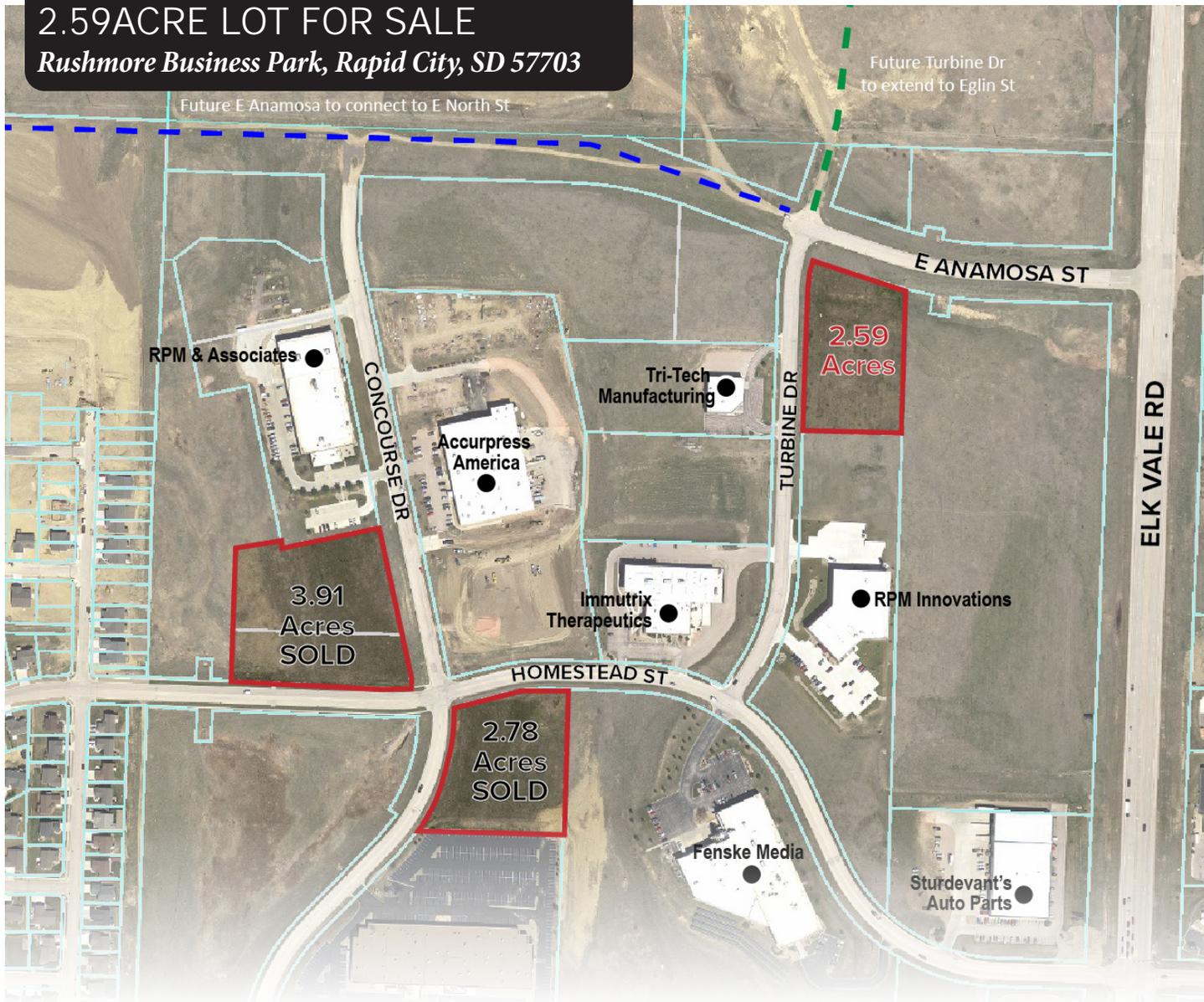


LIGHT INDUSTRIAL ZONING • NEAR ELK VALE & I-90

2.59 ACRE LOT FOR SALE

Rushmore Business Park, Rapid City, SD 57703



Highlights

- Ideally located light industrial parcels off of Elk Vale Road 1.5 miles from I-90. Perfect for distribution, warehouse or manufacturing facilities
- Minutes from Ellsworth Air Force Base in Box Elder and quick access to truck routes Hwy 44, Hwy 16, and Hwy 79
- Parcel is mostly flat and shovel-ready
- City plans E Anamosa St to connect from Elk Vale Rd to E North St, making E Anamosa a future major artery
- Seller to replat upon sale. Actual lot size to be verified during replat. Lot size is approximate.
- Ideal opportunity for light industrial lots with visibility



