



HIGH VISIBILITY CORNER LOT

3637 STURGIS RD
RAPID CITY, SD 57702

FOR SALE \$199,000



SUBJECT PROPERTY

INVESTMENT HIGHLIGHTS

- ▶ Great corner lot with high visibility
- ▶ Busy westside intersection (12,293 traffic count)
- ▶ Previously planned for a ~1,500sf building
- ▶ 13 existing parking spaces (shared)
- ▶ Building opportunity for retail or office - zoned General Commercial

LAND FOR SALE— .46 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

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Chris Long, SIOR, CCIM

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PROPERTY DETAILS

PROPERTY OVERVIEW

Extremely high-visibility corner lot on a busy westside intersection. General commercial zoning makes it perfect for your next retail or office project. Access easement and shared parking with the building next door. Previously planned out for a ~1,500sf building footprint and 14+ parking spaces. Plans available upon request.



PROPERTY INFORMATION

Parcel ID:	2033403010 et al.
Acres:	.46
Parking Spaces:	13
Intersection:	NW corner of Sturgis Rd and W Chicago St
Tax ID:	36823, 49465, 54471
Taxes (2022):	\$1841.78
Legal Description:	ROUNDS, C D; BLOCK 11; LOT 6-7, Township 2 North, Range 7 East, Section 33 et al.
Water:	Rapid City
Sewer:	Rapid City



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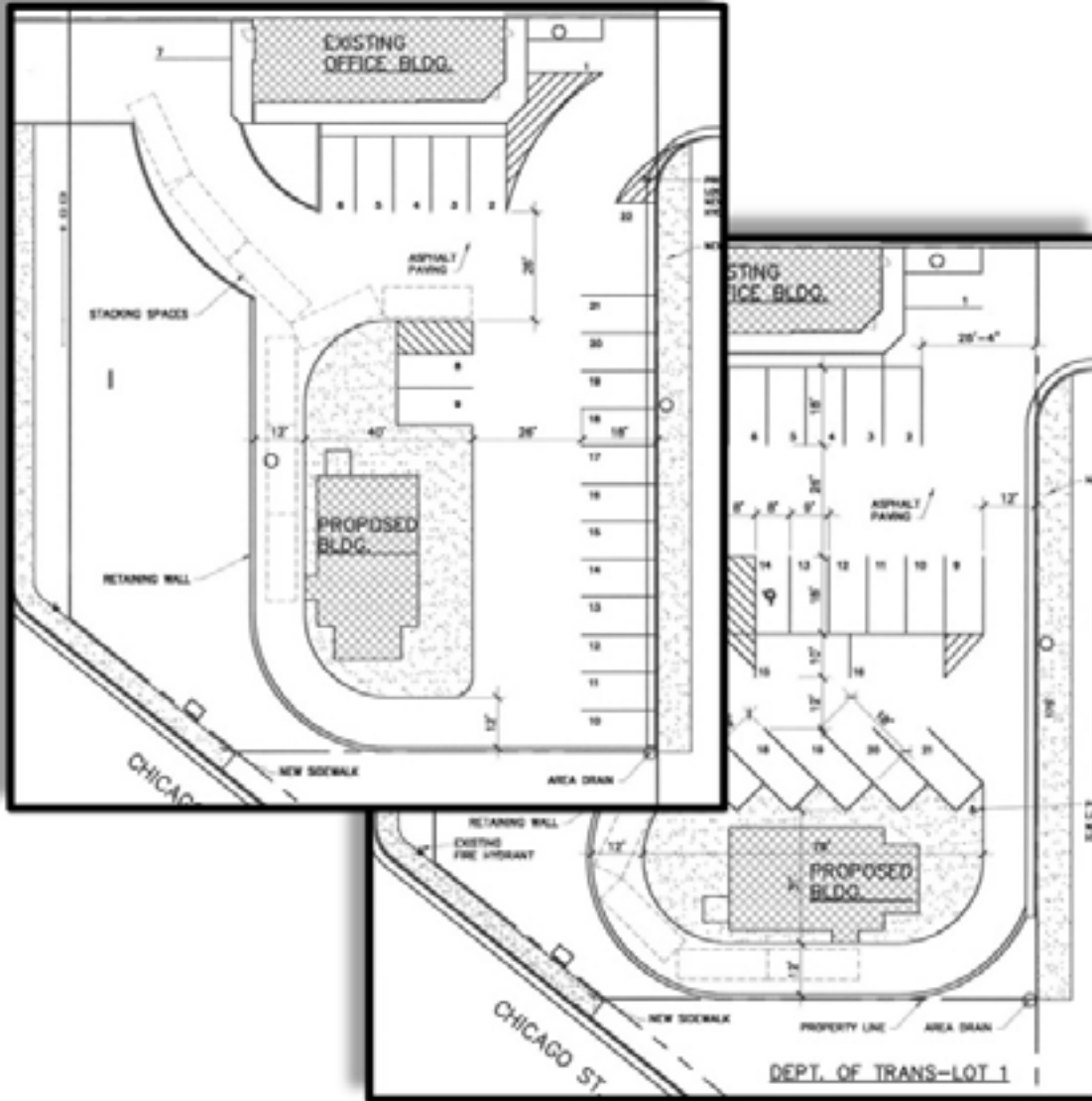
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BUILDING PLANS



** Old plans by previous owner. Not a guarantee of site viability.*

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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