

# LIGHT INDUSTRIAL LOT

4400 E MALL DRIVE  
BOX ELDER, SD 57719

FOR SALE \$1,450,458



11.1 ACRES | RDO SUBDIVISION



EXCLUSIVELY LISTED BY:

**Chris Long**, SIOR, CCIM  
Commercial Broker  
605.939.4489  
chris@rapidcitycommercial.com



**Tom Rau**  
Commercial Broker  
605.390.2735  
trau222057@aol.com



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## LAND DETAILS

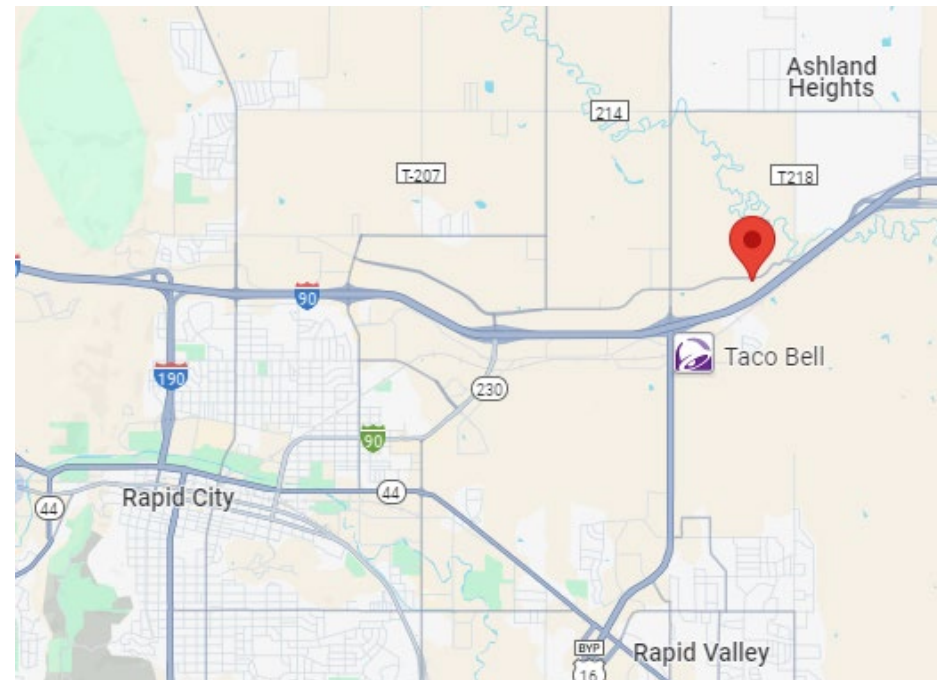


### PROPERTY INFORMATION

Lot Size	11.1 Acres
Tax ID	72508
Taxes (2024)	\$18,328.90
Water & Sewer	City of Box Elder
Electric	West River Electric
Gas	Montana-Dakota Utilities

### PROPERTY OVERVIEW

- ▶ Last lot available in the RDO Industrial Subdivision
- ▶ Excellent visibility and access to I-90 via Elk Vale Rd
- ▶ Zoned Light Industrial - Box Elder
- ▶ Subdivision of the lot may be possible with owner approval of intended use and lot size
- ▶ Covenant-protected development



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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## 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 - 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	156,686
Rapid City Population Growth	3.05% YoY
Rapid City Unemployment Rate	1.9%
Household Median Income	\$65,712

#### SD TOURISM 2024 STATISTICS

Room Nights	5.2 M Booked
Park Visits	8.7 M Visitors
Total Visitation	14.9 M Visitors
Visitor Spending	\$398.7 M in Revenue

### RAPID CITY

- #1** AreaDevelopment—Leading Metro in the Plains
- #1** US Census—Fastest-Growing City in Midwest
- #10** CNN Travel—Best American Towns to Visit
- #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
- #1** Most Stable Housing Markets
- #2** States with Best Infrastructure
- #3** Best States for Business Costs
- #3** Business Friendliness
- #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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