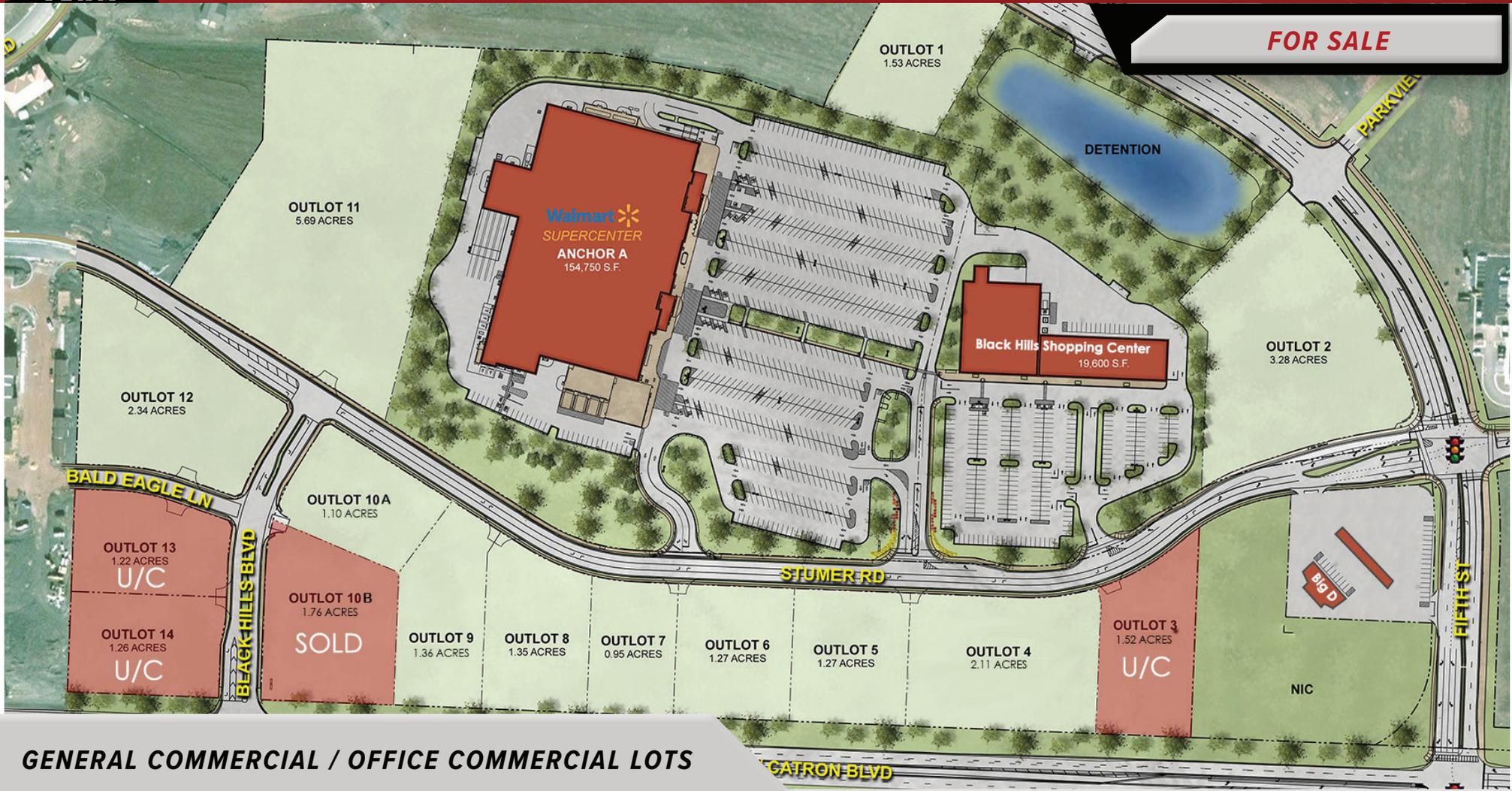




# DEVELOPMENT OPPORTUNITY

LOTS 1-12 STUMER ROAD  
RAPID CITY, SD 57701



## GENERAL COMMERCIAL / OFFICE COMMERCIAL LOTS

KW Commercial

Your Property—Our Priority<sup>SM</sup>

2401 West Main Street, Rapid City, SD 57702

605.343.7500 | [www.RapidCityCommercial.com](http://www.RapidCityCommercial.com)

Keller Williams Realty Black Hills

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# 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
- ▶ Eleven lots (0.95—5.69 Acres) zoned General Commercial / Office 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 / Office Commercial	Water & Sewer:	City of Rapid City
Traffic Count (2020):	18,293 vehicles/day on Hwy 16/Catron Blvd	Electric:	Black Hills Energy
		Gas:	Montana-Dakota Utilities



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# LOTS 1-12 STUMER ROAD RAPID CITY, SD 57701



## STUMER ROAD LOTS

LOT	ACRES	ZONING	TAX ID	2021 TAXES	LEGAL DESCRIPTION	LIST PRICE
Lot 1	1.53	General Commercial	64157	\$10,211.78	Black Hills Center, BLOCK 4, Lot 5	<b>\$799,762</b>
Lot 2	3.28	General Commercial	64156	\$18,161.98	Black Hills Center, BLOCK 4, Lot 4	<b>\$1,714,522</b>
Lot 4	2.11	General Commercial	72895	NA	S1/2 NE1/4 LYING SW OF 5TH ST ROW, LESS LOT H1, LESS FIFTHSTREET OFFICE PLAZA, LESS BLACKHILLS CENTER, LESS STUMER RD AND LESS E. STUMER RD. <i>(Will be platted to suit.)</i>	<b>\$1,102,939</b>
Lot 5	1.27					<b>\$663,855</b>
Lot 6	1.27					<b>\$663,855</b>
Lot 7	0.95					<b>\$496,584</b>
Lot 8	1.35					<b>\$705,672</b>
Lot 9	1.36					<b>\$710,899</b>
Lot 10A	1.10					<b>\$574,992</b>
Lot 11	5.69	MDR/Office Commercial	64153	\$9,191.74	Black Hills Center, BLOCK 4, Lot 1	<b>Contact Broker</b>
Lot 12	2.34	Office Commercial	59893	\$8,656.12	Black Hills Center, BLOCK 1, Lot 1	<b>\$1,223,165</b>



**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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# LOTS 1-12 STUMER ROAD RAPID CITY, SD 57701

## 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 8 years, South Dakota tourism has posted an increase in visitation, visitor spending and overall impact on the state's economy with 13.9 million visitors to South Dakota, \$3.9 billion in visitor spending, and 53,894 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	187,027
Rapid City Population Growth	2.08% YoY
Rapid City Unemployment Rate	2.3%
PUMA Median Income	\$56,531

#### 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** WalletHub—Best Places to rent
- #4** CNN Money—Best Place to Launch a Business
- #11** Forbes—Best Small City for Business
- #4** Wall Street Journal—Emerging Housing Markets
- #16** Top 100 Best Places to Live

### SOUTH DAKOTA

- #1** Best State for Starting a Business
- #2** Best Business Climate in the US
- #2** Business Tax Climate by the Tax Foundation
- #1** America's Friendliest State for Small Business
- #2** Best State for Quality of Life
- #3** US News Fiscal Stability 2019 list
- #2** Best State for Small Business Taxes
- #2** Best State for Overall Well-Being and Happiness
- #3** Small Business Policy Index 2018 list