

ANAMOSA DEVELOPMENT LAND

E ANAMOSA STREET
RAPID CITY, SD 57701

FOR SALE \$2,340,000



15.34 ACRES | NEAR RUSHMORE CROSSING & I-90 EXIT 60

EXCLUSIVELY LISTED BY:

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Keller Williams Realty Black Hills

E ANAMOSA STREET RAPID CITY, SD 57701

LAND DETAILS

SITE & LAND DETAILS

Land Size	15.34 Acres
Parcel ID	21-32-101-003
Zoning	Light Industrial
Future Land Use	Commercial
Frontage	1,650'
Legal Description	WEST CENTURY SUBD; LOT A LESS LOT H1 Township 2 North, Range 8 East, Section 32

TRANSACTION DETAILS

Asking Price	\$2,340,000
Tax ID	45942
Taxes (2025)	\$15,100.50
Special Assessments	\$267.28

UTILITIES

Water & Sewer	Rapid City
Electric	Black Hills Energy
Gas	Montana-Dakota Utilities

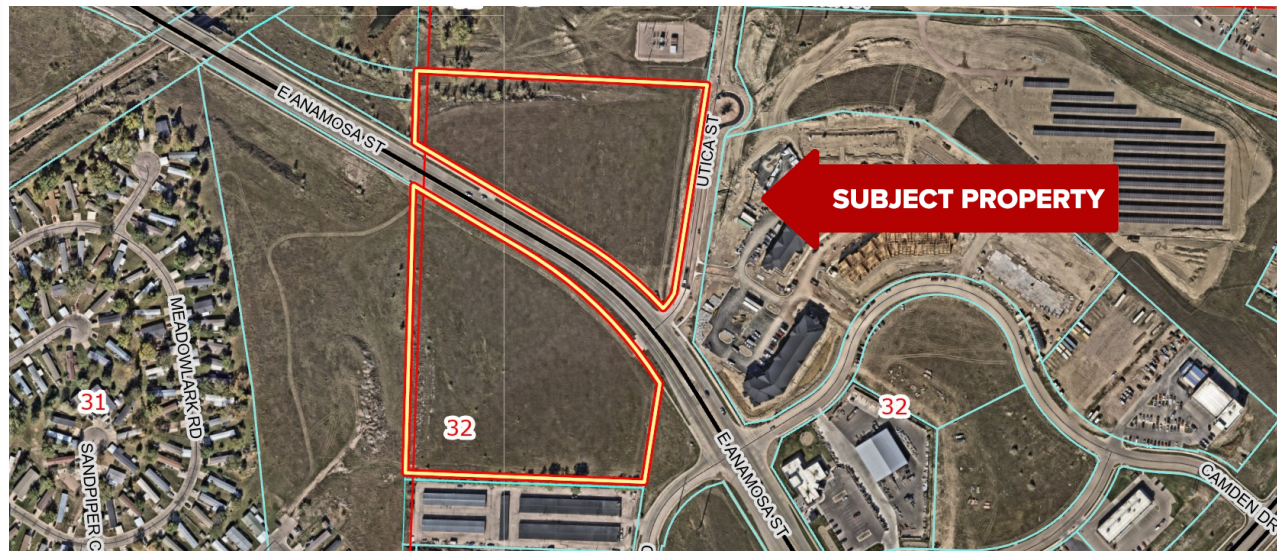
LAND OVERVIEW

This 15.34-acre development opportunity is ideally located just south of Rushmore Crossing and I-90, within the heart of Rapid City's primary retail corridor. The property features over 1,650 feet of frontage along E Anamosa St, positioned between Lacrosse St and E North St.

E Anamosa St continues to expand as an important east-west corridor in Rapid City. Planned connections to Elk Vale Rd are expected to further improve access and support long-term development potential in the area.

The property is currently zoned Light Industrial, providing flexible development options for a wide range of commercial or mixed-use concepts. The site is divided by Anamosa St, with approximately 6.81 acres on the north side and 8.53 acres on the south side, creating opportunities for multiple complementary uses within a single development plan.

Surrounding retail and multifamily projects currently under construction demonstrate the strong growth in the area and suggest that future rezoning would likely receive favorable consideration.



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
- #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

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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.

