N LACROSSE STREET COMMERCIAL DEVELOPMENT LAND

TBD N LACROSSE STREET
RAPID CITY, SD 57701



16.27 ACRES | SIGNALIZED CORNER | THREE STREET FRONTAGES

EXCLUSIVELY LISTED BY:

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RAPID CITY COMMERCIAL REAL ESTATE

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PROPERTY DETAILS

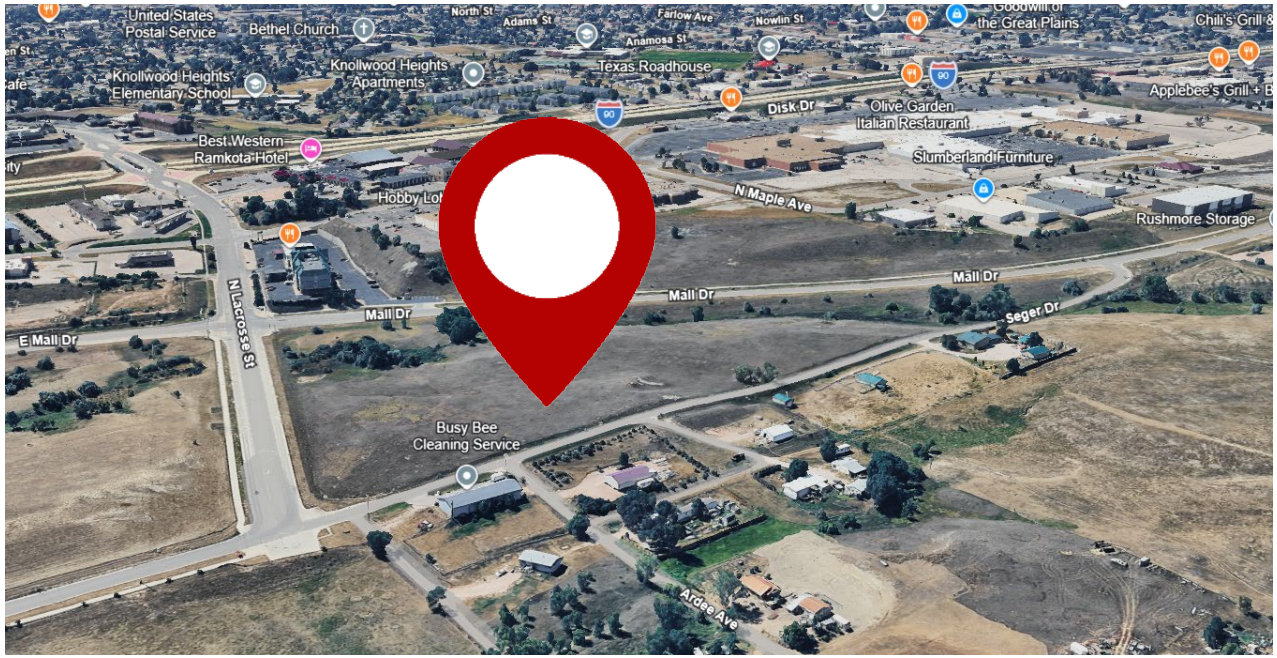
SITE INFORMATION	
Land Size	16.27 Acres
Zoning	General Commercial
Frontage	N Lacrosse St, E Mall Dr, Seger Dr
Traffic	5,152 VPD (2025 MPO)
TRANSACTION DETAILS	
Asking Price	$2,400,000
Price/SF	$3.39
Tax ID	75367
Taxes (2025)	$TBD
Legal Description	A portion of the NW¼ less Lots H4 and H5
UTILITIES	
Water & Sewer	Rapid City
Electric	Black Hills Energy
Gas	Montana-Dakota Utilities

PROPERTY OVERVIEW

This 16.27-acre commercial development property occupies the northwest corner of E Mall Dr and N Lacrosse St in northern Rapid City. Zoned General Commercial, the site features a signalized intersection and frontage along three roads: N Lacrosse St, E Mall Dr, and Seger Dr.

Located north of I-90, the property offers convenient interstate access via N Lacrosse St. The surrounding commercial corridor includes Fleet Farm, Hobby Lobby, At Home, and Uptown Rapid Shopping Center. The property is also near the planned Rapid City Sports Complex, a year-round indoor athletic and tournament facility currently anticipated to open in late 2029.

The property's substantial acreage, multiple street frontages, and proximity to established retail and planned recreational development support a range of potential commercial uses.



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.

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AERIAL



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	156,934
Rapid City Population Growth	1.83% YoY
Rapid City Unemployment Rate	1.8%
Household Median Income	$70,870

SD TOURISM 2024 STATISTICS	
Room Nights	5.2 M Booked
Park Visits	8.7 M Visitors
Total Visitation	14.9 M Visitors
State & Local Tax Revenue	$398.7 M

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

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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.

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