

# 1.39 ACRES FOR SALE

1051 Fairmont Boulevard, Rapid City, SD 57701



Updated July 2019

*Sale Price:*  
**\$399,000**

## Highlights

- Commercial development land just off of Mt Rushmore Road next to The Village at Skyline Pines, Comfort Inn & Suites, Ruby Tuesday, and Riddle's Jewelry
- Ideal location for professional or medical office building close to Regional Health Medical Campus, Mt Rushmore Rd retail corridor, and just minutes from Downtown Rapid City
- Easy access to property from Fairmont Blvd with left turn lane. Fairmont Blvd platted by city to potentially extend to Tower Rd
- Possible to level more of the property for additional buildable square footage
- 6" sewer stubbed to property with above grade clean out and untapped water main on property side of Fairmont Blvd
- Parking lot available for additional cost
- Zoned General Commercial



*Exclusively listed by:*

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Our Priority<sup>SM</sup>*



# PROPERTY DETAILS

1051 Fairmont Blvd, Rapid City, SD 57701

Acres: 1.39

Legal Description: Lot 19, Skyline Pines East Subd

Tax ID: 64409

Taxes (2018): \$6,831.92

Special Assessment (2018): \$24.22 (Storm Water)

Assessed Value (2019): \$393,600

Zoning: General Commercial



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Keller Williams Realty Black Hills | 2401 West Main Street, Rapid City, SD 57702 | 605.343.7500 | [www.RapidCityCommercial.com](http://www.RapidCityCommercial.com)

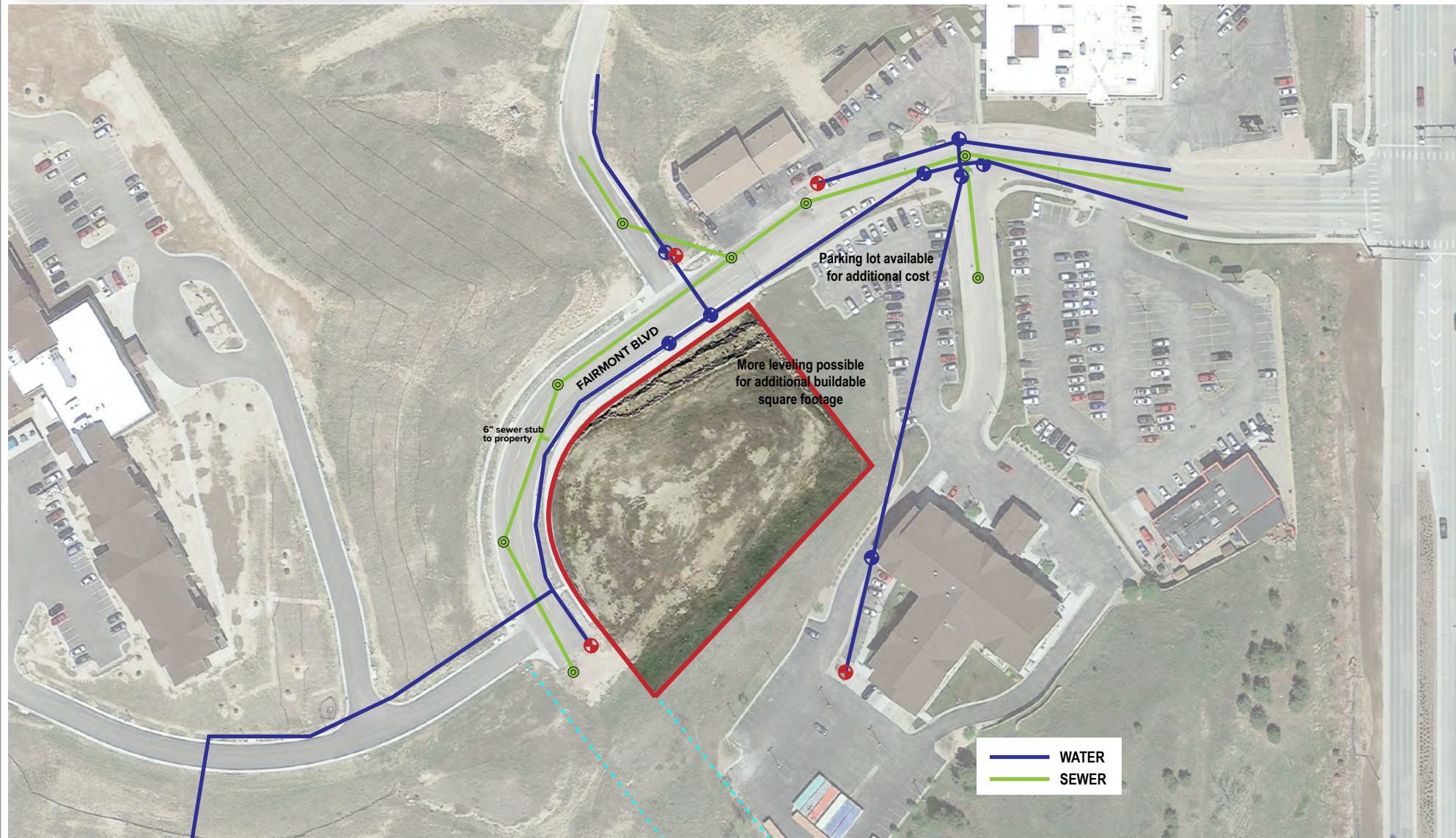
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# DEMOGRAPHICS