Exclusively listed by:

Chris Long, SIOR, CCIM

Commercial Broker

605.939.4489

chris@rapidcitycommercial.com

*Your Property...
Our PrioritySM*

PROPERTY DETAILS

Rushmore Business Park, Rapid City, SD 57703

Location	Acres	SF	List Price	Price per SF
SE Corner Anamosa/Turbine	2.59	112,820	\$315,897	\$2.80

Property Details

Zoning: Light Industrial

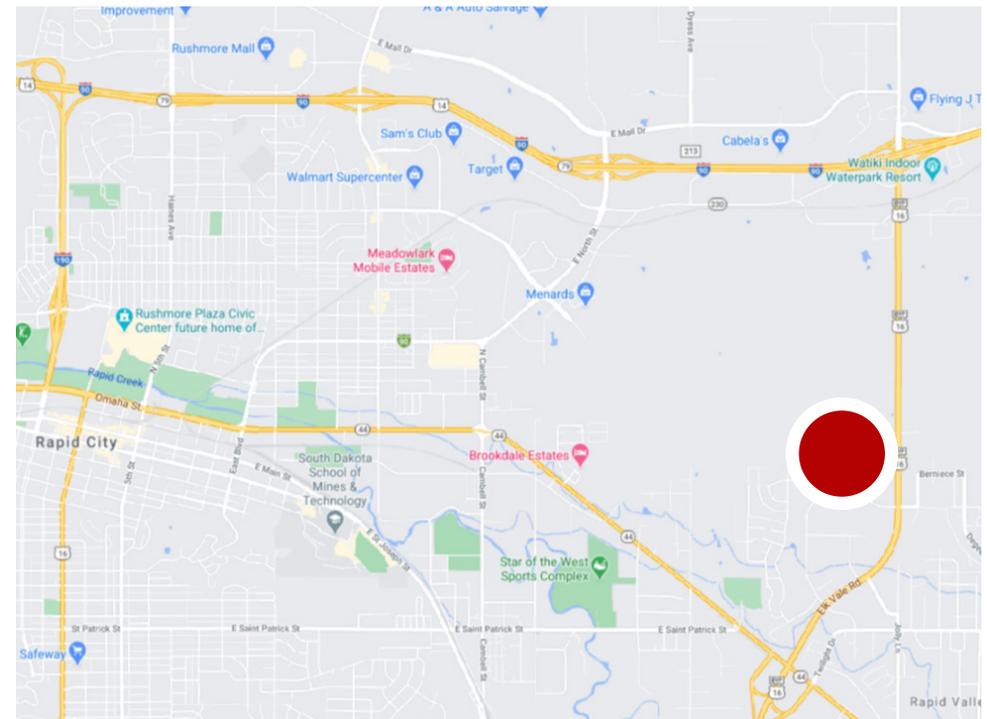
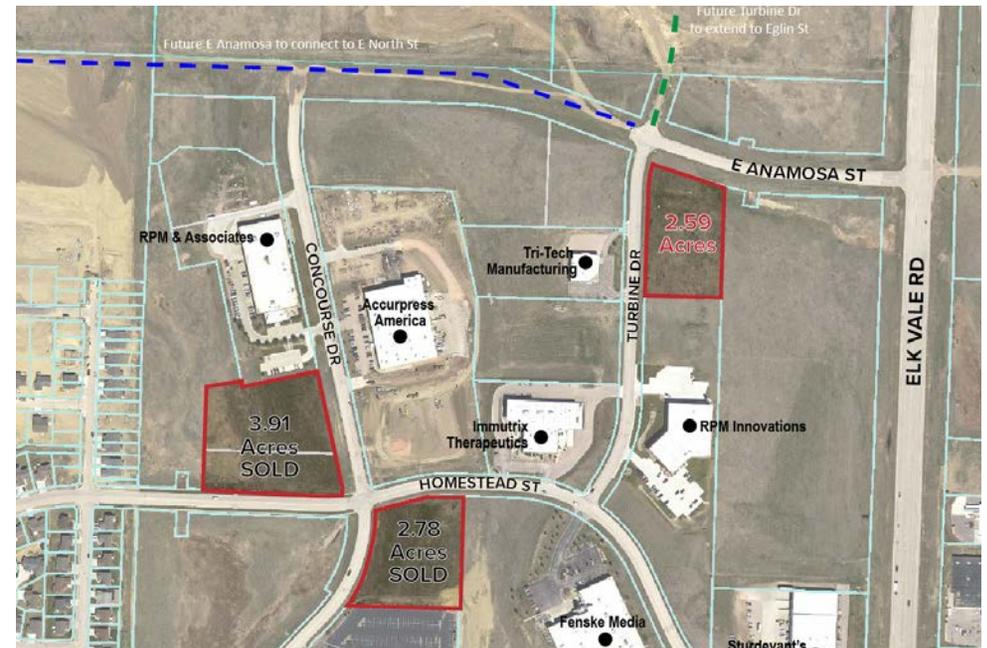
Tax ID & Legal Description*: 68361 - 1 NORTH; 8 EAST; SEC 4; GL 2 LESS RUSHMORE BUSINESS PARK LESS LOTS H3, H7, H8 & ROW; W660' OF GL 1 LESS RUSHMORE BUSINESS PARK & LESS LOTS H6 & H8; N1081.18' OF SW1/4NE1/4 LESS RUSHMORE BUSINESS PARK LESS LOTS H2, H3, H4, H9 & ROW

