



DEVELOPMENT OPPORTUNITY

TBD OLD FOLSOM ROAD
RAPID CITY, SD 57701



FOR SALE \$375,000

28

LAND FOR SALE—13.32 ACRES

INVESTMENT HIGHLIGHTS

- ▶ Borders new Black Hills Industrial Center, Minutes from Hwy 79
- ▶ Ready for development, great truck access
- ▶ Currently zoned LDR, future zoning – Heavy Industrial
- ▶ Possibility for additional acreage to the south (14.83 Acres)

KW Commercial
Your Property—Our PrioritySM
 2401 West Main Street, Rapid City, SD 57702
 605.335.8100 | www.RapidCityCommercial.com
 Keller Williams Realty Black Hills

EXCLUSIVELY LISTED BY:
Dan Logan
 Broker Associate
 605.593.7980
dan@rapidcitycommercial.com

Chris Long, SIOR, CCIM
 Commercial Broker
 605.939.4489
chris@rapidcitycommercial.com

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.

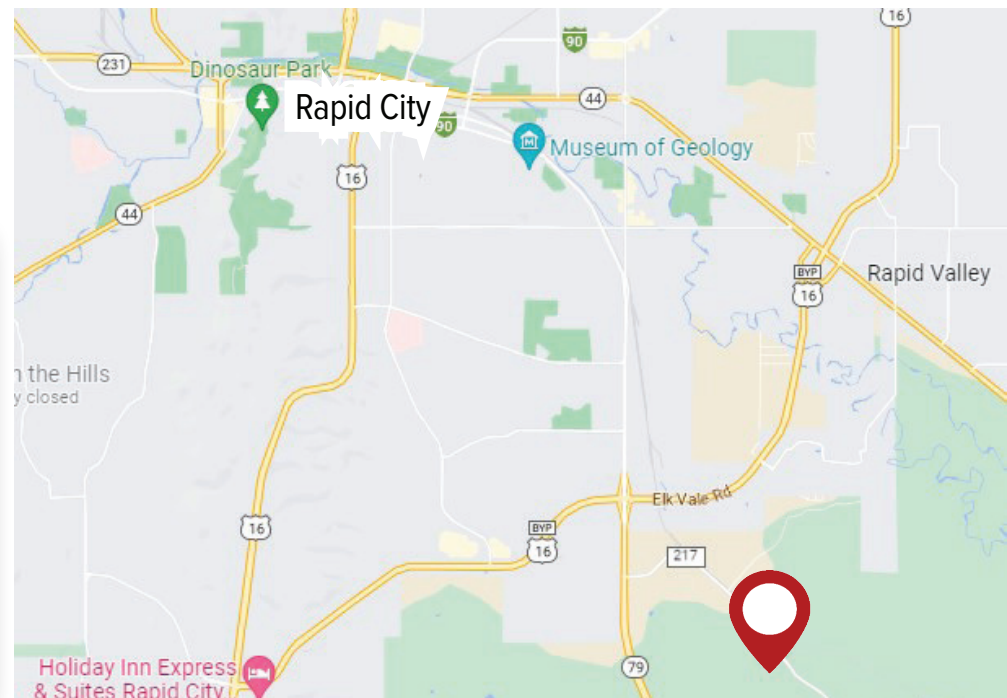
PROPERTY DETAILS

PROPERTY OVERVIEW

This property directly borders the new Black Hills Industrial Center where development is already underway. Do not miss your chance to invest in this major expansion in Rapid City.

The center will be the first of its kind in western South Dakota. Located along the Heartland Express south of Catron Boulevard, the Black Hills Industrial Center will be home to companies in the technology and value-added agriculture industries and will provide more than 2,000 professional, high-paying jobs. The goal of the industrial park is to make Rapid City's economy more multi-dimensional by building upon the manufacturing sector and to improve the local wage scale.

The Industrial Center is strategically positioned along the Heartland Express near Rapid City Regional Airport and I-90 to give companies easy transportation access. Rail lines are extended to provide rail service to most sites and businesses in the center. Being at the confluence of two of the nation's major power grids, the Industrial Center is ideal for operations that require consistent, reliable access to electricity.



PROPERTY INFORMATION

Parcel ID:	3828100005
Acres:	13.32
Tax ID:	51716
Taxes (2022):	\$1,785.80
Legal Description:	NORMAN RANCH SUBD; LOT 2 OF JUDICIAL LOT 4 Township 1 North, Range 8 East, Section 28



TBD OLD FOLSOM ROAD RAPID CITY, SD 57701

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** WalletHub–Best Places to rent
- #4** CNN Money–Best Place to Launch a Business
- #11** Forbes–Best Small City for Business
- #4** Wall Street Journal–Emerging Housing Markets
- #16** Top 100 Best Places to Live

SOUTH DAKOTA

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