



FIREHOUSE CAMPGROUND & CABINS

23856 HIGHWAY 385
HILL CITY, SD 57745

FOR SALE \$1,199,000



VACATION CABINS & RV CAMPGROUND

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:

Chris Long, SIOR, CCIM

Commercial Broker

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PROPERTY DETAILS

PROPERTY INFORMATION

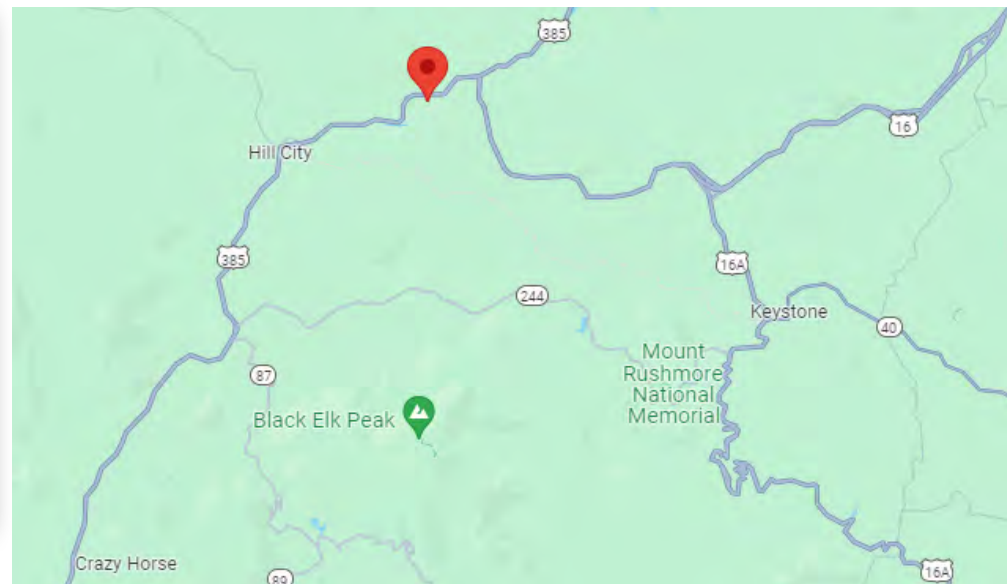
Property Size:	6.94 Acres
Parcel ID:	52-21-330-007
Taxes (2023):	\$7,582.10
Legal Description:	SPRING CREEK PALISADES; LOT 1-3 LESS LOT 1A Township 1 South, Range 5 East, Section 21
Water:	Well
Sewer:	Septic (<i>Shared with Smokejumper Station</i>)
Electric:	Black Hills Energy
Gas:	Propane