Real Estate Taxes*: TBD

Special Assessment (2021)*: \$365.03

Utilities: Electricity - West River Electric
Gas - Montana Dakota Utility Co.
Water & Sewer - Rapid City

*Replatting required



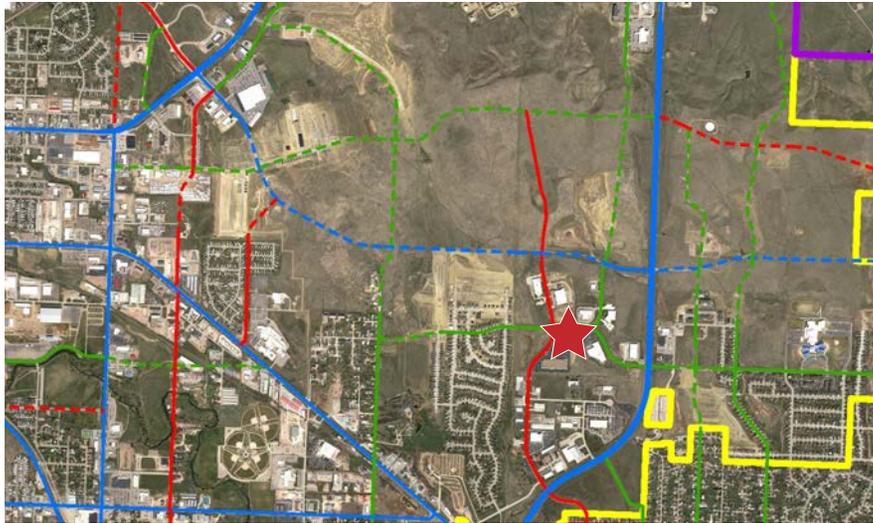
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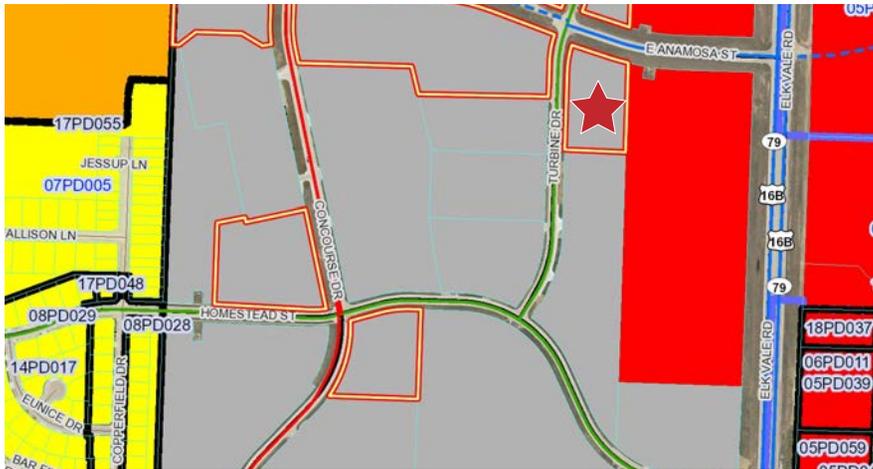
Disclaimer: The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

