



HIGH VISIBILITY DEVELOPMENT LOT

TBD OUTFITTER ROAD
RAPID CITY, SD 57701

FOR SALE \$539,000



INVESTMENT HIGHLIGHTS

- ▶ Great corner lot with high visibility
- ▶ High traffic count (8,180 vehicles/day)
- ▶ Neighbors major retailers including Cabela's, Sickies Garage Burgers & Brews, and Rice's Rapid Motorsports
- ▶ Completed parking lot on half of lot

LAND FOR SALE—1.77 ACRES

KW Commercial
Your Property—Our PrioritySM
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Keller Williams Realty Black Hills

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Disclaimer: The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.



TBD OUTFITTER ROAD RAPID CITY, SD 57701

PROPERTY DETAILS

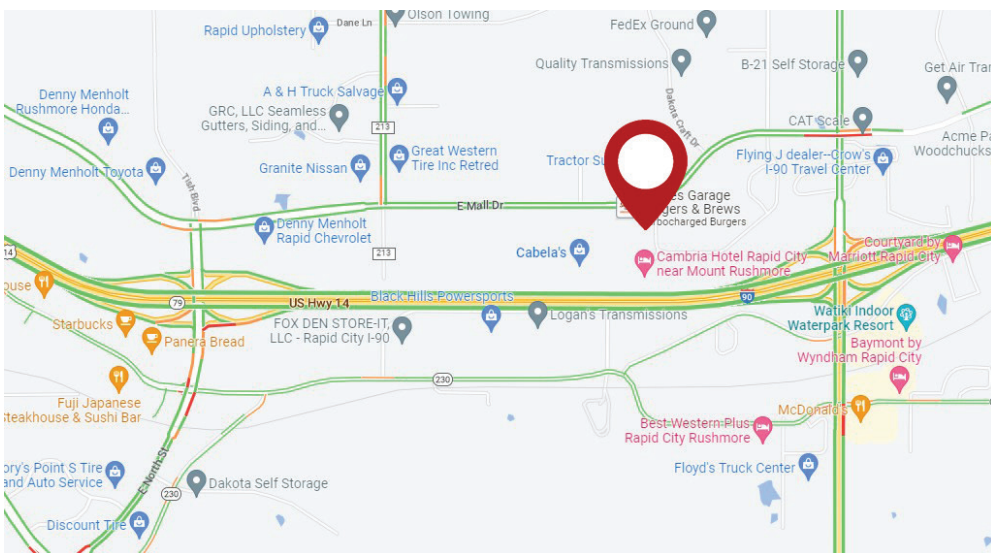


PROPERTY OVERVIEW

Great corner lot with high visibility and traffic count (8,180 vehicles/day). Neighbors major retailers including Cabela's, Sickies Garage Burgers & Brews, and Rice's Rapid Motorsports. Completed parking lot on half of lot.

PROPERTY INFORMATION

Parcel ID:	2128401012
Acres:	1.77
Tax ID:	69249
Taxes (2022):	\$7,449.04
Special Assessments:	\$346.96
Legal Description:	GATEWAY BUSINESS PARK SUBD; BLOCK 1; LOT 4A Township 2 North, Range 8 East, Section 28
Water:	Rapid City
Sewer:	Rapid City
Electric:	Black Hills Energy
Gas:	Montana-Dakota Utilities



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STATISTICS

WELCOME TO SOUTH DAKOTA AND THE BLACK HILLS!

The Mount Rushmore State of South Dakota has carved a solid reputation for business friendliness. It is consistently ranked in the top five states for setting up and conducting business. Small and big companies alike are discovering South Dakota's central location and progressive business climate.

The Black Hills boasts the country's most recognized national monument - Mt. Rushmore - bringing millions of tourists from all over the world to Western South Dakota every year. For the past 9 years, South Dakota tourism has posted an increase in visitation, visitor spending and overall impact on the state's economy with 14.4 million visitors to South Dakota, \$4.7 billion in visitor spending, and 56,826 jobs sustained by the tourist industry.

BUSINESS FRIENDLY TAXES	
NO	corporate income tax
NO	franchise or capital stock tax
NO	personal property or inventory tax
NO	personal income tax
NO	estate and inheritance tax



REGIONAL STATISTICS	
Rapid City PUMA Population	189,754
Rapid City Population Growth	1.46% YoY
Rapid City Unemployment Rate	2.3%
PUMA Median Income	\$57,977

SD TOURISM 2021 STATISTICS		
Room nights	↑	33%
Park Visits	↑	11%
Total Visitation	↑	28%
Visitor Spending	↑	28%

RAPID CITY

- #1 Outdoor Life–Best hunting and fishing town
- #4 CNN Money–Best Place to Launch a Business
- #4 Wall Street Journal–Emerging Housing Markets
- #4 WalletHub–Best Places to rent
- #11 Forbes–Best Small City for Business
- #16 Top 100 Best Places to Live

SOUTH DAKOTA

- #1 Best State for Starting a Business
- #1 America's Friendliest State for Small Business
- #2 Best State for Small Business Taxes
- #2 Best Business Climate in the US
- #2 Best State for Quality of Life
- #2 Best State for Overall Well-Being and Happiness
- #2 Business Tax Climate by the Tax Foundation
- #3 US News Fiscal Stability 2019 list
- #3 Small Business Policy Index 2018 list