



DEVELOPMENT OPPORTUNITY - I-90 EXIT 37

TBD PLEASANT VALLEY RD

STURGIS, SD 57785



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
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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.

PROPERTY DETAILS

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	Well
Sewer	Septic
Electric Provider	Black Hills
Gas Provider	Propane



