



DEVELOPMENT OPPORTUNITY

LOTS 8-10A STUMER ROAD
RAPID CITY, SD 57701

FOR SALE



GENERAL COMMERCIAL

KW Commercial

Your Property—Our PrioritySM

2401 West Main Street, Rapid City, SD 57702

605.343.7500 | www.RapidCityCommercial.com

Keller Williams Realty Black Hills

EXCLUSIVELY LISTED BY:

Chris Long, SIOR, CCIM

Commercial Broker

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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.



LOTS 1-12 STUMER ROAD RAPID CITY, SD 57701

PROPERTY OVERVIEW

INVESTMENT HIGHLIGHTS

- Premium development opportunity anchored by Walmart Supercenter and Black Hills Shopping Center
- Three lots (1.10—1.36 Acres) zoned General Commercial with frontage on Catron Blvd
- Accessed by lighted intersections at Catron and Black Hills Blvd or Catron and 5th St
- All lots are also available for ground lease

PROPERTY SUMMARY

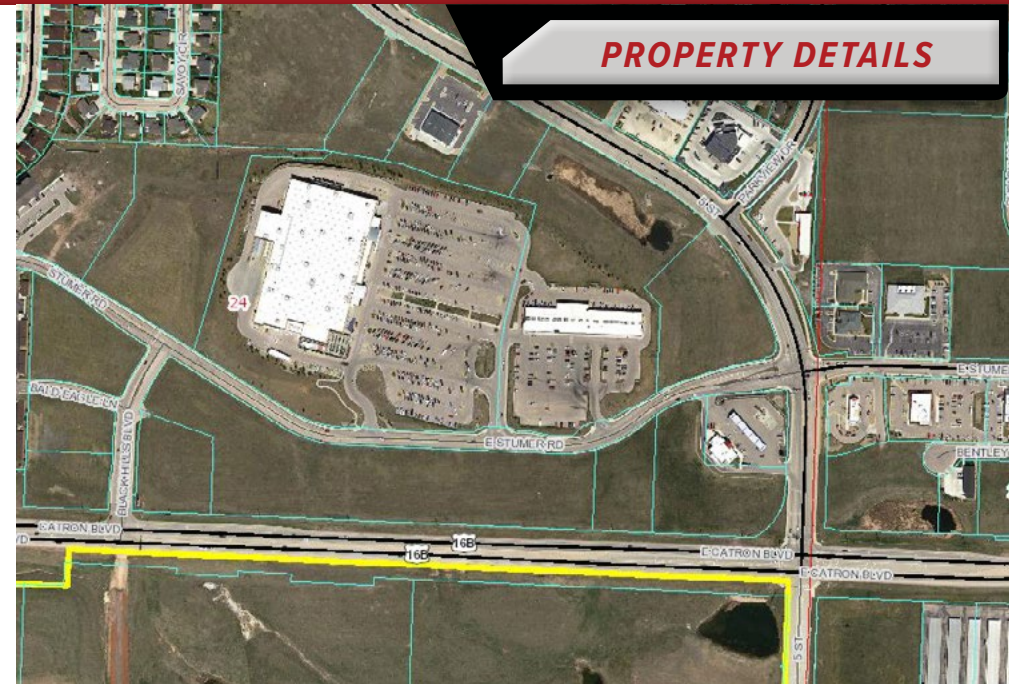
Zoning:	General Commercial	Water & Sewer:	City of Rapid City
Traffic Count (2022):	17,703 vehicles/day on Hwy 16/Catron Blvd	Electric:	Black Hills Energy
		Gas:	Montana-Dakota Utilities



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PROPERTY DETAILS

STUMER ROAD LOTS

LOT	ACRES	ZONING	TAX ID	2021 TAXES	LEGAL DESCRIPTION	LIST PRICE
Lot 8	1.35	General Commercial	72895	NA	S1/2 NE1/4 LYING SW OF 5TH ST ROW, LESS LOT H1, LESS FITHSTREET OFFICE PLAZA, LESS BLACKHILLS CENTER, LESS STUMER RD AND LESS E. STUMER RD. (Will be platted to suit.)	\$705,672
Lot 9	1.36					\$710,899
Lot 10A	1.10					\$574,992

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LOCATION DETAILS



LOCATION HIGHLIGHTS

- ▶ 2 miles to Catron & Hwy 16/Mt Rushmore Rd
- ▶ 2 miles to Rapid City Regional Medical Center
- ▶ 4 miles to Downtown Rapid City/Civic Center
- ▶ 11 miles to Rapid City Regional Airport
- ▶ 12 miles to I-90/Elk Vale Rd Exit

LOCATION OVERVIEW

Perfect opportunity for retail, restaurant, or professional office near new and quickly growing residential developments, Black Hills Energy headquarters and Rapid City Regional Orthopedic Clinic at Catron and Hwy 16. Heavy tourist traffic via the Hwy 16 Bypass/Catron Blvd from I-90 to the Black Hills.

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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

- #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