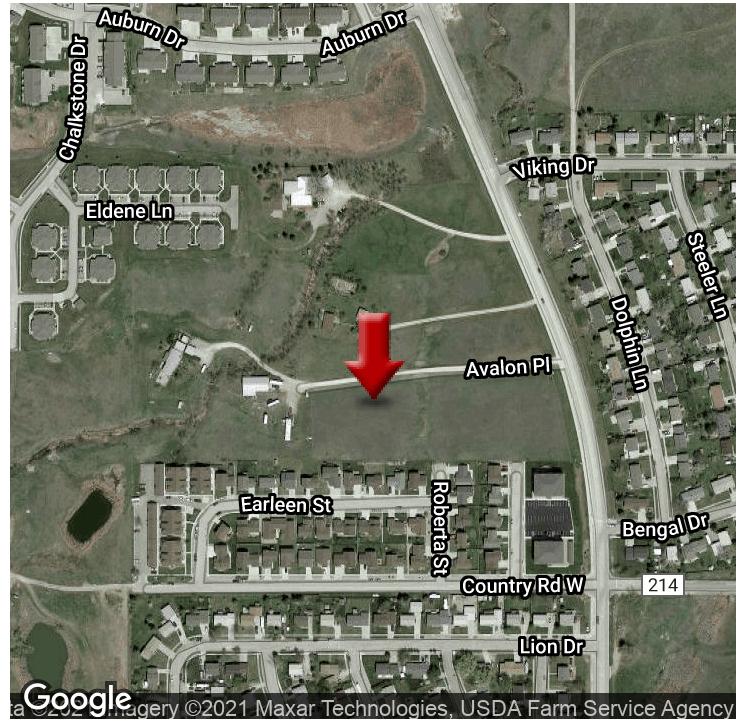


LAND FOR SALE

4415 HAINES AVENUE

4415 Haines Avenue, Rapid City, SD 57701



OFFERING SUMMARY

SALE PRICE:	\$359,100
AVAILABLE SF:	
LOT SIZE:	5.13 Acres
ZONING:	Medium Density Residential
PRICE / SF:	\$1.61

PROPERTY OVERVIEW

Visit the website for this property for many more pictures:
<https://buildout.com/website/4415HainesAve>

Excellent development potential. This parcel is available with three other adjoining parcels for a total of nearly 20 acres. All lots with Haines frontage and access. First time this area is available as a complete group. Great opportunity for much needed affordable housing in Rapid City in a growing area. Planned development for townhomes exists on two parcels possibly could be expanded to all parcels. Excellent view of hills and trees off rear of lots.

Associated listings:

4325 Haines MLS 140724 5.01 Acres \$501,900 TIN 5535
4385 Haines MLS 140725 4.98 Acres \$498,900 TIN 5534
4415 Haines MLS 140726 5.13 Acres \$513,900 TIN 5533
4525 Haines MLS 140731 4.30 Acres \$430,900 TIN 64967

PROPERTY HIGHLIGHTS

- Long frontage on Haines Avenue
- Located in a growing area of town
- Great investment opportunity to add high demand affordable housing
- City approved planned development for townhomes on 10 acres

