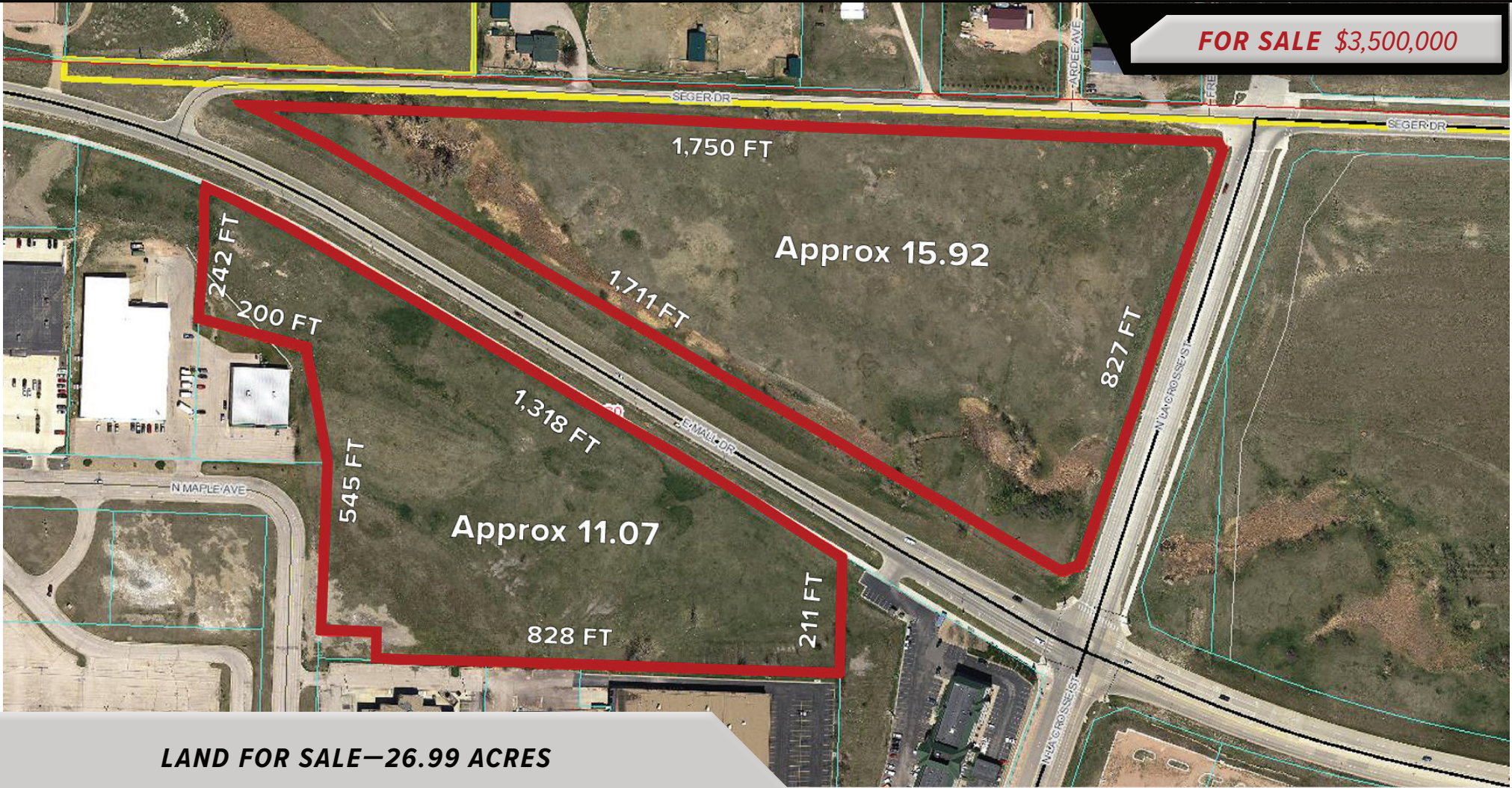




PRIME DEVELOPMENT LAND

N LACROSSE STREET
RAPID CITY, SD 57701

FOR SALE \$3,500,000



LAND FOR SALE—26.99 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:

Chris Long, SIOR, CCIM

Commercial Broker

605.939.4489

chris@rapidcitycommercial.com

PROPERTY DETAILS



PROPERTY INFORMATION

Parcel ID:	2130128002
Acres:	26.99 (Approx. 15.92 +11.07)
Tax ID:	68063
Taxes (2021):	\$2,676.52 + \$470.27 Special Assessment
Legal Description:	2 NORTH; 8 EAST; SEC 30; UNPLATTED PORTION OF NW1/4 LESS LOTS H4, H5 & H6 Township 2 North, Range 8 East, Section 30

PROPERTY OVERVIEW

Highly visible property zoned General Commercial, with 877 FT of frontage on N Lacrosse Street and 1,744 FT of frontage on E Mall Drive. The parcel on the south side of Mall Drive is approximately 11.07 acres, the parcel to the north is 15.92 acres. Land is located at a lighted intersection with 3,000+ housing units planned just to the north of this property and is in the heart of the retail corridor of Rapid City.

