

3.31 ACRES FOR SALE

High traffic location northwest of W Omaha & Deadwood Ave Intersection

LOT 3
3.31 Acres

UNDER CONSTRUCTION

 **Holiday**
Stationstore

W CHICAGO ST

DEADWOOD AVE

Common
Access
Easement

Updated July 2021

Sale Price:
\$740,500

Highlights

- North of the intersection of Deadwood Ave and W Chicago St
- Convenient location - 2 miles from I-90 to the north, 2 miles from Downtown Rapid City, and in close proximity to amenities and services on West Main St
- High volume traffic area with 19,000+ vehicles per day at Omaha St & Deadwood Ave
- Adjacent to new Holiday Stationstore — gas station, convenience store, and car wash currently under construction
- Zoned General Commercial
- Possible to subdivide with buyer responsible for subdivision costs

Exclusively listed by:



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Commercial Broker - Sandra Runde Realty, Inc.
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Your Property...
Our PrioritySM

PROPERTY DETAILS

TBD Deadwood Avenue, Rapid City

Address: TBD Deadwood Ave, Rapid City, SD 57702

Acres: 3.31

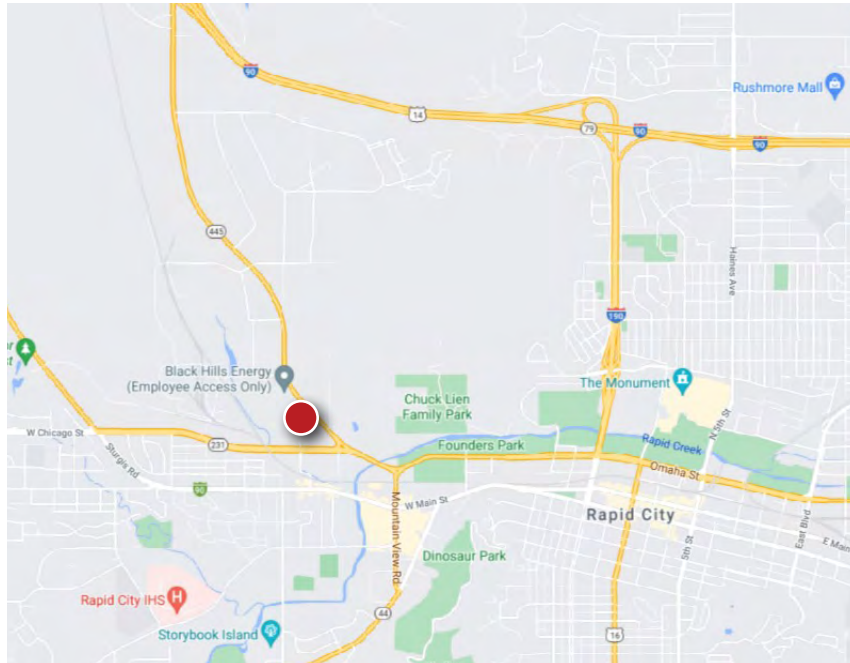
Legal Description: LOT 3 LESS LOT H1 AND LESS LOT H2,
BHP Add, S34, T2N, R7E

