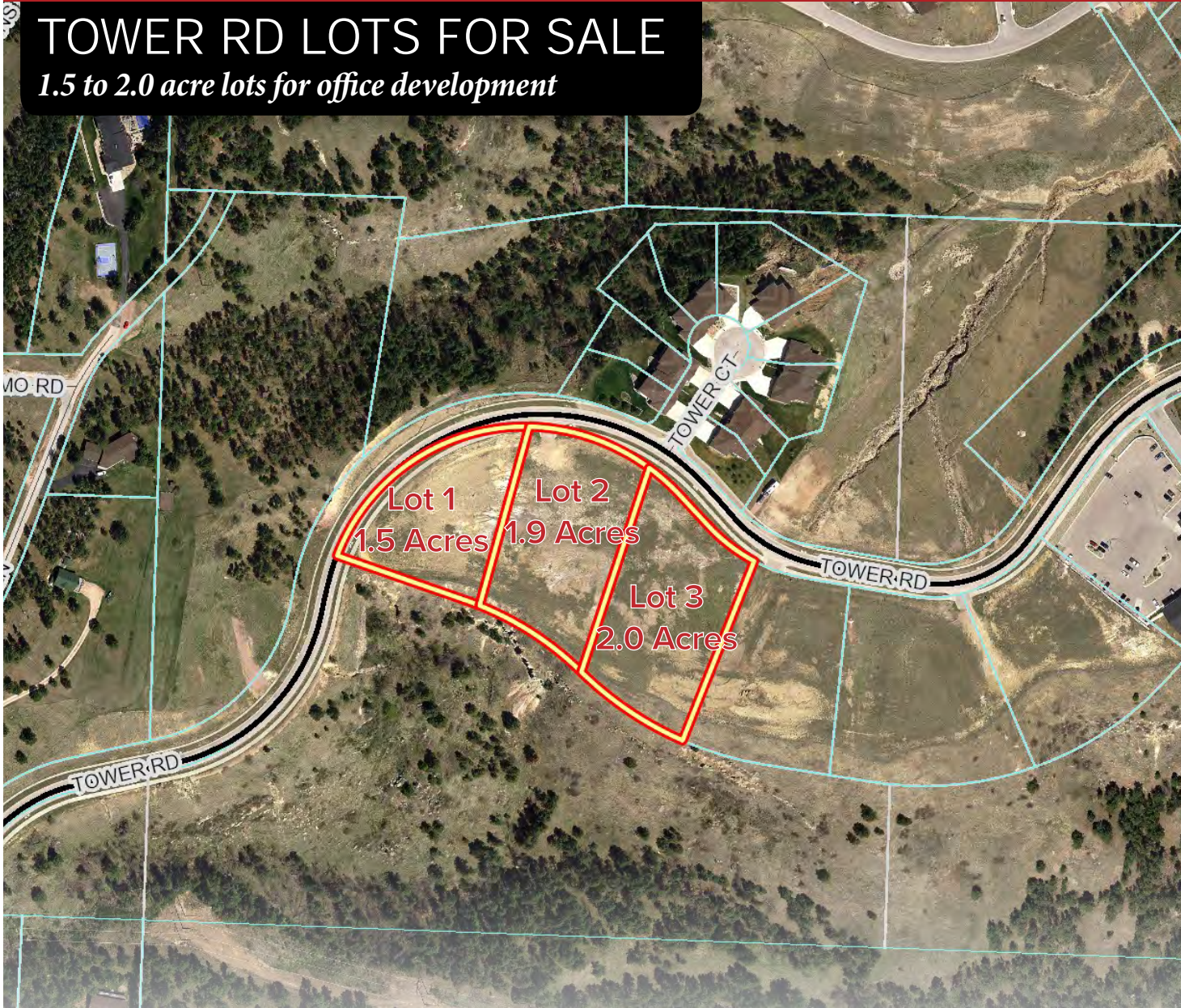


TOWER ROAD | OFFICE COMMERCIAL ZONING

TOWER RD LOTS FOR SALE

1.5 to 2.0 acre lots for office development



Highlights

- Commercial development lots overlooking Mt Rushmore Road on the south side of Tower Road
- Neighbors Homestar Mortgage and Rushmore Ob/Gyn and near Monument Health, Rapid City Medical Center and other health facilities
- New housing being developed across Tower Road at Horizon Point
- Ideal for office buildings - medical, professional services - with visibility from Mt Rushmore Road
- Zoning allows for multi-family development
- Stunning views overlooking Rapid City
- Utilities & fiber to all sites



Exclusively listed by:

Chris Long, SIOR, CCIM

Commercial Broker

605.939.4489

chris@rapidcitycommercial.com

Your Property...

Our PrioritySM

PROPERTY INFORMATION

Tower Road, Lots 1-3, Rapid City, SD



3072 Tower Road, Lot 1

3064 Tower Road, Lot 2

3056 Tower Road, Lot 3

Sale Price:	\$359,900	\$455,000	\$479,900
Acres:	1.5 Acres	1.9 Acres	2.0 Acres
Zoning:	Office Commercial	Office Commercial	Office Commercial
Legal Description:	Skyline Pines East Subd, Lot 1	Skyline Pines East Subd, Lot 2	Skyline Pines East Subd, Lot 3
Tax ID:	62984	62985	62986
Taxes (2020):	\$3,906.96	\$4,949.04	\$5,208.72
Special Assessment (2020):	\$26.14	\$33.11	\$34.85

Utilities:
 Water & Sewer—City of Rapid City
 Electric—Black Hills Energy
 Gas—Montana Dakota Utility Co.



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Keller Williams Realty Black Hills | 2401 West Main Street, Rapid City, SD 57702 | 605.343.7500 | www.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.

LOCATION

Tower Road, Rapid City, SD 57701



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DEMOGRAPHICS

Rapid City, SD



	Rapid City	Rapid City MSA	Rapid City PUMA
