FOR SALE | LAND

SEGER CROSSING INDUSTRIAL LOTS

4602 Seger Dr & 4600 & 4602 Marlee Ct, Box Elder, SD 57719



AVAILABLE LOTS	LOT SIZES	LOCATION	PRICED FROM
3	2.34-4.25 ACRES	NEAR I-90	$485,000

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RAPID CITY COMMERCIAL REAL ESTATE

PROPERTY DETAILS

4602 Seger Dr & 4600 & 4602 Marlee Ct, Box Elder, SD 57719



PROPERTY OVERVIEW

Three light industrial development lots ranging from 2.34 to 4.25 acres in Seger Crossing Subdivsion, just north of I-90.

The parcels are suited for warehouse, contractor, distribution, and manufacturing businesses.

Lot D offers Seger Dr frontage, while Lots B and C are accessed from Marlee Ct. Nearby Elk Vale Rd provides convenient access to I-90, connecting the property to Rapid City and regional transportation routes.

Ownership is also willing to build to suit if desired.

LOT B

4.23 ACRES

$737,000 4600 Marlee Ct

LOT C

4.25 ACRES

$740,000 4602 Marlee Ct

LOT D

2.34 ACRES

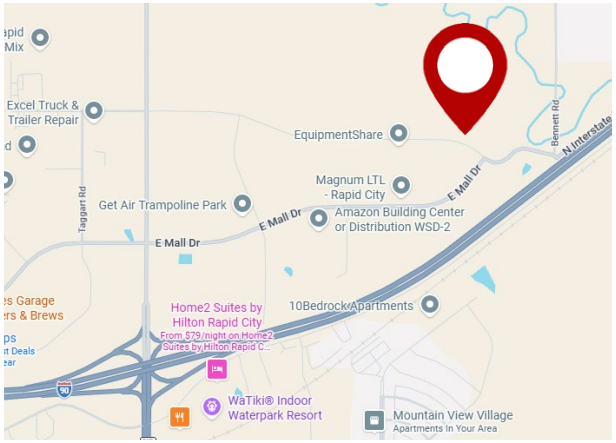
$485,000 4602 Seger Dr

SITE SPECIFICATIONS

Subdivision	Seger Crossing Subdivision
Zoning	Light Industrial
Tax ID	72503
Easements	Utility and drainage easements
Legal Description	Lots B, C and D of Tract 5, Block 4

