

Land for Sale - 25.61 Acres - Centrally Located

Cambell Street

Rapid City, SD

Price: \$699,000



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Property Summary

CAMBELL STREET, RAPID CITY, SD



Property Summary

Address 1:	TBD Cambell Street
Address 2:	Rapid City, SD
Lot Size:	25.61 Acres
Price:	\$699,000
Tax ID:	48887
Zoning:	Flood Hazard District
Future Zoning:	Light Industrial
Water & Sewer:	Rapid City
Electric:	Black Hills Energy
Gas:	Montana Dakota Utility Co.

Location Highlights

- Premium location in high traffic commercial district
- In close proximity to restaurants and other retail establishments
- Infrastructure nearby - water, sewer, electric and gas.
- Secondary access might be possible from Creek Drive

Property Overview

25.61 acres in the heart of Rapid City! Current access is from Cambell Street, just south Centre Street. The property is currently zoned 'Flood Hazard District' and Rapid City future land use has 'Light Industrial Zoning'. See attached flood plain maps showing usable sections of the property. The current owner has not had the property surveyed, it is very possible that the usable land can be expanded with further investigation.

Property Photos

CAMBELL STREET, RAPID CITY, SD



Demographics

CAMBELL STREET, RAPID CITY, SD

Welcome to Rapid City, South Dakota!

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.

Rapid City is a gem of a city in the state. Located in the west, it is situated on I-90 with direct access to the Black Hills and the surrounding energy fields and is the regional economic and medical hub for a 200 mile radius containing 630,000 people. Rapid City has a diverse economy of many thriving small businesses boosted by the area's major industries of tourism, healthcare, Ellsworth Air Force Base, and financial call centers.

Rapid City, SD National Rankings

- #1 Best Towns**
Outdoor Life, 2010
- #2 South Dakota—Best State for Business**
CNBC, 2016
- #4 Best Places to Launch a Business**
CNN Money, 2009
- #6 Cities with Lowest Unemployment Rate**
Forbes, 2017
- #6 Best Small City for Business & Careers**
Forbes, 2013

Rapid City Area Key Stats

Total Work Force	65,250
Employed.....	62,900
Unemployed	2,350
Unemployment Rate	3.6%
Right-to-work Law.....	Yes

Employment by Sector:

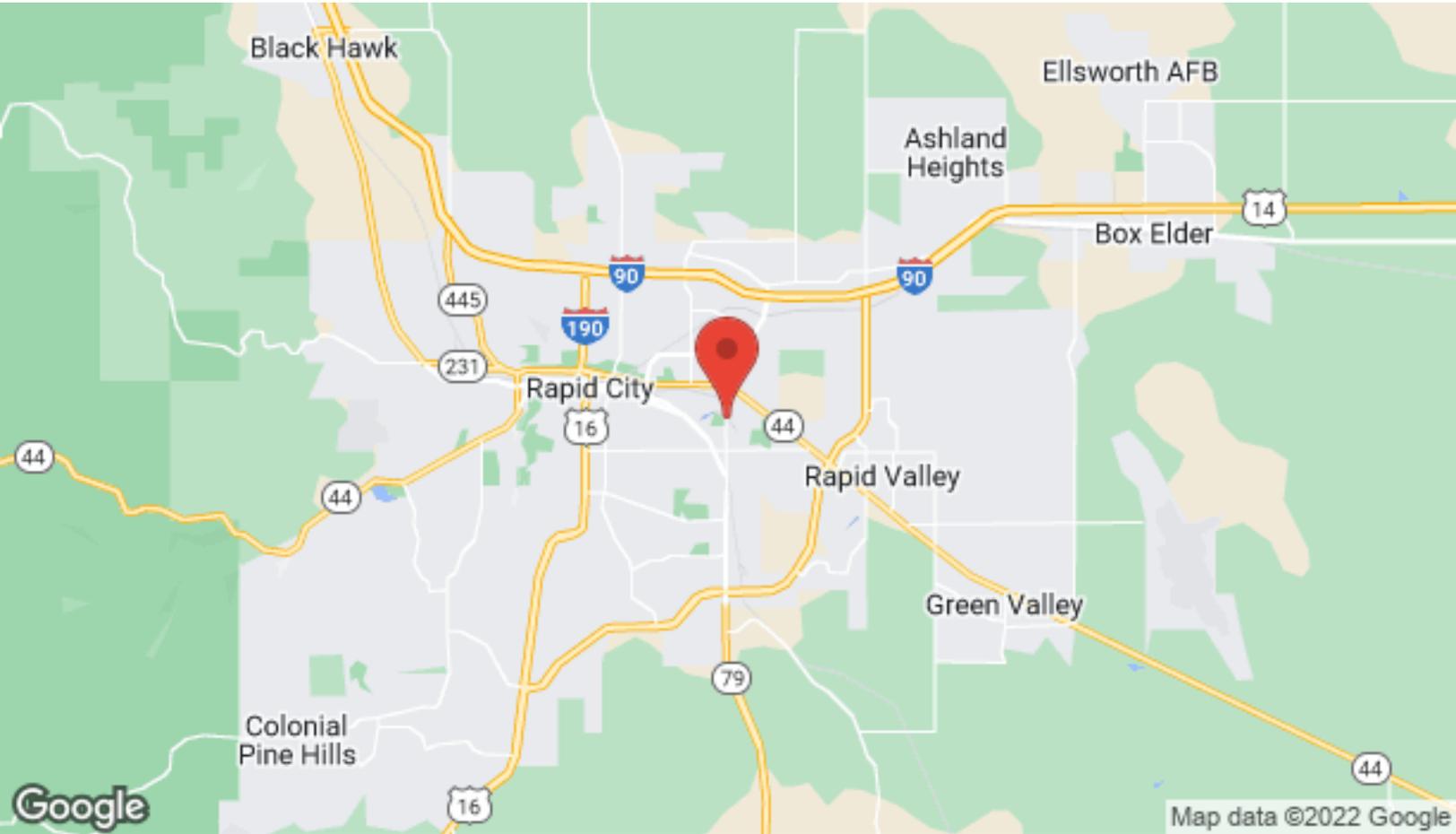
Retail Trade	8,400
Transportation, Warehousing & Utilities	11,600
Professional & Business Services	5,100
Educational & Health Services	10,600
Leisure & Hospitality.....	7,800
Government.....	10,700

	5 miles	10 miles	20 miles
Total Households	23,177	43,682	53,033
Total Population	57,315	107,127	130,947
Persons Per Household	2.5	2.5	2.5
Average Household Income	\$45,992	\$55,324	\$62,533
Average House Value	\$125,555	\$165,762	\$194,147
Average Age	32	34.4	35.7
Average Age Male	30.2	33	34.4
Average Age Female	34.3	36.1	37.2



Location Maps

CAMBELL STREET, RAPID CITY, SD



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RAPID CITY, SD

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