



TEAM

DEVELOPMENT OPPORTUNITY

TBD OLD FOLSOM ROAD
RAPID CITY, SD 57701



LAND FOR SALE—13.32 ACRES



FOR SALE \$410,000

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)

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

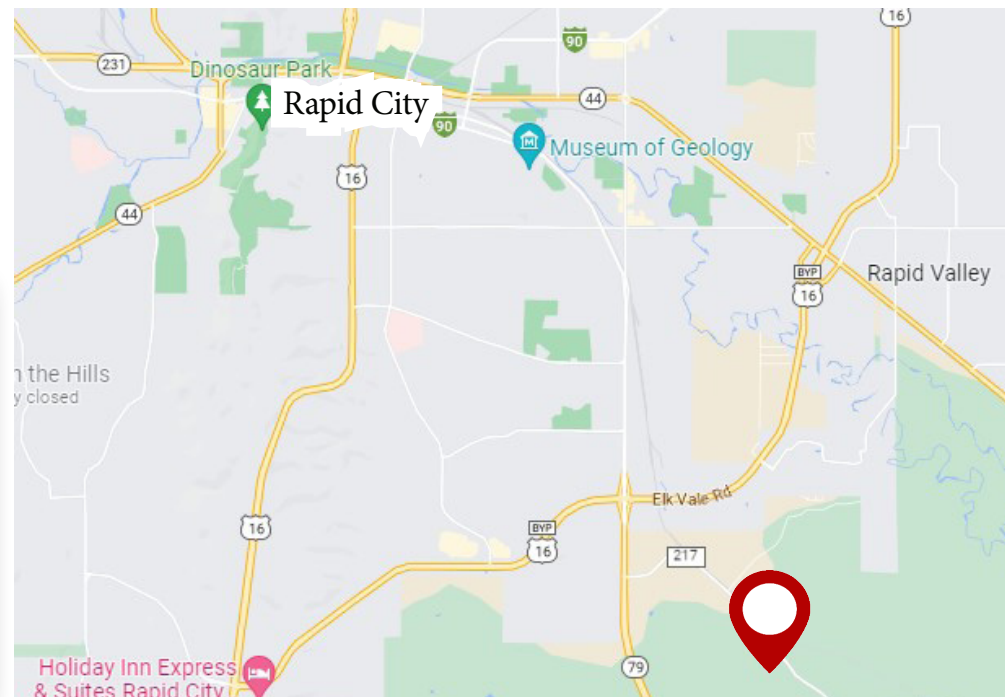
This property directly borders the new Black Hills Industrial Center where development is already underway. Do not miss your chance to invest in this major expansion in Rapid City!

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





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KW RAPID CITY COMMERCIAL

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Each Office Independently Owned and Operated

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as a substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional areas before making any decisions.

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
- #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