ZONING & INFRASTRUCTURE

Rushmore Business Park, Rapid City, SD 57703

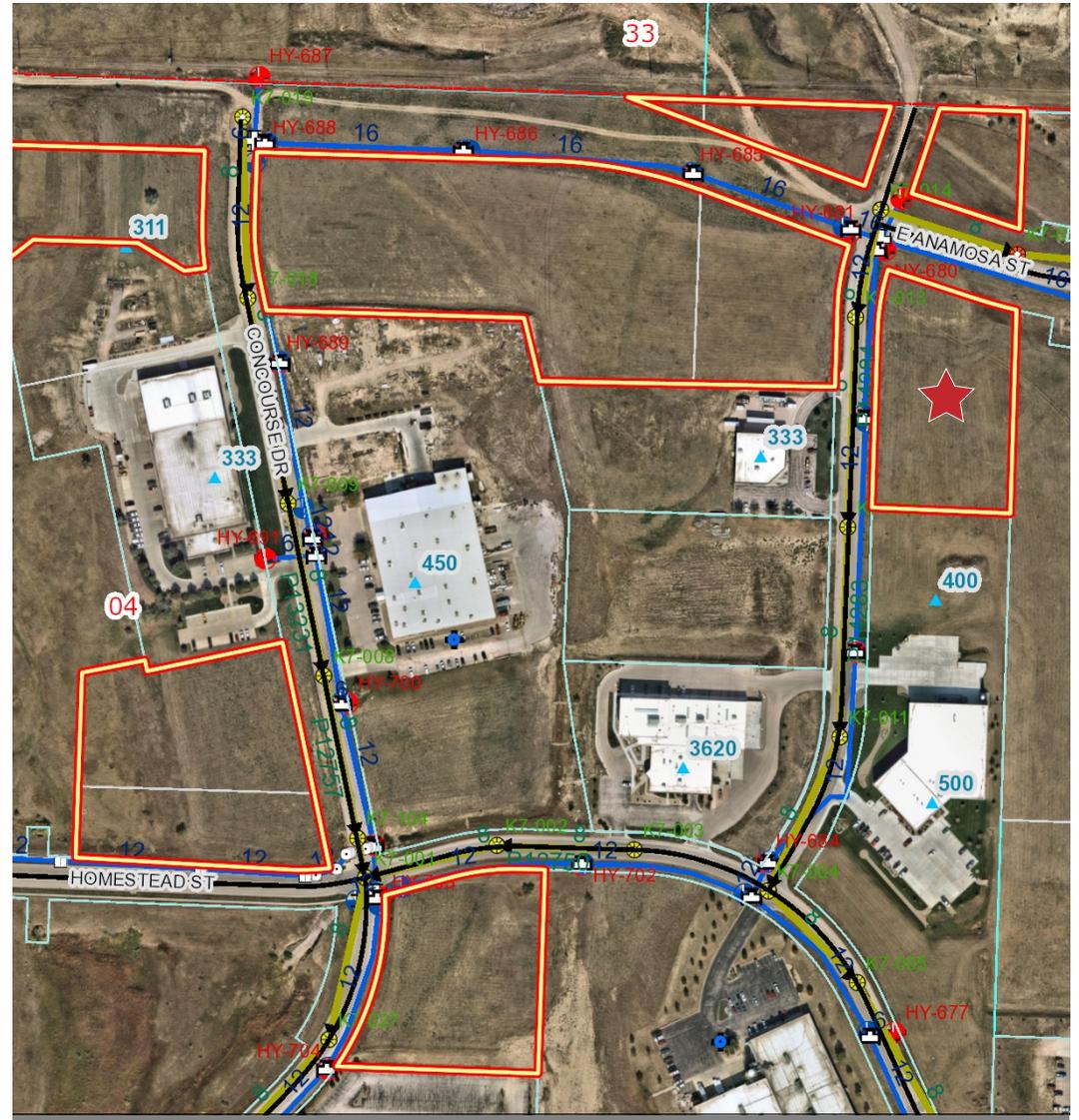


Future Street Plan



Zoning

Light Industrial



Water & Sewer



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DEMOGRAPHICS

Rapid City, SD



	Rapid City	Rapid City MSA	Rapid City PUMA
Total Households	29,700	58,000	75,000
Total Population	72,841	143,711	183,168
Population % Growth (2016-2017)	0.552%	0.79%	0.637%
Median Household Income	\$48,895	\$52,683	\$51,964
Income % Growth (2016-2017)	3.37%	2.32%	2.73%
Median Property Value	\$170,700	\$172,600	\$170,400
Property Value % Growth (2016-2017)	2.83%	2.68%	2.59%
Average Age	37.1	38.3	39.1
Total Employees	35,487	71,933	87,227
Employees % Growth (2016-2017)	1.07%	1.21%	1.33%



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Welcome to South Dakota and Rapid City!

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.

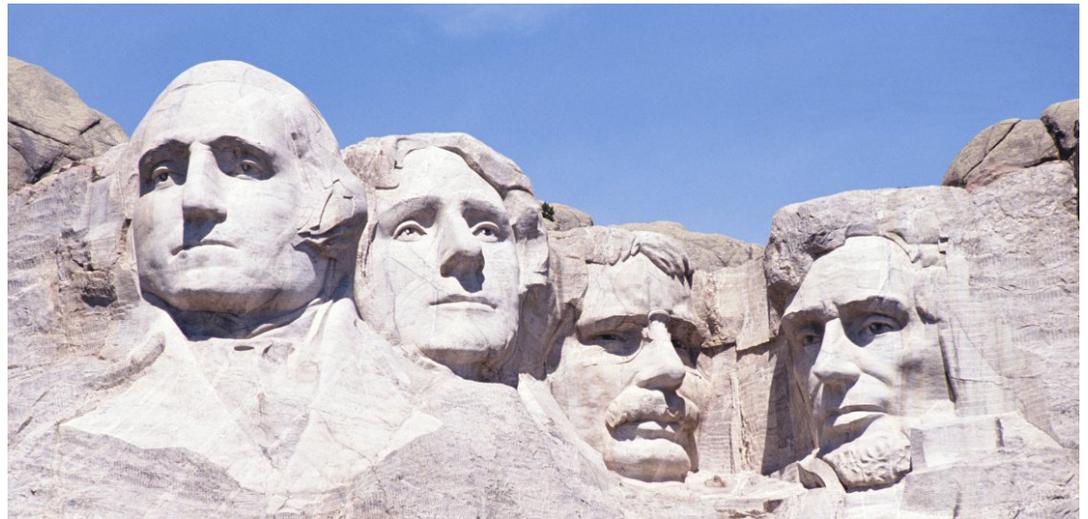
Rapid City is a gem of a city in the state. Located in the west, it is situated on I-90 with direct access to the Black Hills and the surrounding energy fields and is the regional economic and medical hub for a 200 mile radius containing 470,000 people. Rapid City has a diverse economy of many thriving small businesses boosted by the area's major industries of tourism, healthcare, Ellsworth Air Force Base, and financial call centers.

National Rankings

- #1** South Dakota—Best State to Start a Business *Fortune, 2018*
- #1** South Dakota—Friendliest State for Small Business *Inc., 2018*
- #2** South Dakota—Best Business Climate in the US *Wall Street 24/7, 2018*
- #2** South Dakota—Best State for Quality of Life *U.S. News & World Report, 2019*
- #3** South Dakota—Fiscal Stability *U.S. News & World Report, 2019*

Rapid City Area Key Stats

- Total Work Force 71,933
- Unemployment Rate 3.2%
- Right-to-work Law..... Yes
- Employment by Sector:
- Retail 22%
- Healthcare & Social Assistance..... 15%
- Professional & Administrative Services 10%
- Construction 9%
- Education Services..... 7%
- Manufacturing..... 6%
- Transportation, Warehousing, & Utilities 4%



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