EXCLUSIVELY LISTED BY:

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

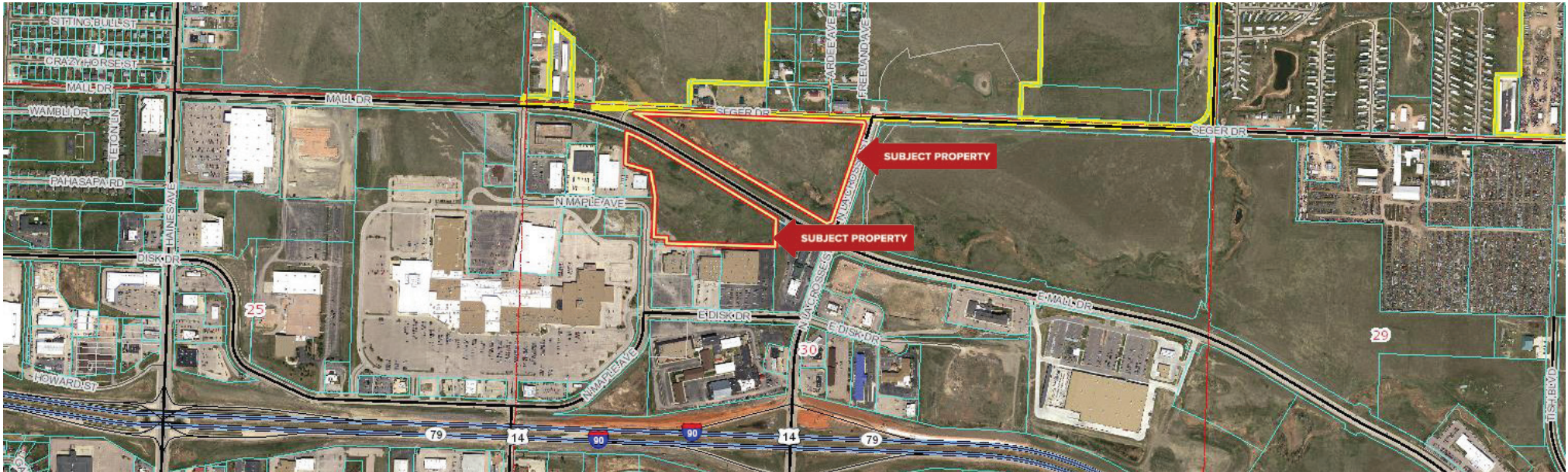
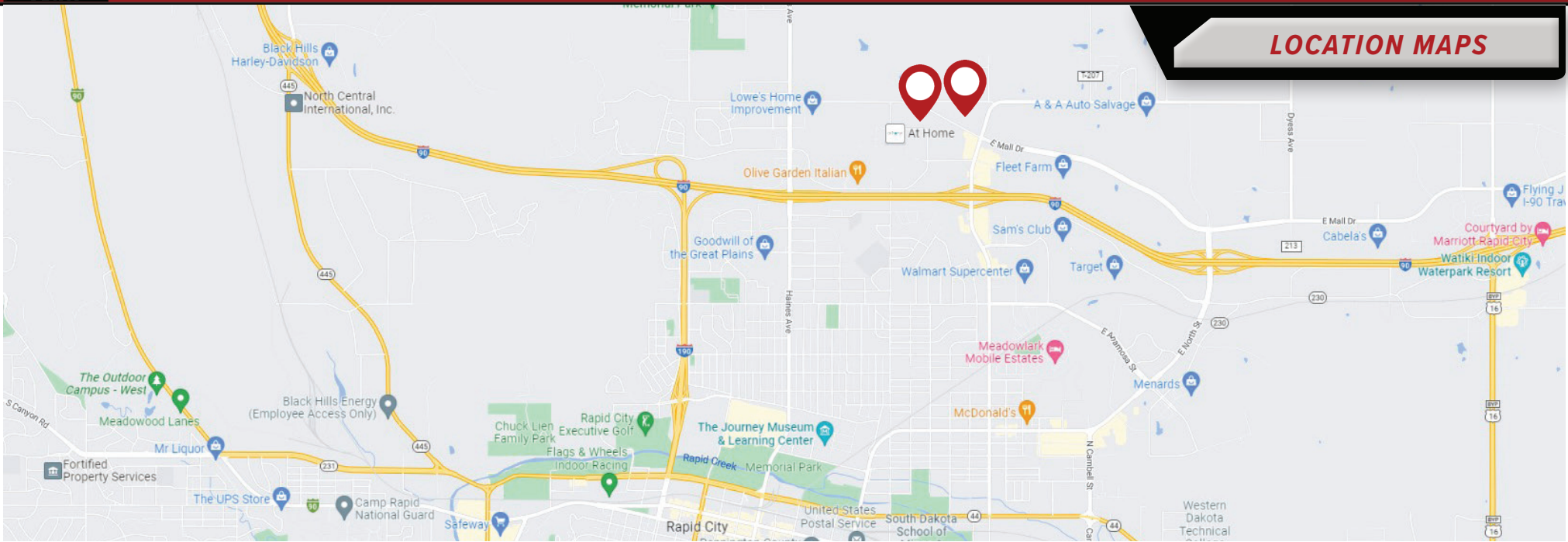
Water & Sewer: Rapid City

Electric: BHE

Gas: MDU

N LACROSSE STREET RAPID CITY, SD 57701

LOCATION MAPS



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 8 years, South Dakota tourism has posted an increase in visitation, visitor spending and overall impact on the state's economy with 13.9 million visitors to South Dakota, \$3.9 billion in visitor spending, and 53,894 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	187,027
Rapid City Population Growth	2.08% YoY
Rapid City Unemployment Rate	2.3%
PUMA Median Income	\$56,531

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