



RETAIL LOT OFF EXIT 61

1025 ENDEAVOUR BLVD
RAPID CITY, SD 57703



FOR SALE \$250,000

LAND FOR SALE—.96 ACRES

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:

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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.



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PROPERTY OVERVIEW

PROPERTY INFORMATION

Parcel ID:	21 34 101 008
Acres:	0.96
Tax ID:	66455
Taxes (2024):	\$2,843.62
Special Assessments:	\$16.73
Legal Description:	HEARTLAND RETAIL CENTER; BLOCK 2; LOT 4 Township 2 North, Range 8 East, Section 34
Water:	Rapid City
Sewer:	Rapid City
Electric:	West River Electric
Gas:	Montana-Dakota Utilities

PROPERTY OVERVIEW

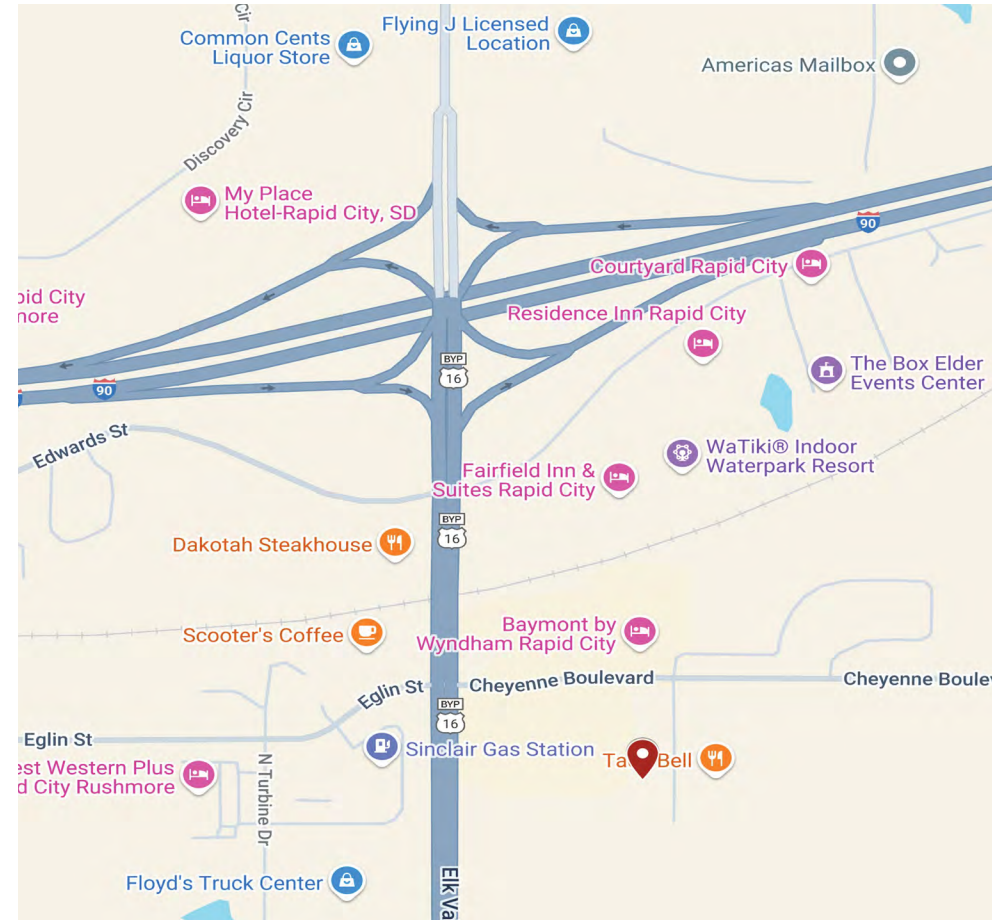
This flat, fully serviced lot at Exit 61 offers a prime commercial opportunity in one of Rapid City's top-performing retail areas. Positioned off Cheyenne Blvd—soon to connect Box Elder to Elk Vale Rd—it boasts excellent accessibility and growth potential. Surrounded by major brands like McDonald's, Taco Bell, and Marco's Pizza, and within walking distance of six hotels, this location attracts both local and tourist traffic. Don't miss this chance to secure a high-visibility spot in a thriving business hub!

PROPERTY HIGHLIGHTS

- ▶ Zoned General Commercial
- ▶ Situated at Exit 61, one of Rapid City's top-performing retail corridors
- ▶ Flat lot with all infrastructure in place, conveniently located off Cheyenne
- ▶ Ideal location for retail, dining, or service businesses

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DISCLAIMER

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KW RAPID CITY COMMERCIAL

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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