

# LAND FOR SALE – 8.77 ACRES

3 Parcels at Intersection of W Chicago St & Deadwood Ave  
Rapid City, SD 57702



Updated December 2017

*Sale Price:*

**\$1,910,106**

## Highlights

- 3 parcels — 8.77 acres total
  - **2.37 acres: \$516,186**  
(West 1/2 of Lot 1 on W Chicago St)
  - **3.00 acres: \$653,420**  
(East 1/2 of Lot 1 on W Chicago St & Deadwood Ave)
  - **3.40 acres: \$740,500**  
(Lot 3 on Deadwood Ave)
- Zoned General Commercial
- Intersection of Deadwood Ave and W Chicago St
- Excellent development opportunity - high volume traffic area with 40,000 vehicles per day
- Lot 1 is subject to replatting



Exclusively listed by:

**Chris Long, CCIM**

Commercial Broker

605.939.4489

chris@rapidcitycommercial.com



**Sandra Runde, CCIM, SIOR**

Commercial Broker - Sandra Runde Realty, Inc.

605.391.7500

skrunde@gmail.com

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# PROPERTY DETAILS

## Deadwood Ave & Chicago St, Rapid City

### Parcel 1: West 1/2 of Lot 1 (W Chicago St)

Address: TBD West Chicago St

Acres: 2.37

Legal Description: West 1/2 of Lot 1, BHP Addn., Sec. 34, T2N, R7E (subject to replatting)

Tax ID: 38639

Estimated Taxes (2016): \$5,073.06

Est. Special Asmt (2016): \$41.17 (Storm Water)

Assessed Value (2017): \$641,800 (All of Lot 1)

### Parcel 2: East 1/2 of Lot 1 (W Chicago St)

Address: TBD West Chicago St

Acres: 3.00

Legal Description: East 1/2 of Lot 1, BHP Addn., Sec. 34, T2N, R7E (subject to replatting)

Tax ID: 38639

Estimated Taxes (2016): \$6,456.63

Est. Special Asmt (2016): \$52.40 (Storm Water)

Assessed Value (2017): \$641,800 (All of Lot 1)