Tax ID: 39113

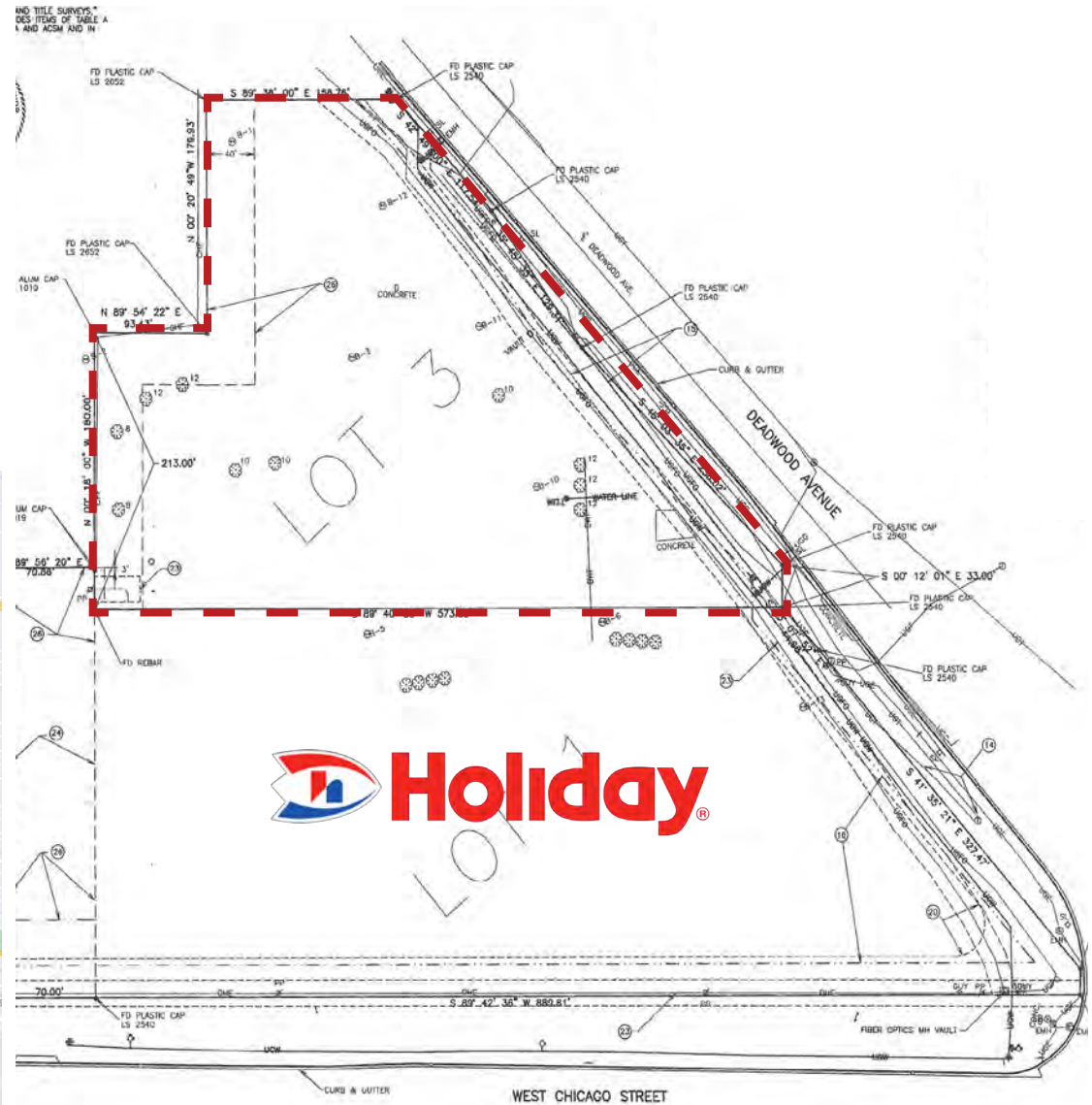
Taxes (2020): \$6,773.56

Special Assessment (2020): \$57.67(Storm Water)

Sale Price: \$740,500



Site Plan



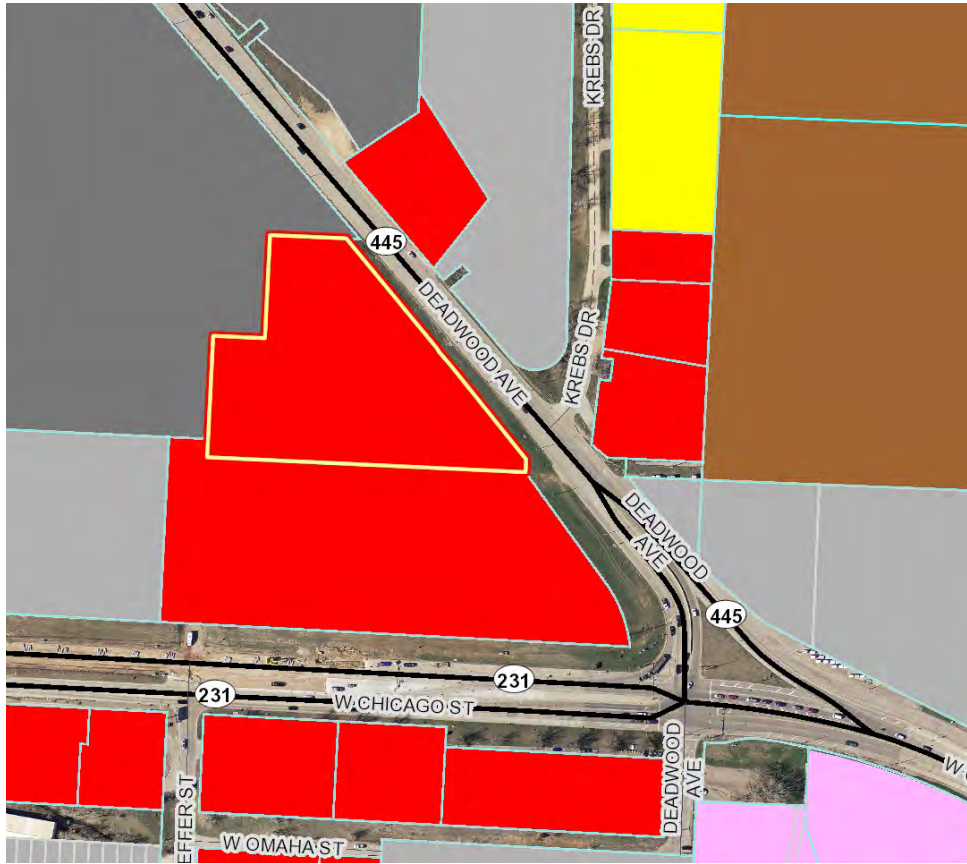
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Keller Williams Realty Black Hills | 2401 West Main Street, Rapid City, SD 57702 | 605.343.7500 | www.RapidCityCommercial.com

