BEAVER LAKE CAMPGROUND

12005 US HWY 16
CUSTER, SD 57730

103 SITES | 19.46 ACRES | RV, CABIN & TENT CAMPGROUND

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

RAPID CITY COMMERCIAL REAL ESTATE

KW Commercial
2401 W Main St, Rapid City, SD 57702
605.335.8100
www.RapidCityCommercial.com
Keller Williams Realty Black Hills

12005 US HWY 16
CUSTER, SD 57730

INVESTMENT OVERVIEW

Beaver Lake Campground is an established 103-unit RV park on 19.46 acres along US Hwy 16 just west of Custer. Located in the southern Black Hills, the property provides convenient access to downtown Custer and major attractions including Crazy Horse Memorial, Custer State Park and Mount Rushmore National Memorial.

The campground offers RV, tent and cabin accommodations across wooded sites with a strong mix of guest amenities. A heated seasonal pool, recreation areas, laundry facilities and multiple bathhouses serve guests throughout their stay, while on-site retail, propane, and firewood complement the core operation.

The 3,520 SF main building houses the office, store, laundry, guest facilities and a three-bedroom owner/manager apartment. Additional buildings and operational infrastructure are in place throughout the property, including a rec hall, shop, garage, two pump houses, two storage sheds, and a pool equipment room. Campground FF&E is included in the sale, with financial information available to qualified buyers upon signed NDA.

INVESTMENT HIGHLIGHTS

- 81 RV sites
- 13 tent sites
- 19.46 acres along US Hwy 16 near Custer
- 9 cabins plus RV and tent site mix
- 3 bathhouses including accessible family bath
- Heated seasonal pool with new equipment (2026)
- 3 BR owner/manager apartment on-site
- Camp store + guest services supporting operations
- In-place management

IMPORTANT LINKS

- Website
- Financials/NDA

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.

12005 US HWY 16
CUSTER, SD 57730

PROPERTY DETAILS

PROPERTY INFORMATION	
Land Size	19.46 acres
Zoning	Commercial
Parcel ID	004888
Taxes (2025)	$16,118.46
Sale Price	$2,400,000
Operating Season	Seasonal, April 1 to November 1
Personal Property	FF&E used in campground operations included
Financials	Available upon signed NDA

UTILITIES	
Water	2 Wells
Sewer	2 Septic Systems
Electric	Black Hills Energy
Gas	MCGas (propane)
Internet	Golden West

GUEST SERVICES & RECREATION		
Propane	Firewood	Ice
Dump Station	Honey Wagon	WiFi
Playground	Dog Park	Basketball
Volleyball	Tether ball	Horseshoes

CAMPGROUND INFORMATION	
Full Hookup RV Sites	50-Amp: 55 30-Amp: 7
Water & Electric RV Sites	50-Amp: 4 30-Amp: 15
Deluxe Cabins	4
Sleeper Cabins	5
Tent Sites	30-Amp: 6 No electric: 7
Total Sites	**103**

BUILDINGS & AMENITIES	
Main Building	3,520 SF office, store, laundry, bathhouse + 3 BR owner/ manager apartment
Guest Bathhouses	3, including accessible family bath
Recreation Hall	Group/meeting building
Cabins	9
Guest Laundry	2
Staff Laundry	1
Swimming Pool	Heated outdoor seasonal pool
Shop	1
Maintenance Garage	1
Pump Houses	2
Storage Sheds	2
Pool Equipment Room	1

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.

12005 US HWY 16
CUSTER, SD 57730

CAMPGROUND MAP

RATES

	OFF-SEASON		IN-SEASON		HOLIDAY	
	Sun-Thu	Fri/Sat	Sun-Thu	Fri/Sat	Sun-Thu	Fri/Sat
Full Hookup RV Site (62)	$75	$80	$81	$86	$90	$95
Water & Electric RV Sites (19)	$60	$65	$60	$70	$80	$85
Deluxe Cabins (4)	$145	$150	$167	$172	$205	$210
Sleeper Cabins (5)	$70	$75	$72	$87	$100	$105
Tent Sites (13)	$45	$50	$50	$55	$60	$65