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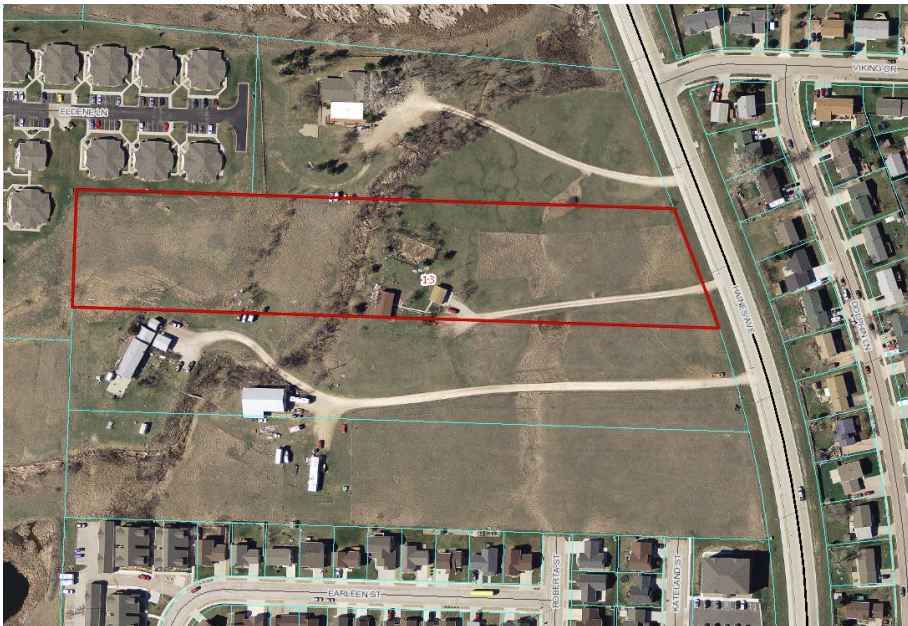
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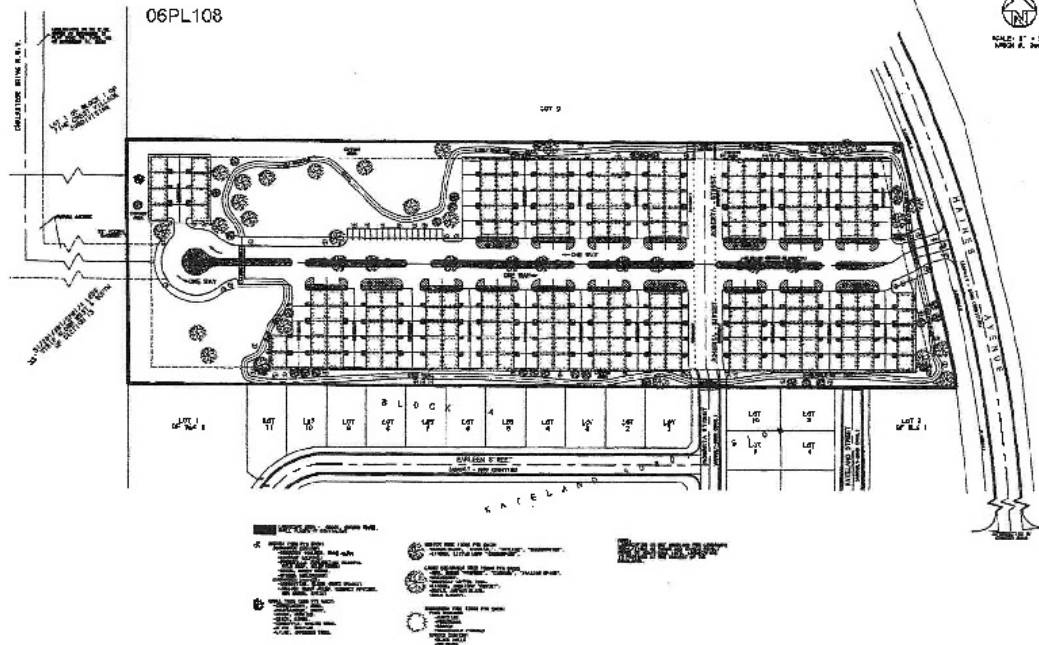
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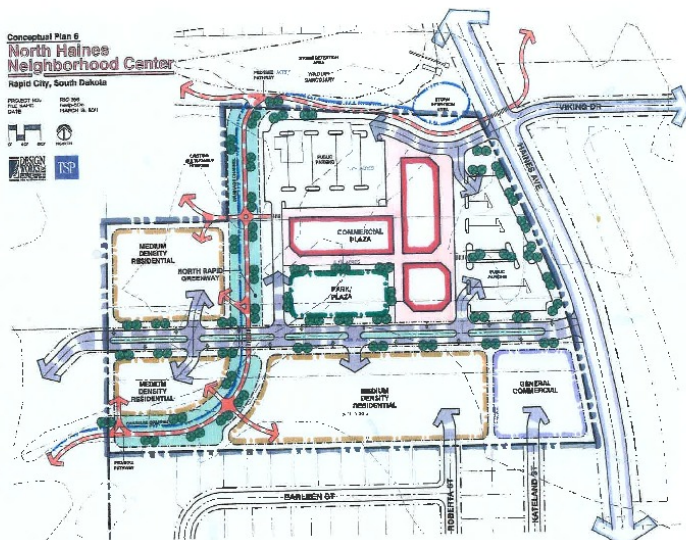
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City Approved Townhome Planned Development on 10 Acres



