORK
FORCE

21,000+
LABOR FORCE

3% UNEMPLOYMENT

740
Technical Graduates
Annually

LOCATION FROM MAJOR CITIES

Minneapolis: 273 miles
 Fargo: 187 miles
 Sioux Falls: 204 miles
 Bismarck: 198 miles
 Rapid City: 333 miles
 Omaha: 384 miles

LOCATION

TOTAL
POPULATION
28,562

POPULATION

HOUSEHOLDS
12,489

6,354
FAMILIES

KEY INDUSTRIES

Manufacturing
Bioscience
Value-Added Ag
Livestock Development
Precision Ag
Cybersecurity

INDUSTRIES

64.32%

HS Diploma/Some College/
Associate Degree

EDUCATIONAL
ATTAINMENT

DEMOGRAPHICS

POPULATION	1 Miles	3 Miles	5 Miles
2025 Projection			
Total Population	561	24,327	32,450
2020 Estimate			
Total Population	488	23,052	30,767
2010 Census			
Total Population	373	20,883	27,984
2000 Census			
Total Population	314	20,342	27,040
Daytime Population			
2020 Estimate	637	29,150	37,205

HOUSEHOLDS	1 Miles	3 Miles	5 Miles
2025 Projection			
Total Households	212	10,876	14,317
2020 Estimate			
Total Households	184	10,215	13,458
Average (Mean) Household Size	2.60	2.15	2.21
2010 Census			
Total Households	140	9,207	12,154
2000 Census			
Total Households	114	8,704	11,430

HOUSEHOLDS BY INCOME	1 Miles	3 Miles	5 Miles
2020 Estimate			
\$200,000 or More	10.88%	3.18%	2.92%
\$150,000 - \$199,000	6.79%	2.29%	2.47%
\$100,000 - \$149,000	23.08%	12.51%	12.58%
\$75,000 - \$99,999	16.07%	12.86%	14.44%
\$50,000 - \$74,999	18.26%	20.90%	21.99%
\$35,000 - \$49,999	8.91%	14.14%	14.30%
\$25,000 - \$34,999	6.50%	10.55%	10.11%
\$15,000 - \$24,999	4.31%	10.62%	10.05%
Under \$15,000	5.19%	12.95%	11.16%
Average Household Income	\$114,517	\$68,231	\$69,118
Median Household Income	\$84,729	\$51,917	\$54,831
Per Capita Income	\$43,098	\$30,591	\$30,615

POPULATION PROFILE	1 Miles	3 Miles	5 Miles
Population By Age			
2020 Estimate Total Population	488	23,052	30,767
Under 20	29.30%	25.67%	26.54%
20 to 34 Years	14.15%	23.01%	22.27%
35 to 39 Years	5.53%	6.25%	6.43%
40 to 49 Years	11.14%	9.92%	10.14%
50 to 64 Years	22.57%	17.60%	17.84%
Age 65+	17.31%	17.53%	16.76%
Median Age	40.98	35.97	35.87
Population 25+ by Education Level			
2020 Estimate Population Age 25+	320	15,380	20,347
Elementary (0-8)	1.49%	3.35%	3.08%
Some High School (9-11)	0.64%	4.26%	4.00%
High School Graduate (12)	25.83%	31.23%	31.49%
Some College (13-15)	18.95%	20.73%	21.36%
Associate Degree Only	10.27%	11.09%	11.14%
Bachelors Degree Only	29.94%	20.95%	20.53%
Graduate Degree	12.79%	7.79%	7.89%
Time Travel to Work			
Average Travel Time in Minutes	15	12	13

Source: Marcus & Millichap Research Services



1401 BROWN COUNTY 19 NORTH

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