

Community Programs • Water and Environmental Programs

Grandview Addition in Gregory, SD is Ready for Commercial, Industrial and Residential Development

The City of Gregory recently put the finishing touches on its 66-acre purchase known as Grandview Addition. The property will help expand commercial, industrial, and residential development.

Located in the western portion of Gregory County, the city purchased approximately 66 acres with the expectation of developing commercial, industrial and residential lots. The project, a proactive planning effort on part of the city and the Business and Industrial Development (BID) Group to develop a new area of the community for employment and housing opportunities. The planned growth would be for commercial and industrial users to locate in the southern half near the highway, and residential users to locate in the northern half by the local school.

The land included development of 51 residential lots, 12 commercial lots, and seven industrial lots. Special assessments will be done for each lot as they are sold.

USDA Rural Development provided a \$1,131,000 Water and Waste Disposal Loan to provide water, sewer, and storm drainage, and a \$582,000 Community Facility Direct Loan to put in new streets in the new Grandview Addition for commercial, industrial, and residential development.



Aerial view of the Grandview Addition. Photo courtesy of the City of Gregory.

“Economic development and companion housing construction does not happen without reliable infrastructure,” said Acting State Director Bruce Jones. He continued, “My agency is excited to work with the city and the private sector to help offer funding that will facilitate new business development and residential housing construction in Gregory.”

Gregory is a hub community in the area it is located in. To date this project supports one welding and fabrication business that has hired four employees, one residential house is near completion, another house is expected to be built in 2018, and two townhouse duplex units are also scheduled to be built in 2018. The townhouses will help with a housing shortage as the community does not have nice houses that are available for rent. This project supports plans for business to locate in the city and provides potential and hope to recruit additional businesses and industries in the future. Good things are expected to come of the community’s driven efforts for future growth.

Obligation Amount: \$1,131,000 Water and Waste Disposal Loan/\$582,000 Community Facility Direct Loan

Date of Obligation: April 29, 2015/April 27, 2015

Congressional District: At Large Senators Thune, Rounds and Congresswoman Noem

Partners: City of Gregory, Business and Industrial Development Group (BID), and USDA Rural Development

Demographics: Population (2010 Census): 1,295. Gregory, South Dakota is closely tied to the cultural geography and history of the area. But Gregory owes its existence to a presidential proclamation made in 1904, which opened up western Gregory County to settlement. Gregory continued to grow and prosper, making its mark as a service center for the farmers and ranchers in the area. The hospitality and service-oriented people of the community continued to cater to the residents of the area. Honest, hard-working people continue to make up the core of the area’s population, making Gregory today a tremendous place to live and grow. The natural resources around Gregory, including pheasant hunting, continue to attract visitors from around the country. *Source: Gregory Comprehensive Plan, 2011*

Impact: To date this project supports one welding and fabrication business that has hired four employees, one residential house is near completion, another house is expected to be built in 2018, and two townhouse duplex units are also scheduled to be built in 2018. The townhouses will help with a housing shortage as the community does not have nice houses that are available for rent. This project supports plans for business to locate in the city and provides potential and hope to recruit additional businesses and industries in the future. Good things are expected to come of the community’s driven efforts for future growth.