12005 US HWY 16
CUSTER, SD 57730

AERIAL PHOTOS

12005 US HWY 16
CUSTER, SD 57730

BUILDING & AMENITIES PHOTOS

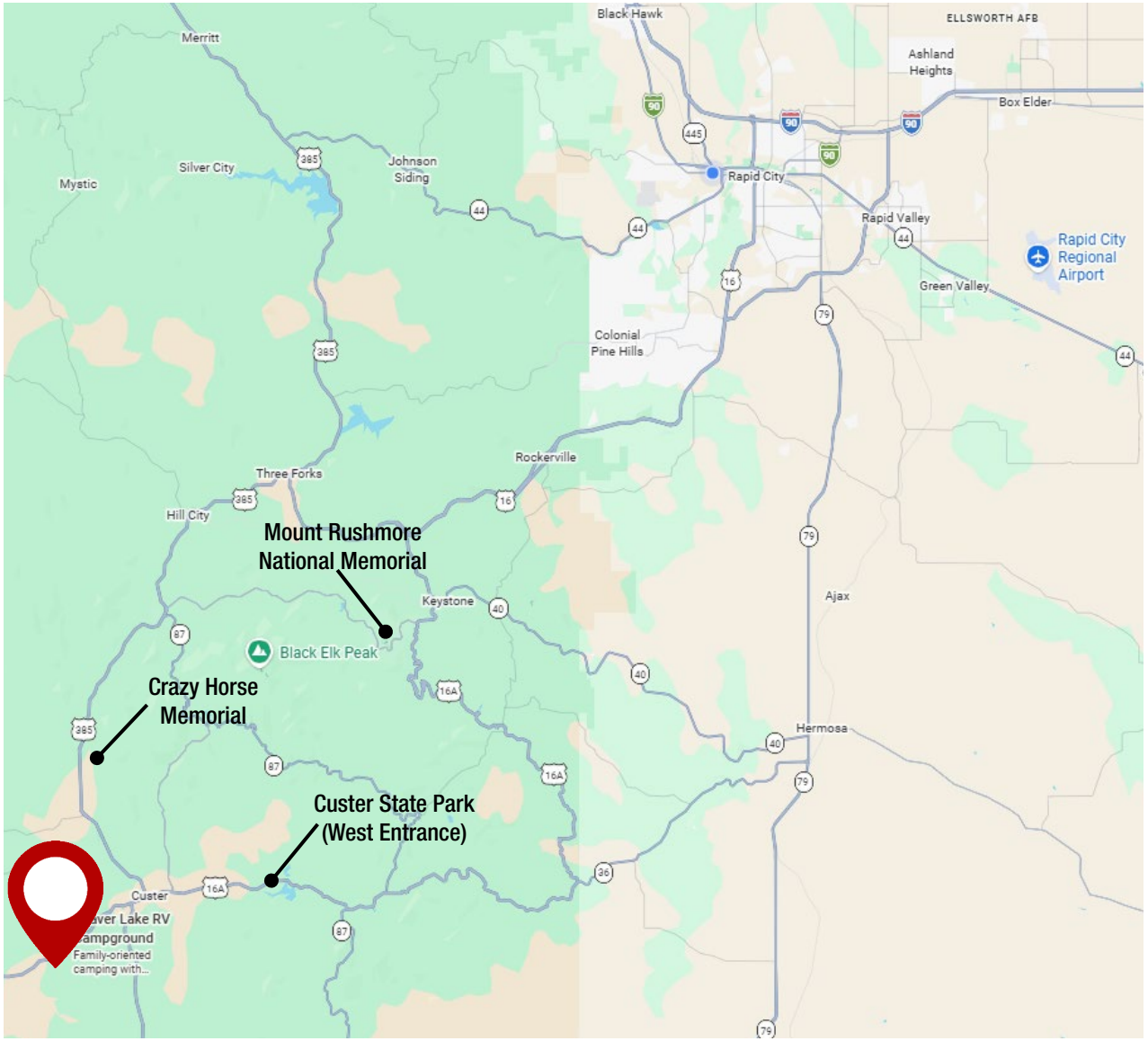
12005 US HWY 16
CUSTER, SD 57730

CABIN & BUILDING PHOTOS

12005 US HWY 16
CUSTER, SD 57730

SITE PHOTOS

LOCATION OVERVIEW



SOUTHERN BLACK HILLS TOURISM LOCATION

Beaver Lake Campground is located approximately four miles west of downtown Custer along US Hwy 16. The location provides convenient access to Custer's dining, retail and services while placing guests near several of the southern Black Hills' primary visitor destinations.

REGIONAL ATTRACTIONS

- Custer State Park – 7 miles
- Crazy Horse Memorial – 9 miles
- Jewel Cave National Monument - 9 miles
- Mount Rushmore National Memorial – 24 miles
- Black Hills National Forest – borders property

LOCAL AMENITIES & ACCESS

- Downtown Custer – 4 miles

REGIONAL CONNECTIVITY

- Rapid City – 45 miles
- Rapid City Regional Airport – 53 miles

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

DISCLAIMER

All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

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 for or from 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.