### Parcel 3: Lot 3 (Deadwood Ave)

Address: TBD Deadwood Ave

Acres: 3.4

Legal Description: Lot 3, BHP Addn., Sec. 34, T2N, R7E

Tax ID: 39113

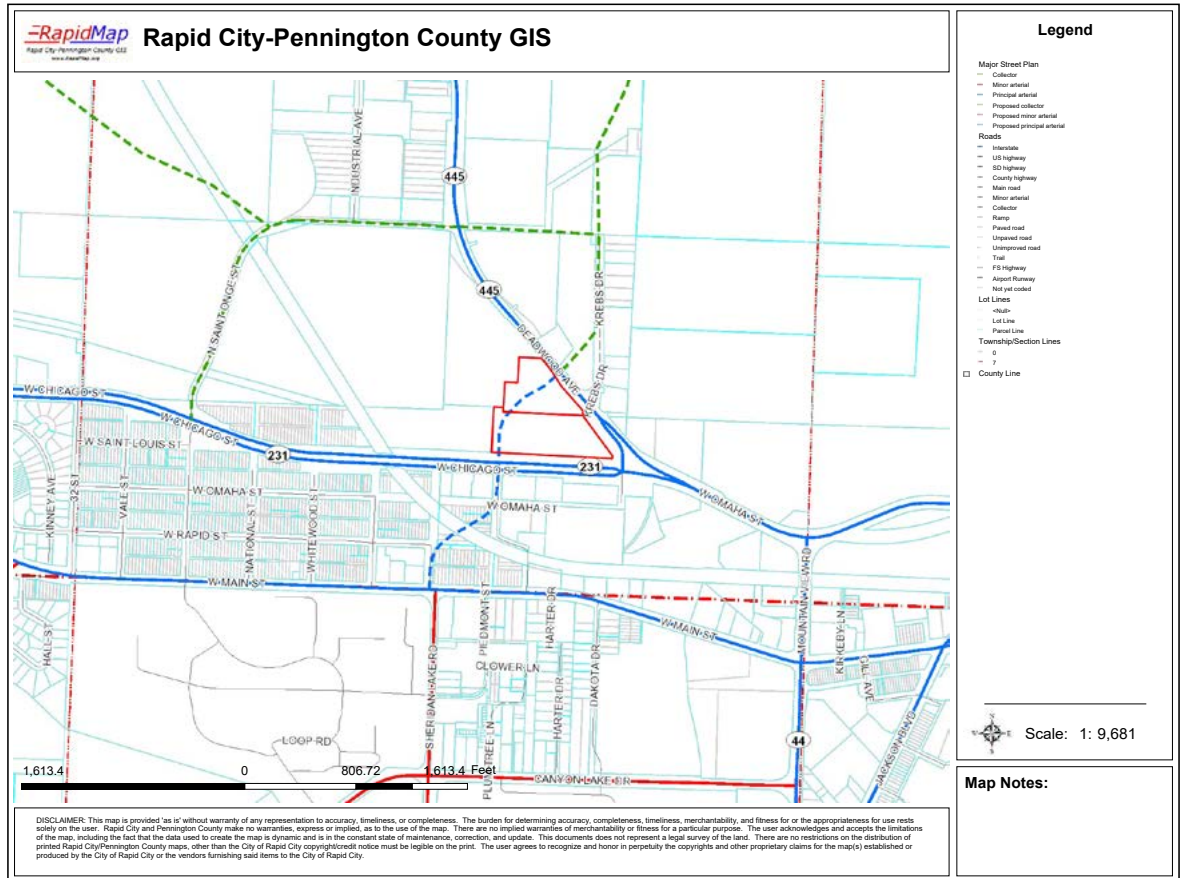
Taxes (2016): \$6,652.32

Special Assessment (2016): \$59.24 (Storm Water)

Assessed Value (2017): \$370,300

(Subject to buyer's verification with Director of Equalization)

## Long-Range Planning—Proposed Principal Arterial Major Street Plan Extension of Sheridan Lake Road to Scheffer Street to Deadwood Avenue



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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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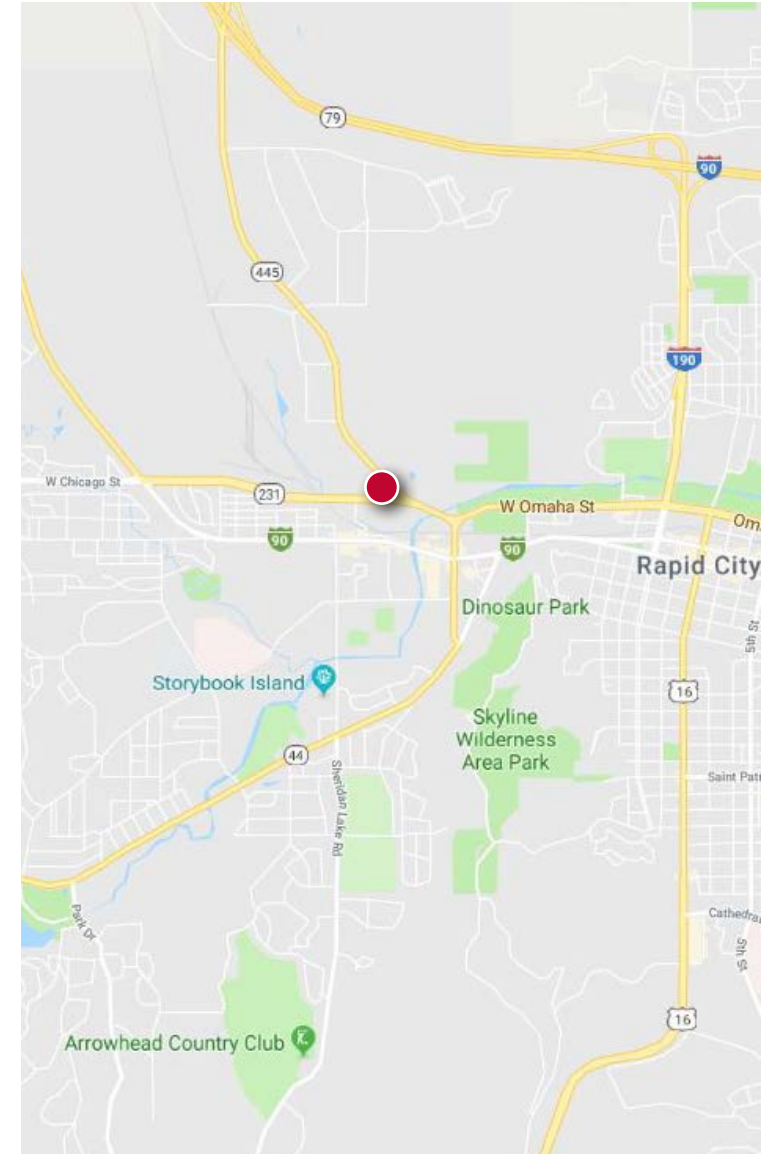
*Deadwood Ave & Chicago St, Rapid City*



