



DEVELOPMENT OPPORTUNITY - I-90 EXIT 37

TBD PLEASANT VALLEY RD
STURGIS, SD 57785



FOR SALE \$1,089,000

SUBJECT PROPERTY

INVESTMENT HIGHLIGHTS

- ▶ Interstate 90-Exit 37 corner lot, ideal convenience store or truck stop location.
- ▶ 1000+ acres of planned development east of I-90 by the same developer.
- ▶ Ideally located between Rapid City and Sturgis.
- ▶ Video Link: [Pleasant Valley Rd](#)

TO BE PLATTED — 5+/- 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

605.939.4489

chris@rapidcitycommercial.com

Dan Logan

Broker Associate

605.593.7980

dan@rapidcitycommercial.com

PROPERTY OVERVIEW

- ▶ The exit was recently reconstructed to plan for future development.
- ▶ Just 5 miles south of Sturgis city limits
- ▶ Pleasant Valley Rd provides excellent access to Sturgis via Ft Meade Way.
- ▶ Size can be platted to suit your business needs.



PROPERTY INFORMATION

Parcel ID:	16.06.213
Acres:	5.00 +/-
Taxes (2023):	\$403.32
Legal Description:	W 1098.6' OF GOVT LOT 2 EXCEPTING: LOT A, PLEASANT VALLEY ROAD, & TRACTS BLAIR & MARLET; LOT 4 EXCEPTING: LOT H1, PLEASANT VALLEY
Water	In progress - Rural Water System
Sewer	Septic
Electric Provider	Black Hills
Gas Provider	MDU (Future)



