



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.

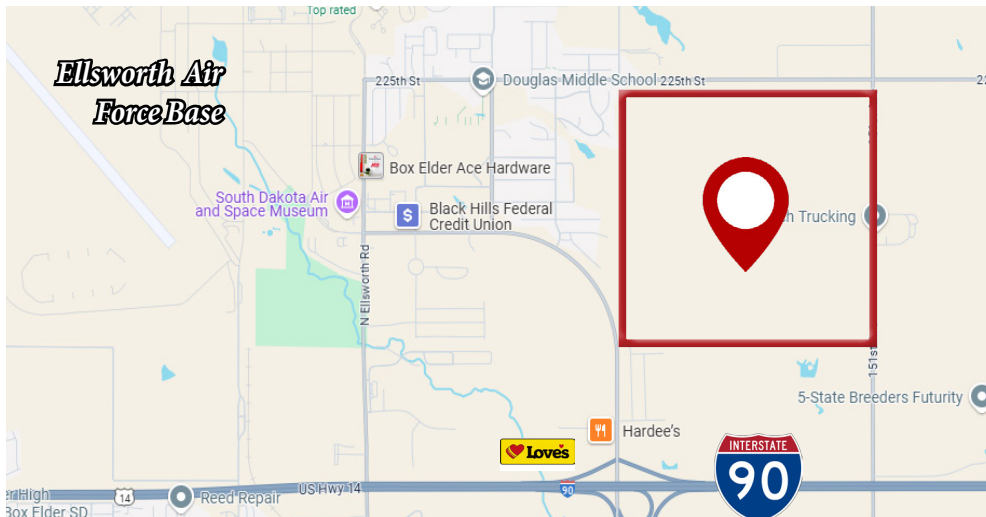
PROPERTY DETAILS

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

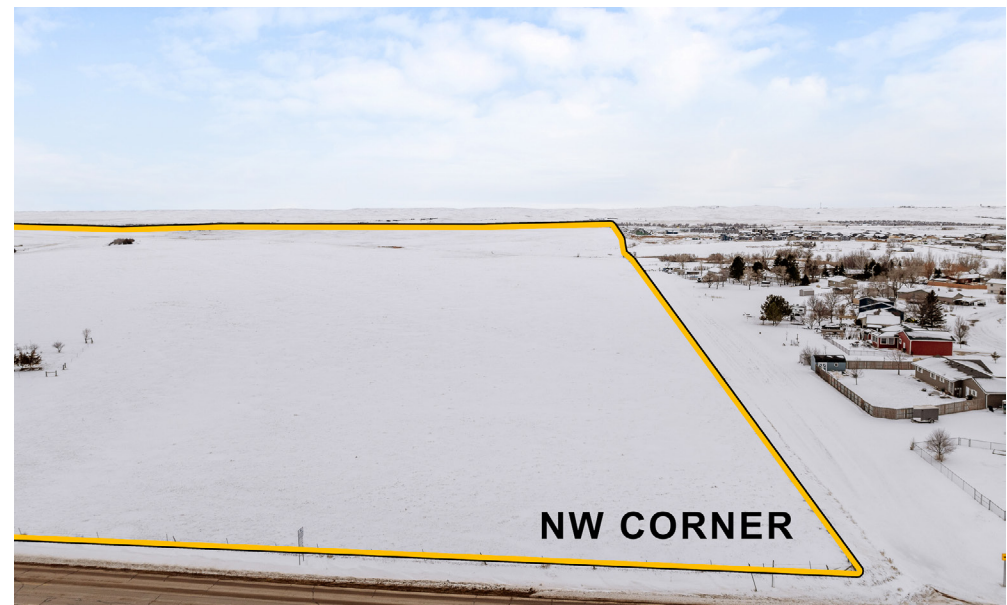
Size: 320 Acres
Price: \$5,600,000

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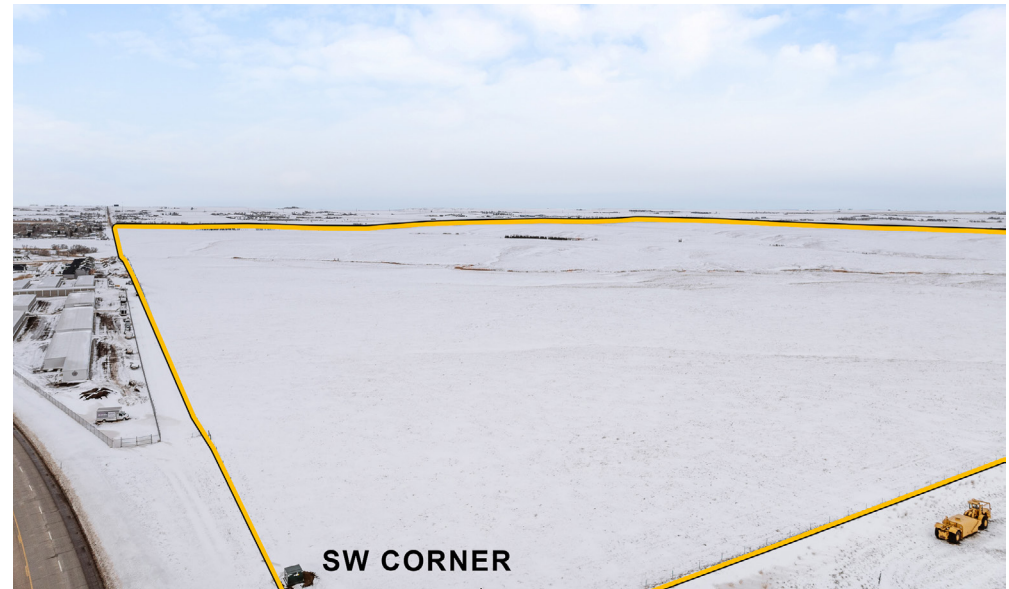
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- ▶ Water/Sewer easements and design to be completed in 90 days.
- ▶ Funding sources are currently being pursued or will be expedited with development plans.



PHOTOS



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



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