## Zoning

- General Commercial
- Light Industrial
- Heavy Industrial
- Office Commercial
- Medium Density Residential
- Low Density Residential
- General Agriculture

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# DEMOGRAPHICS

## Rapid City, SD

### Welcome to South Dakota and Rapid City!

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.

Rapid City is a gem of a city in the state. Located in the west, it is situated on I-90 with direct access to the Black Hills and the surrounding energy fields and is the regional economic and medical hub for a 200 mile radius containing 630,000 people. Rapid City has a diverse economy of many thriving small businesses boosted by the area's major industries of tourism, healthcare, Ellsworth Air Force Base, and financial call centers.

### National Rankings

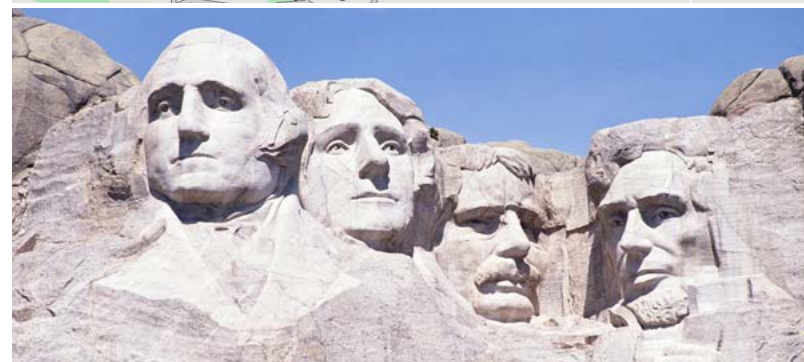
- #1** Rapid City—Best Towns  
*Outdoor Life, 2010*
- #2** South Dakota—Best State for Business  
*CNBC, 2016*
- #4** Rapid City— Best Places to Launch a Business  
*CNN Money, 2009*
- #6** Rapid City—Cities with the Lowest Unemployment Rate  
*Forbes, 2017*
- #6** Rapid City—Best Small City for Business and Careers  
*Forbes, 2013*

### Rapid City Area Key Stats

Total Population .....	74,048
Total Work Force .....	65,250
Employed .....	62,900
Unemployed .....	2,350
Unemployment Rate .....	3.6%
Right-to-work Law .....	Yes

#### Employment by Sector:

Retail Trade .....	8,400
Transportation, Warehousing & Utilities .....	11,600
Professional & Business Services .....	5,100
Educational & Health Services .....	10,600
Leisure & Hospitality .....	7,800
Government .....	10,700



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