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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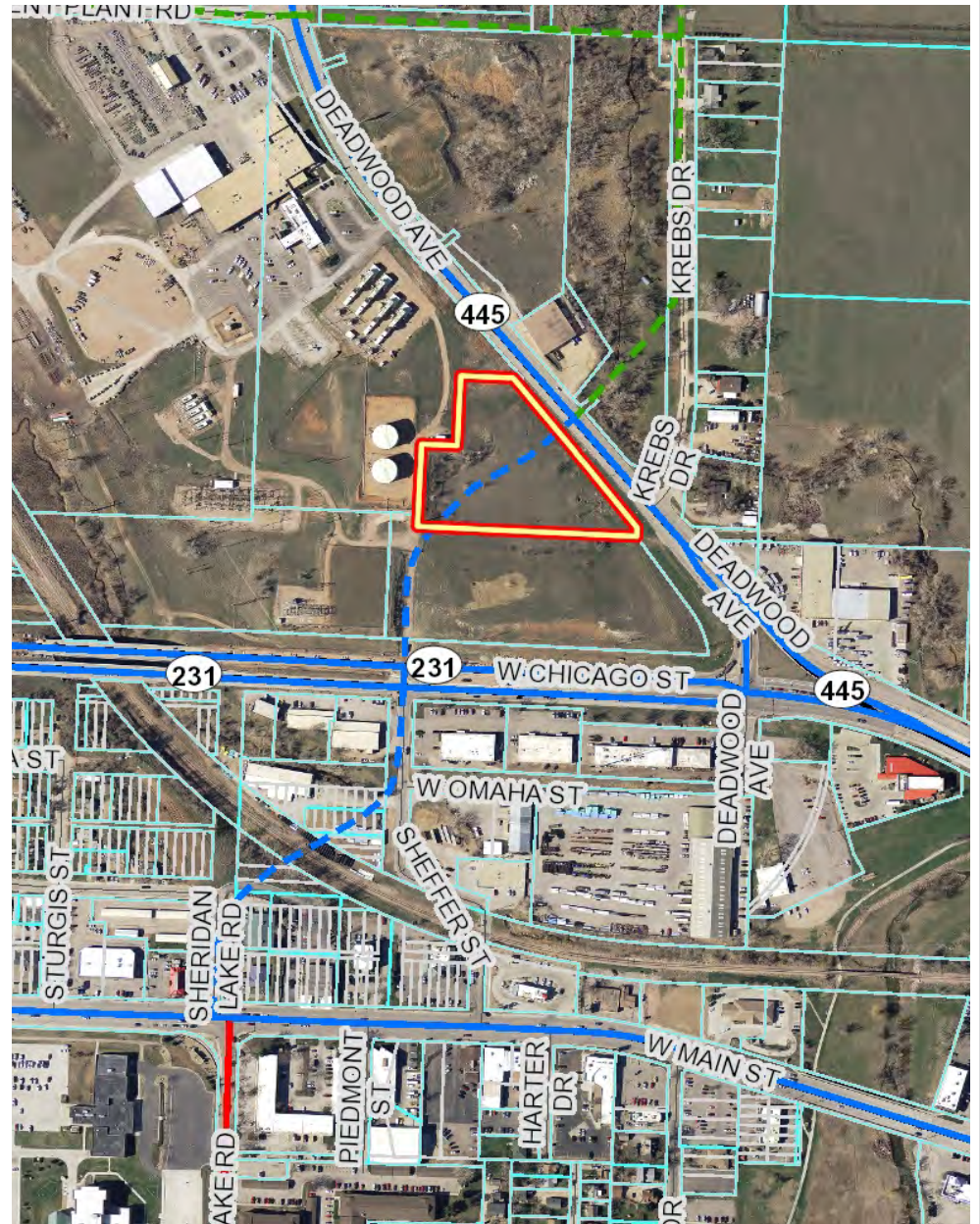
TBD Deadwood Avenue, Rapid City