Possible Use: North Haines Neighborhood Center



Lot Boundaries, all Four Available Parcels

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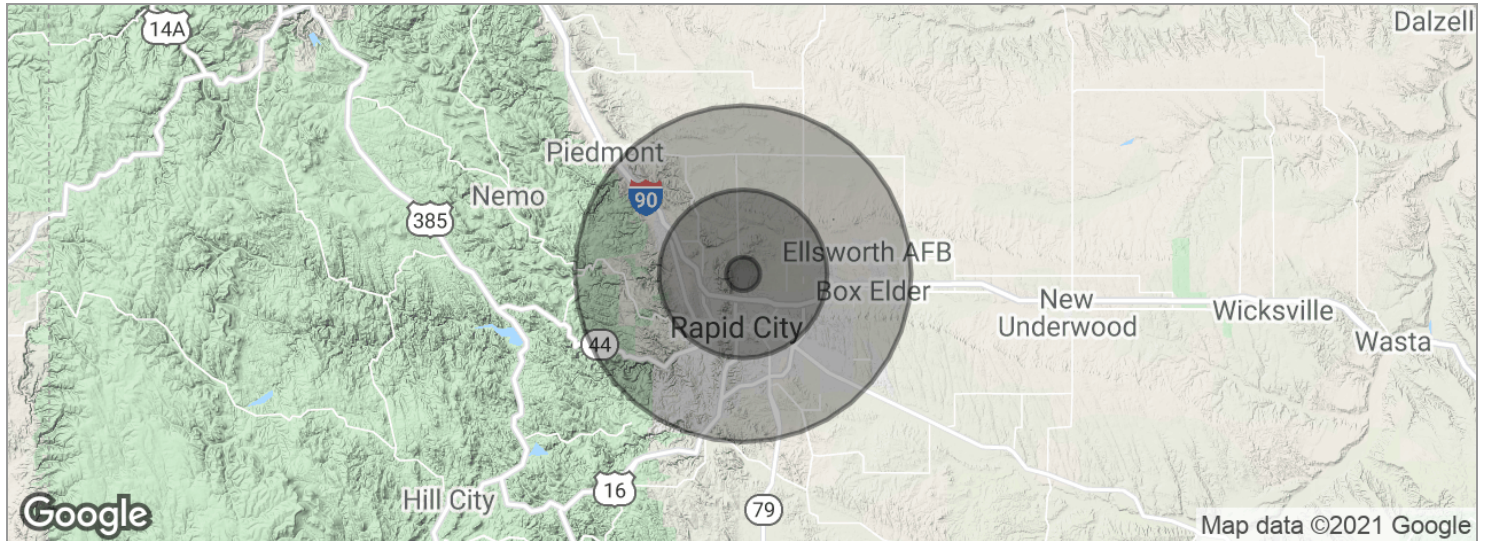
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	745	53,184	110,711
Median age	35.2	33.2	35.1
Median age (male)	32.2	31.1	33.7
Median age (Female)	38.3	35.4	36.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	305	22,414	45,232
# of persons per HH	2.4	2.4	2.4
Average HH income	\$50,462	\$45,414	\$58,144
Average house value	\$115,182	\$142,414	\$177,520

* Demographic data derived from 2010 US Census

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RAPID CITY, SD

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PRESENTED BY:

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