## 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

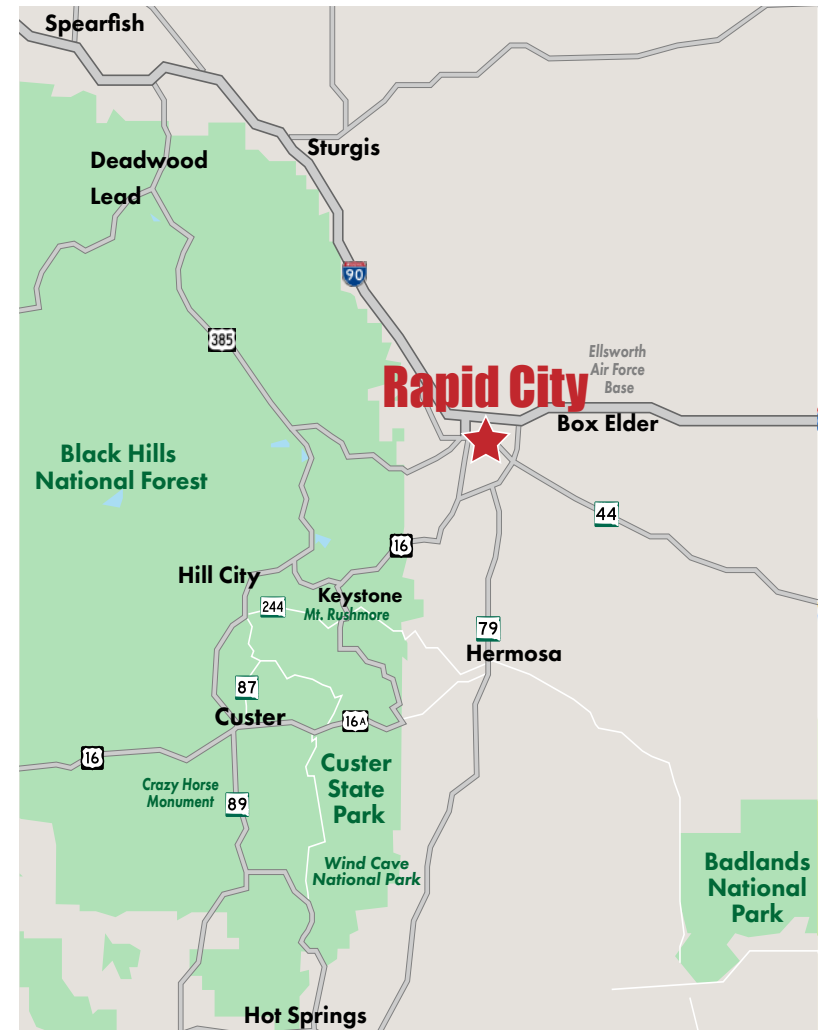
- #1** Rapid City—Best Towns  
*Outdoor Life, 2010*
- #2** South Dakota—Best State for Business  
*CNBC, 2016*
- #4** Rapid City— Best Places to Launch a Business  
*CNN Money, 2009*
- #6** Rapid City—Cities with the Lowest Unemployment Rate  
*Forbes, 2017*
- #6** Rapid City—Best Small City for Business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

### Rapid City Area Key Stats

Total Work Force .....	72,711
Employed .....	69,776
Unemployed .....	2,935
Unemployment Rate .....	4.9%
Right-to-work Law .....	Yes

#### Employment by Sector:

Retail Trade .....	9,500
Transportation, Warehousing & Utilities .....	13,700
Professional & Business Services .....	5,300
Educational & Health Services .....	11,600
Leisure & Hospitality .....	10,500
Government .....	11,600



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