



PRIME DEVELOPMENT LAND

N LACROSSE STREET
RAPID CITY, SD 57701

FOR SALE

16.27 acres

11.36 acres

LAND FOR SALE—2 PARCELS

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:

Chris Long, SIOR, CCIM

Commercial Broker

605.939.4489

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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 INFORMATION

Pricing	\$2,400,000 (16.27 acres) & \$1,200,000 (11.36 acres)
Acres:	27.63
Tax ID:	68063 (Recently platted)
Taxes (2024):	\$15,858.10 (both parcels)
Water & Sewer:	Rapid City
Electric:	BHE
Gas:	MDU

PROPERTY OVERVIEW

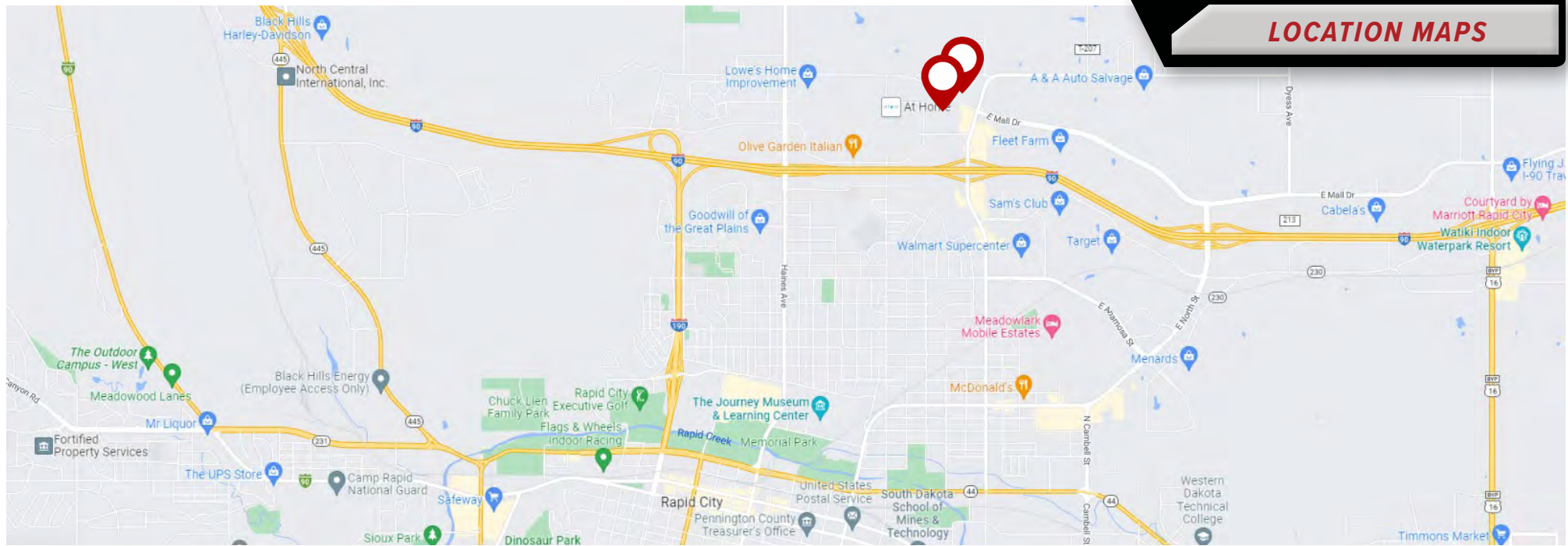
Highly visible property zoned General Commercial, with 877 FT of frontage on N Lacrosse Street and 1,744 FT of frontage on E Mall Drive. The parcel on the south side of Mall Drive is 11.36 acres, the parcel to the north is 16.27 acres. Land is located at a lighted intersection with 3,000+ housing units planned just to the north of this property and is in the heart of the retail corridor of Rapid City. The future home of Libertyland USA, a theme park and resort is located just to the east of both parcels. Click to learn more about this development [Libertyland USA](#).

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LOCATION MAPS



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