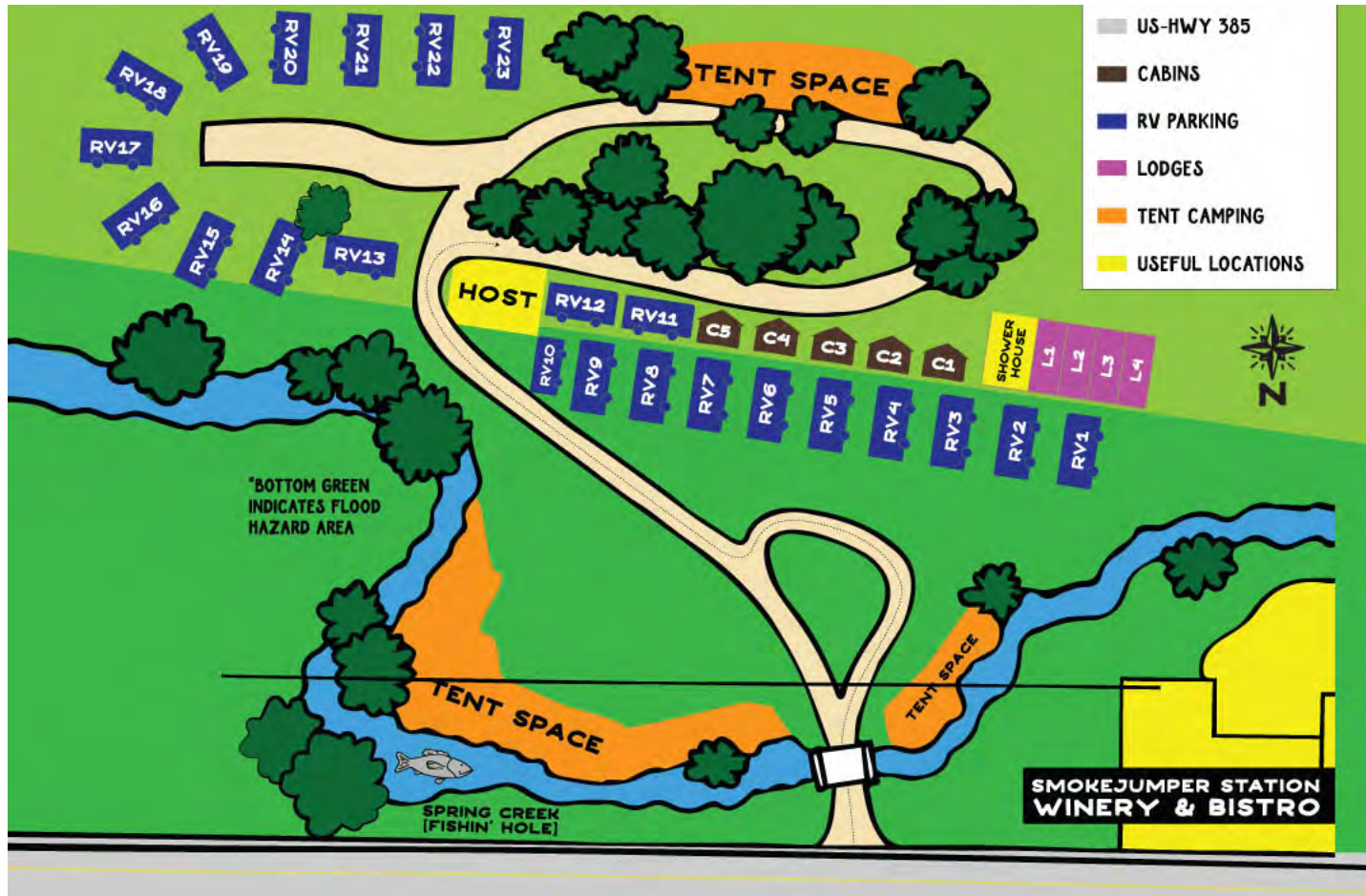
PROPERTY OVERVIEW

- ▶ Ideal location along Spring Creek, just outside of Hill City, and conveniently located close to most major attractions in the Black Hills, outdoor recreation, dining, and local wineries and breweries.
- ▶ Firehouse Campground & Cabins has comfortable accommodations that include amenity-filled cabins, lodge rooms, tent camping sites, and a pet-friendly RV park.
- ▶ Room to add an additional 5-10 RV sites.
- ▶ Clean, modern restrooms and shower house available to all guests.
- ▶ Campground open seasonally from May-September
- ▶ On site laundry
- ▶ [Property 360 Aerial View](#)
- ▶ [Firehouse Campground Website Link](#)
- ▶ [NDA and Financials Link](#)

CAMPGROUND INFORMATION

Total RV Sites:	23 sites
(30 amp) RV Sites:	11 sites
(50amp) RV Sites:	12 sites
Tent Sites:	15+ sites
Cabins:	5 stand-alone cabins, 1 queen and 2 bunk beds in each cabin
Lodging:	4 lodge rooms, each room accommodates up to 4 guests