Zoning

■	General Commercial	■	Light Industrial
■	Low Density Residential	■	Heavy Industrial
■	Office Commercial		

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Long-Range Planning

Proposed principal arterial major street plan - extension of Sheridan Lake Road to Scheffer Street to Deadwood Avenue



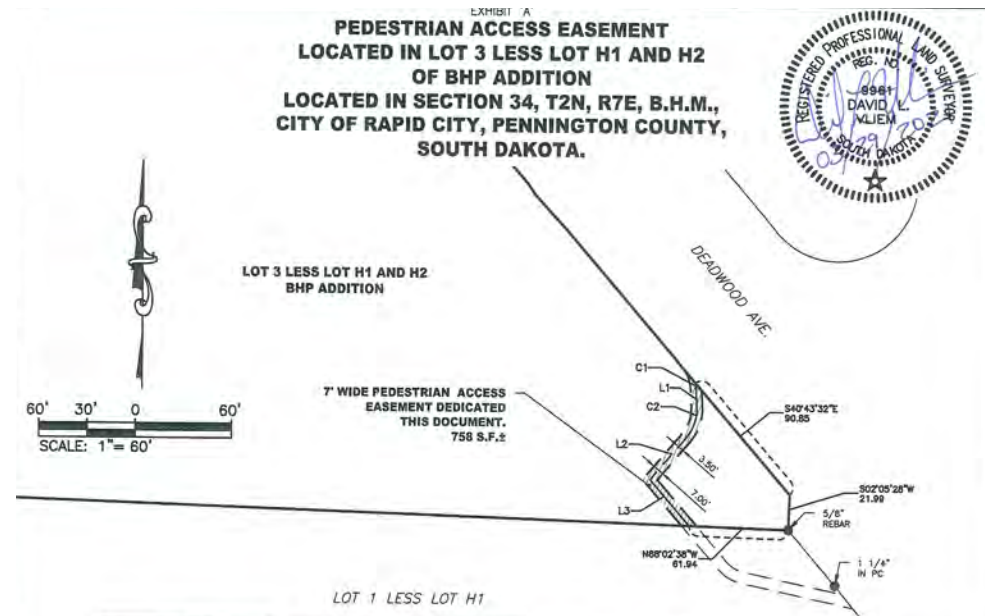
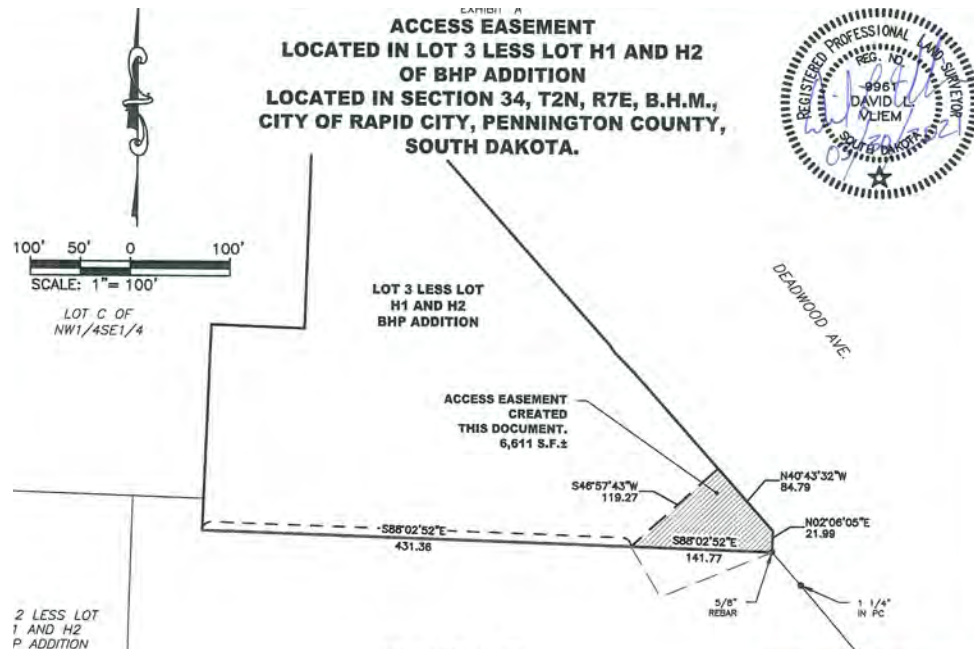
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ACCESS EASEMENTS

TBD Deadwood Avenue, Rapid City



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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
Total MSA	145,248
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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