

# ORCHARD MEADOWS BUILD-READY SITE

3222 JAFFA GARDEN WAY  
RAPID CITY, SD 57703



**FOR SALE \$610,000**

**E HWY 44**

**ELK VALE RD**

**4 ACRES | ELK VALE RD FRONTAGE**

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# 3222 JAFFA GARDEN WAY RAPID CITY, SD 57703

## LAND DETAILS

### SITE & LAND INFORMATION

Land Size	4 Acres
Parcel ID	38-09-176-004
Zoning	General Commercial
Traffic Count (2024)	19,404 vehicles per day

### TRANSACTION DETAILS

Asking Price	\$610,000
Tax ID	68322
Taxes (2025)	\$7,500.96
Special Assessments	\$784.08
Legal Description	ORCHARD MEADOWS; LOT J Township 1 North, Range 8 East, Section 9

### UTILITIES

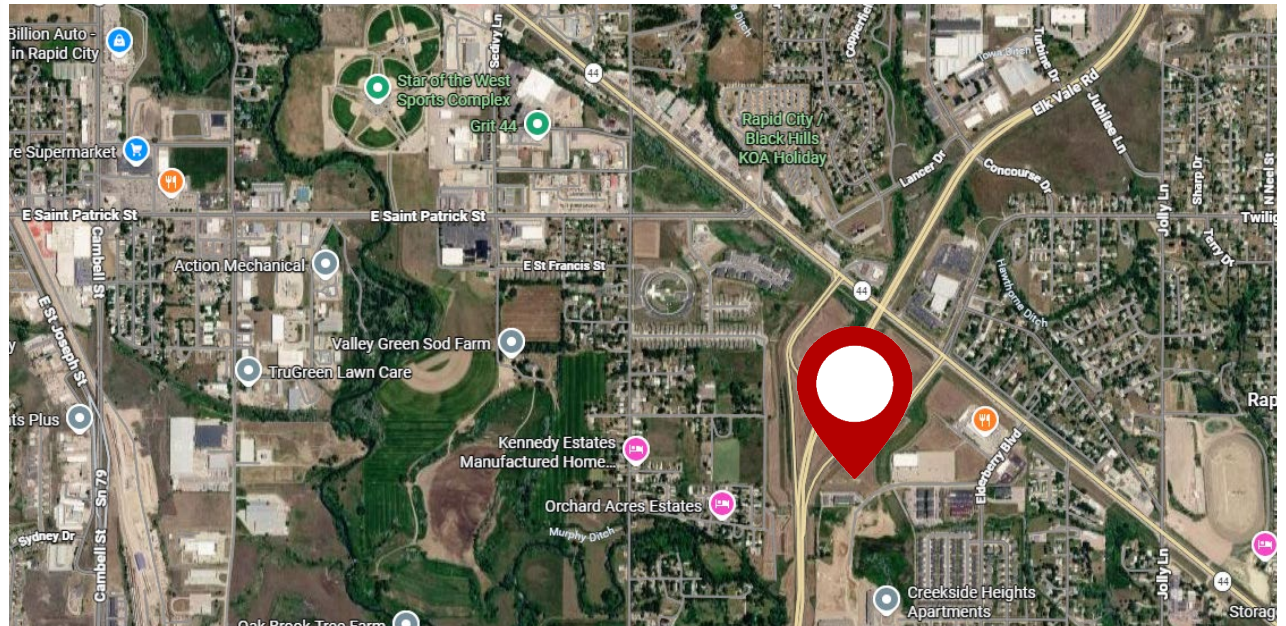
Water	Rapid Valley
Sewer	Rapid City
Electric	West River Electric
Gas	Montana-Dakota Utilities

### LAND OVERVIEW

Commercial or multifamily development site positioned along Elk Vale Road within the established Orchard Meadows subdivision on Rapid City's east side. The 4-acre parcel offers visibility along a key corridor connecting I-90 to the north and Highway 16 to the south.

The site features level topography, paved access, and public utilities, supporting efficient development and flexible site planning for retail, office, or multifamily use.

One of the final remaining lots within the subdivision, the property provides an opportunity to build within an established area along a primary east-side corridor. Surrounding uses include multifamily housing, office and medical users, with nearby businesses including Monument Health Rapid Valley Urgent Care, Orchard Meadows Family Dental, Common Cents, and other neighborhood services.



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PHOTOS



## 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	156,686
Rapid City Population Growth	3.05% YoY
Rapid City Unemployment Rate	1.9%
Household Median Income	\$65,712

### SD TOURISM 2024 STATISTICS

Room Nights	5.2 M Booked
Park Visits	8.7 M Visitors
Total Visitation	14.9 M Visitors
Visitor Spending	\$398.7 M in Revenue

## 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

## 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
- #4** Realtor.com—Emerging Housing Markets
- #33** WalletHub—Happiest Cities in America
- #2** Fastest Job Growth
- #3** Long-Term State Fiscal Stability
- #5** Best States to Move To

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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.

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