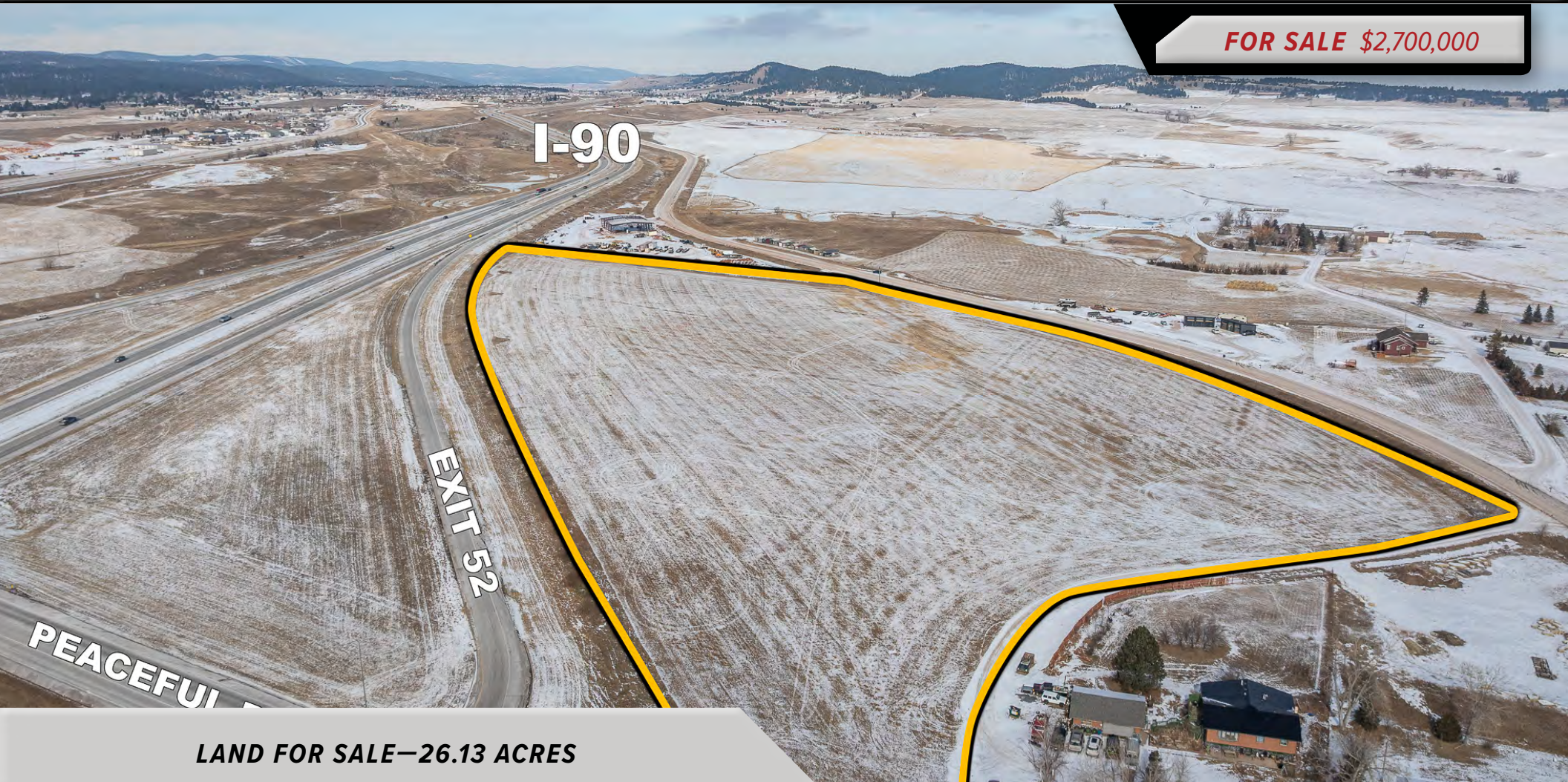




EXIT 52/I-90 DEVELOPMENT LAND

TBD NORMAN AVENUE
BLACK HAWK, SD 57718

FOR SALE \$2,700,000



LAND FOR SALE—26.13 ACRES

KW Commercial

Your Property—Our PrioritySM

2401 West Main Street, Rapid City, SD 57702

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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.



TBD NORMAN AVENUE BLACK HAWK, SD 57718

PROPERTY OVERVIEW

PROPERTY INFORMATION

Parcel ID:	20.05.433 & 20.05.341
Acres:	26.13 (16.82 + 9.31)
Zoning:	None (Meade County)
Taxes (2024):	\$3,484.06
Frontage:	Interstate 90 and Exit 52
Legal Description:	REMAINDER OF LOTS 2,3,4 IN SWSE LESS ROW / PORT SESW E OF I90 LESS HWRW
Water:	Black Hawk
Sewer:	None
Electric:	Black Hills Energy
Gas:	Montana-Dakota Utilities

* Video Link: <https://youtu.be/02ocfc38RJU>

PROPERTY OVERVIEW

Don't miss out on this 26-acre site that is strategically positioned along the I-90 corridor and has immediate access from Exit 52 in Black Hawk. The excellent visibility, relatively flat ground, and water, electric, and gas running along Norman Ave, make this an ideal location for development. With no zoning in Meade County, this spot has potential for commercial, industrial, residential, or mixed-use. Just to the north is the much anticipated Highlands at Norman Ranch Subdivision which is a 300+ acre master-plan housing community currently under development.

INVESTMENT HIGHLIGHTS

- ▶ 26.13 acres of develop-ready land
- ▶ I-90 frontage and Exit 52 access
- ▶ Water, electric, and gas running along the site
- ▶ Surrounding development and growth including 300+ acres of planned housing to the north
- ▶ No zoning and developer-friendly Meade County and City of Black Hawk

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PHOTOS





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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.

Each Office Independently Owned and Operated

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