Total Households	29,700	58,000	75,000
Total Population	72,841	143,711	183,168
Population % Growth (2016-2017)	0.552%	0.79%	0.637%
Median Household Income	\$48,895	\$52,683	\$51,964
Income % Growth (2016-2017)	3.37%	2.32%	2.73%
Median Property Value	\$170,700	\$172,600	\$170,400
Property Value % Growth (2016-2017)	2.83%	2.68%	2.59%
Average Age	37.1	38.3	39.1
Total Employees	35,487	71,933	87,227
Employees % Growth (2016-2017)	1.07%	1.21%	1.33%



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Welcome to South Dakota and Rapid City!

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.

Rapid City is a gem of a city in the state. Located in the west, it is situated on I-90 with direct access to the Black Hills and the surrounding energy fields and is the regional economic and medical hub for a 200 mile radius containing 470,000 people. Rapid City has a diverse economy of many thriving small businesses boosted by the area's major industries of tourism, healthcare, Ellsworth Air Force Base, and financial call centers.

National Rankings

- #1** South Dakota—Best State to Start a Business
Fortune, 2018
- #1** South Dakota—Friendliest State for Small Business
Inc., 2018
- #2** South Dakota—Best Business Climate in the US
Wall Street 24/7, 2018
- #2** South Dakota—Best State for Quality of Life
U.S. News & World Report, 2019
- #3** South Dakota—Fiscal Stability
U.S. News & World Report, 2019

Rapid City Area Key Stats

- Total Work Force 71,933
- Unemployment Rate 3.2%
- Right-to-work Law..... Yes
- Employment by Sector:
- Retail 22%
- Healthcare & Social Assistance..... 15%
- Professional & Administrative Services 10%
- Construction 9%
- Education Services..... 7%
- Manufacturing..... 6%
- Transportation, Warehousing, & Utilities 4%



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