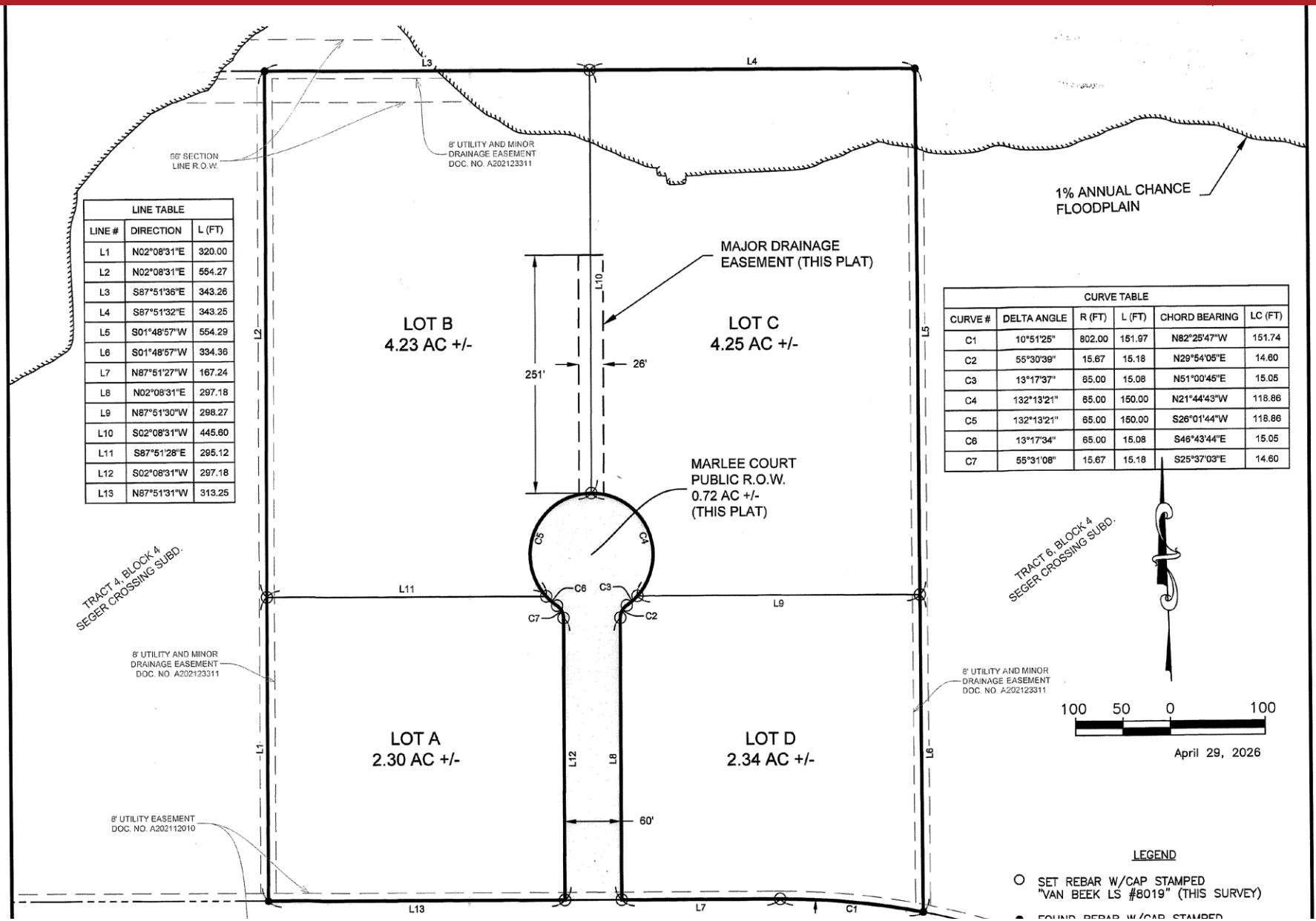
UTILITIES

Water & Sewer	City of Box Elder
Electric	West River Electric
Gas	Montana-Dakota Utilities



RECORDED PLAT

4602 Seger Dr & 4600 & 4602 Marlee Ct, Box Elder, SD 57719



LINE TABLE		
LINE #	DIRECTION	L (FT)
L1	N02°08'31"E	320.00
L2	N02°08'31"E	554.27
L3	S87°51'36"E	343.26
L4	S87°51'32"E	343.25
L5	S01°48'57"W	554.29
L6	S01°48'57"W	334.36
L7	N87°51'27"W	167.24
L8	N02°08'31"E	297.18
L9	N87°51'30"W	298.27
L10	S02°08'31"W	445.60
L11	S87°51'28"E	295.12
L12	S02°08'31"W	297.18
L13	N87°51'31"W	313.25

CURVE TABLE					
CURVE #	DELTA ANGLE	R (FT)	L (FT)	CHORD BEARING	LC (FT)
C1	10°51'25"	802.00	151.97	N82°25'47"W	151.74
C2	55°30'39"	15.67	15.18	N29°54'05"E	14.60
C3	13°17'37"	65.00	15.08	N51°00'45"E	15.05
C4	132°13'21"	65.00	150.00	N21°44'43"W	118.86
C5	132°13'21"	65.00	150.00	S26°01'44"W	118.86
C6	13°17'34"	65.00	15.08	S46°43'44"E	15.05
C7	55°31'08"	15.67	15.18	S25°37'03"E	14.60

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 - Mount Rushmore - bringing millions of tourists from all over the world to Western South Dakota every year. For the past 10 years, South Dakota tourism has posted an increase in visitation, visitor spending and overall impact on the state's economy with 14.9 million visitors to South Dakota, $5.09 billion in visitor spending, and 58,824 jobs sustained by the tourism 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 Metro Population	156,934
Rapid City Population Growth	1.83% YoY
Rapid City Unemployment Rate	1.8%
Household Median Income	$70,870

SD TOURISM 2024 STATISTICS	
Room Nights	5.2 M Booked
Park Visits	8.7 M Visitors
Total Visitation	14.9 M Visitors
State & Local Tax Revenue	$398.7 M

RAPID CITY

- **#1** AreaDevelopment–Leading Metro in the Plains
- **#10** CNN Travel–Best American Towns to Visit
- **#1** US Census–Fastest-Growing City in Midwest
- **#17** Milken Institute–Best-Performing Small City
- **#4** Realtor.com–Emerging Housing Markets
- **#33** WalletHub–Happiest Cities in America

SOUTH DAKOTA

- **#1** Business Tax Climate Index
- **#2** States with Best Infrastructure
- **#3** Business Friendliness
- **#1** Most Stable Housing Markets
- **#3** Best States for Business Costs
- **#4** Forbes Best States for Starting a Business
- **#2** Fastest Job Growth
- **#3** Long-Term State Fiscal Stability
- **#5** Best States to Move To

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents for or from the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

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