



PRIME DEVELOPMENT PROPERTY

LIBERTY BOULEVARD
BOX ELDER, SD 57719

FOR SALE \$12,800,000



DEVELOPMENT LAND FOR SALE—640 ACRES

KW Commercial

Your Property—Our PrioritySM

2401 West Main Street, Rapid City, SD 57702

605.335.8100 | 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.



AREA DETAILS

OVERVIEW

Box Elder is one of South Dakota's fastest growing cities, located just east of Rapid City and home to Ellsworth Air Force Base. Box Elder offers strategic access to Rapid City while maintaining a community-focused atmosphere. The city's population grew 21.9% from 2022-2024, reflecting an influx of new residents drawn by the area's economic opportunities, quality of life, and proximity to military installations.

KEY FACTORS

- ▶ Population growth has created an increasing demand for retail services and community housing.
- ▶ Estimated disposable income per household in Box Elder is \$68,000.
- ▶ Proximity to a diverse population allows recruitment of employees from surrounding areas, including Rapid City, Ellsworth AFB, and rural communities.
- ▶ Diversification of consumer base with a mix of families, young professionals and military personnel, as well as local tourism.
- ▶ Recent sales tax numbers show nearly 22% increase over the same period last year.
- ▶ Ellsworth AFB creates an estimated 8,200 jobs.

ELLSWORTH AFB IMPACT

Active Duty Military	3,100
Appropriated Fund Civilians	1,000
Total Personnel & Dependents	9,100
2024 Estimated Economic Impact	\$886.8 Million
Estimated Population 2035	10,266

POPULATION

Box Elder Population 2024	14,512 *
Population Growth 2022-2024	21.9% *
Box Elder Expected Pop. 2026	16,000 *
MSA Population	156,800

*Not including Ellsworth Air Force Base

B - 21 BOMBER PROJECT

- ▶ The B-21 will incrementally replace the B-1 Lancer and B-2 Spirit Bombers to become the backbone of the Air Force's flexible global strike capability.
- ▶ Over \$1.5 Billion in construction already in progress.
- ▶ Ellsworth AFB will be the first B-21 main operating base and location of the formal training unit.
- ▶ This growth and population impact will be seen between 2025-2035.

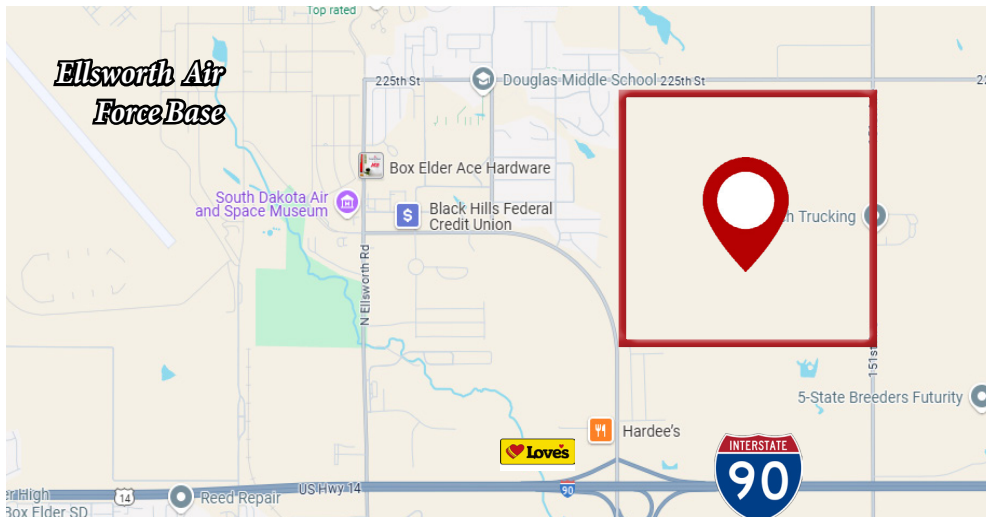
PROPERTY DETAILS

INVESTMENT HIGHLIGHTS

- ▶ Incredible Box Elder land opportunity directly in the path of city expansion and development.
- ▶ Square mile section located just adjacent to Box Elder city limits.
- ▶ Just East of Ellsworth Air Force Base, the largest AFB within 400 miles and home to the new B-21 Bomber Program.
- ▶ Enhanced accessibility with direct connection to Interstate 90.
- ▶ Amazing Black Hills views from nearly the entire parcel.
- ▶ Ideally laid out for a large scale mixed use development or master planned community
- ▶ Seller is willing to subdivide in half - East and West

PROPERTY INFORMATION

Parcel ID:	22-16-100-001
Acres:	640
Tax ID:	15290
Taxes (2023):	\$2,882.50
Legal Description:	2 NORTH; 9 EAST; SEC 16; ALL LESS ROW Township 2 North, Range 9 East, Section 16
Water:	City of Box Elder (In Design)
Sewer:	City of Box Elder (In Design)
Electric:	West River Electric Association
Gas:	Montana-Dakota Utilities
Zoning:	Agriculture (Mixed Use - FLU)



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The property can be subdivided into East and West parcels.