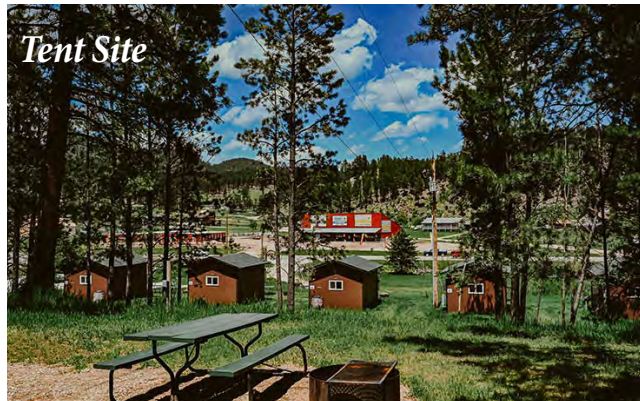




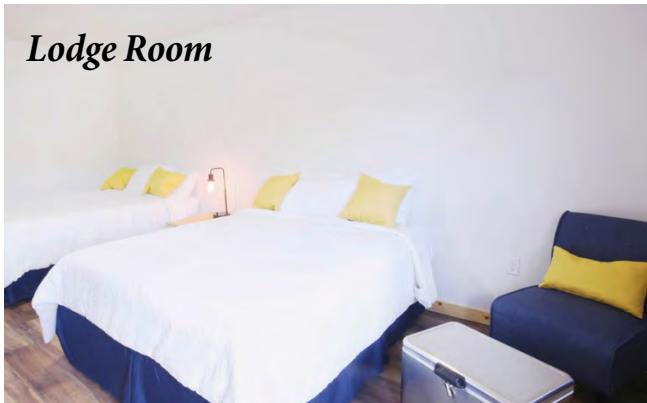
RV SITE PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



AMENITIES

- ▶ Smokejumper Station Restaurant, only a few feet away from campground (also available). Outdoor patio seating and beautiful views. Kid and pet friendly.
- ▶ Winery & Brewery right next door at the Smokejumper Station Restaurant.
- ▶ On-site Fishing Hole



NEARBY ATTRACTIONS

- ▶ 2 miles from Sheridan Lake
- ▶ 2 miles to the Mickelson Mountain Biking Trailhead
- ▶ 2.8 Miles from the Black Hills Central Railroad 1880 Train
- ▶ 12 Miles from Mt. Rushmore National Monument and Crazy Horse Memorial
- ▶ 15 Miles from Bear Country USA
- ▶ Nearby hiking at Black Elk Peak, Flume Trail and Sunday Gulch Trail.
- ▶ Adjacent ATV Trails, Black Hills National Forest will find over 3,600 miles of roads and trails designated open for motorized travel.



STATISTICS

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 - Mt. Rushmore - bringing millions of tourists from all over the world to Western South Dakota every year. For the past 9 years, South Dakota tourism has posted an increase in visitation, visitor spending and overall impact on the state's economy with 14.4 million visitors to South Dakota, \$4.7 billion in visitor spending, and 56,826 jobs sustained by the tourist 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 PUMA Population	189,754
Rapid City Population Growth	1.46% YoY
Rapid City Unemployment Rate	2.3%
PUMA Median Income	\$57,977

SD TOURISM 2021 STATISTICS

Room nights	↑	33%
Park Visits	↑	11%
Total Visitation	↑	28%
Visitor Spending	↑	28%

RAPID CITY

- #1 Outdoor Life–Best hunting and fishing town
- #4 CNN Money–Best Place to Launch a Business
- #4 Wall Street Journal–Emerging Housing Markets
- #4 WalletHub–Best Places to rent
- #11 Forbes–Best Small City for Business
- #16 Top 100 Best Places to Live

SOUTH DAKOTA

- #1 Best State for Starting a Business
- #1 America's Friendliest State for Small Business
- #2 Best State for Small Business Taxes
- #2 Best Business Climate in the US
- #2 Best State for Quality of Life
- #2 Best State for Overall Well-Being and Happiness
- #2 Business Tax Climate by the Tax Foundation
- #3 US News Fiscal Stability 2019 list
- #3 Small Business Policy Index 2018 list