



TEAM

DEVELOPMENT OPPORTUNITY

TBD OLD FOLSOM ROAD
RAPID CITY, SD 57701



FOR SALE \$410,000

13.32 AC

28

INVESTMENT HIGHLIGHTS

- ▶ Borders new Black Hills Industrial Center, Minutes from Hwy 79
- ▶ Ready for development, great truck access
- ▶ Zoned Agricultural – Neighbors Light & Heavy Industrial
- ▶ Possibility for additional acreage to the south (14.83 Acres)

LAND FOR SALE—13.32 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:

Dan Logan

Broker Associate

605.593.7980

dan@rapidcitycommercial.com

Chris Long, SIOR, CCIM

Commercial Broker

605.939.4489

chris@rapidcitycommercial.com

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

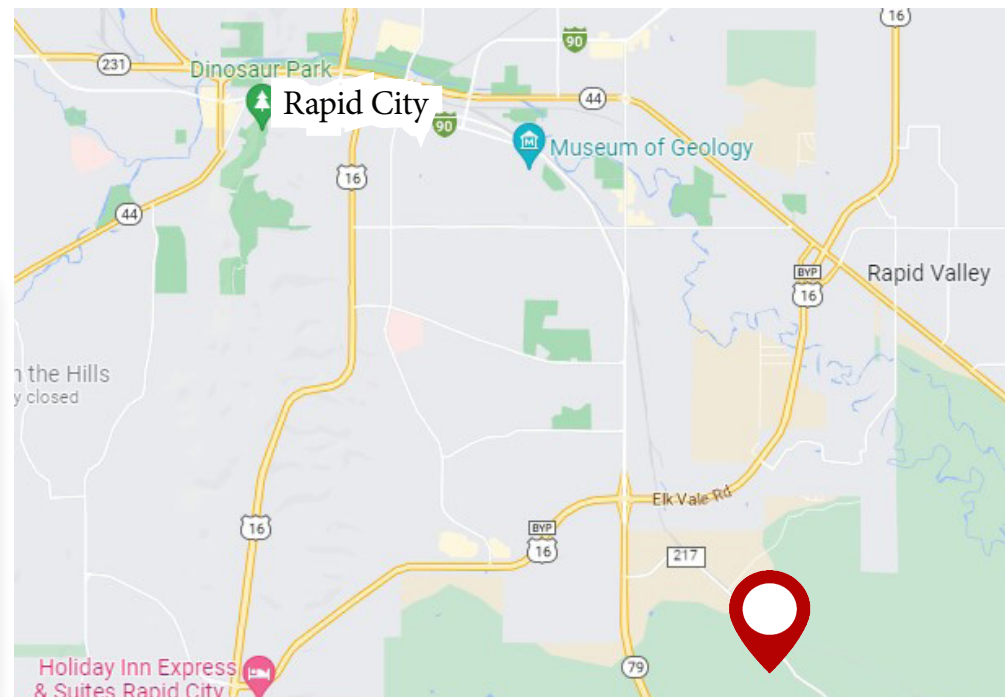
This property directly borders the new Black Hills Industrial Center where development is already underway. Do not miss your chance to invest in this major expansion in Rapid City!

The center will be the first of its kind in western South Dakota. Located along the Heartland Express south of Catron Boulevard, the Black Hills Industrial Center will be home to companies in the technology and value-added agriculture industries and will provide more than 2,000 professional, high-paying jobs. The goal of the industrial park is to make Rapid City's economy more multi-dimensional by building upon the manufacturing sector and to improve the local wage scale.

The Industrial Center is strategically positioned along the Heartland Express near Rapid City Regional Airport and I-90 to give companies easy transportation access. Rail lines are extended to provide rail service to most sites and businesses in the center. Being at the confluence of two of the nation's major power grids, the Industrial Center is ideal for operations that require consistent, reliable access to electricity.

PROPERTY INFORMATION

Lot Size:	13.32 Acres
Tax ID:	51716
Taxes (2024):	\$1,513.60
Zoning:	Agricultural
Sale Price:	\$410,000



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 9 years, South Dakota tourism has posted an increase in visitation, visitor spending and overall impact on the state's economy with 14.4 million visitors to South Dakota, \$4.7 billion in visitor spending, and 56,826 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	189,754
Rapid City Population Growth	1.46% YoY
Rapid City Unemployment Rate	2.3%
PUMA Median Income	\$57,977

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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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 from or for 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.

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2401 WEST MAIN STREET
RAPID CITY, SD 57702

PRESENTED BY:

Chris Long

SIOR, CCIM, Commercial Broker

O: (605) 335-8100

C: (605) 939-4489

chris@rapidcitycommercial.com

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