WEST HALF PARCEL

Size: 320 Acres
Price: \$7,200,000



EAST HALF PARCEL

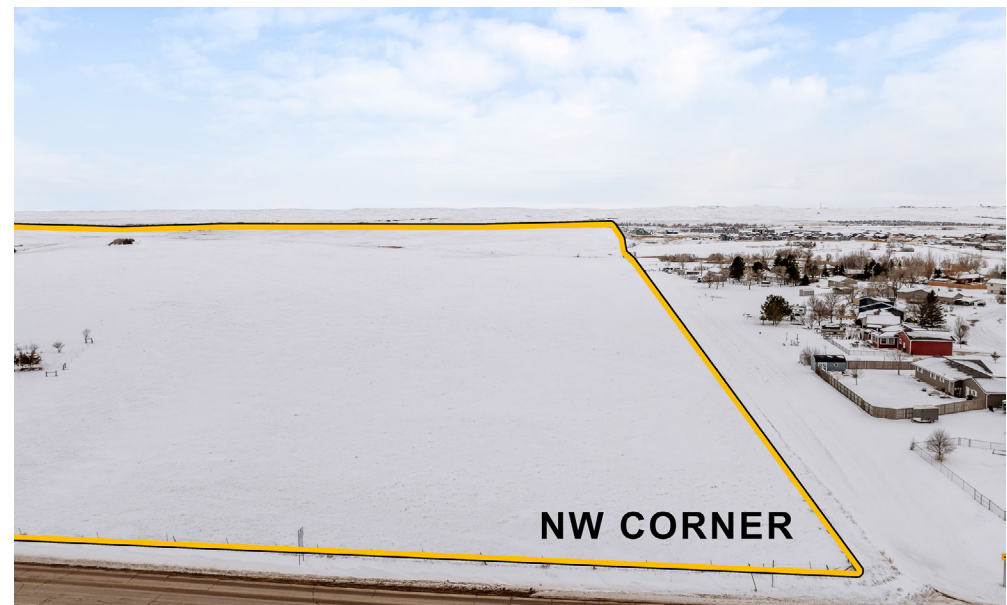
Size: 320 Acres
Price: \$5,600,000

EXCLUSIVELY LISTED BY:

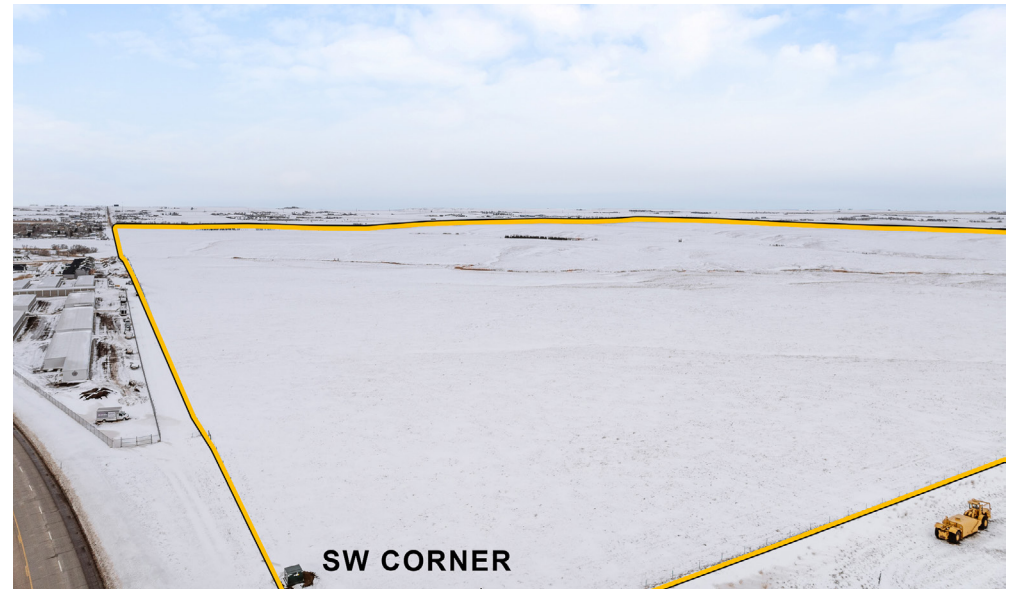
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- ▶ Water/Sewer easements and design to be completed in 90 days.
- ▶ Funding sources are currently being pursued or will be expedited with development plans.



PHOTOS





DISCLAIMER

All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

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.

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