



TBD Yorktown Blvd., Freedom Estates Subdivision, Box Elder



Exclusively Listed by:

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For Sale: TBD Yorktown Blvd.

Freedom Estates Subdivision 2, Box Elder, SD 57719



Acreage
~7.14 Acres



Asking Price
\$1,125,000



Location
Box Elder



Lot Type
Industrial

Property Summary

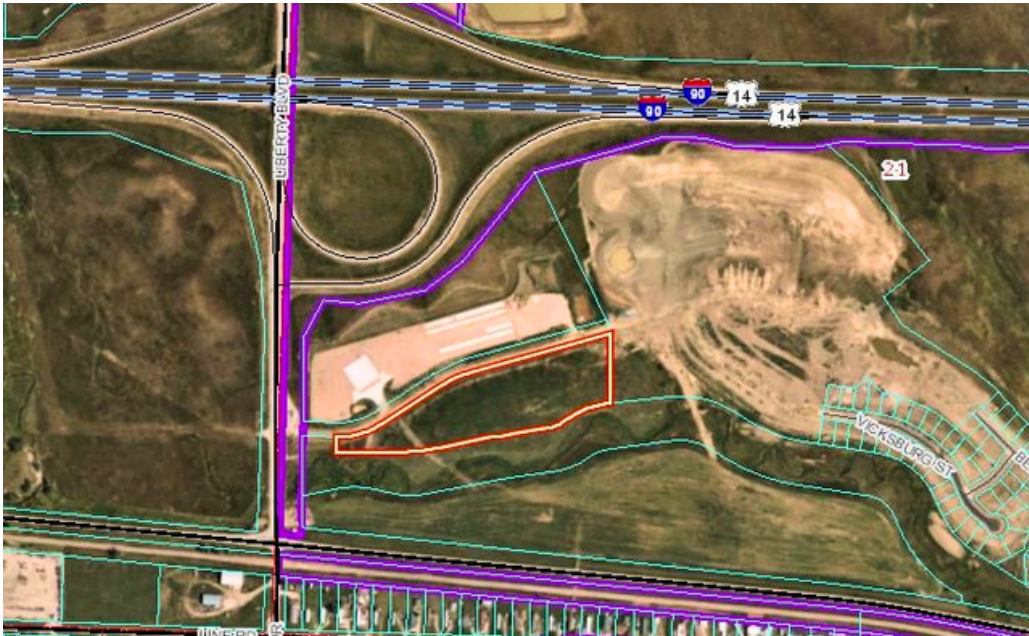
Discover an extraordinary **7.57-acre commercial industrial (CI) land parcel** in Box Elder, South Dakota's dynamic Freedom Estates. Offered at **\$1,125,000**, this prime site is a strategic launchpad for your next **manufacturing venture**. Benefit from its unbeatable location in a high-growth corridor, offering **direct I-90 access (Exit 67A)** and an impressive **31,000 VPD traffic count**. This **shovel-ready** property, with all essential utilities on-site, ensures a seamless transition to development. With flexible subdivision potential, this opportunity is perfectly tailored to your ambitions in a region set for exponential growth!

Property Specification

Zoning	CI (Commercial Industrial)
Utilities	All on-site (Water, Sewer, Electric, Gas)
Access	Off Exit 67A on I-90, via Liberty Blvd & Yorktown Blvd
Traffic Count	31,000 VPD (I-90)
Remarks	Subdivision Potential: Seller open to subdividing into reasonably sized parcels.



TBD YORKTOWN BLVD.





TBD YORKTOWN
BLVD.

INVESTMENT HIGHLIGHTS

High Growth Corridor

Box Elder is among South Dakota's fastest-growing communities, fueled by the significant expansion of Ellsworth AFB, promising sustained economic vitality.

Flexible Subdivision Potential

The seller is open to subdividing the 7.57 acres into smaller, optimized parcels to suit specific investment or operational needs.

Robust Local Economy

Benefit from a dynamic economy with low unemployment and strong commercial activity in the Rapid City MSA.

Shovel-Ready Development

All essential utilities are on-site, minimizing pre-construction work and accelerating your project timeline and cost efficiency.

Optimal Manufacturing Zoning

Zoned CI (Commercial Industrial), the property is perfectly aligned for manufacturing, supporting the region's industrial growth.

Utilities On-Site

Access to critical infrastructure (water, sewer, electric) ensures immediate readiness for construction, simplifying development.



TBD YORKTOWN
BLVD.

A Community on the Rise

Box Elder is one of South Dakota's fastest-growing communities, driven by the significant expansion of Ellsworth Air Force Base. This strategic military investment is catalyzing unprecedented population growth and economic development, creating a robust environment for industrial and commercial ventures.

MSA Population (June 2025)
~156,661

Unemployment Rate

1.9%

Extremely low, indicating a strong labor market.

Industrial Vacancy Rate

2.9%

Highlights exceptional demand for industrial space.

ABOUT SOUTH DAKOTA

A State of Opportunity

South Dakota's steady growth, combined with its vast open space and top-tier business climate, creates a unique environment for investment and expansion without the high costs and congestion of other markets.

~156,661

Estimated Population

+10%

Growth Since 2010

77,116 SQ MI

Total Area

#2

Best Business Tax Climate

68.33%

Labor Force Participation

~\$161.6M

Building Valuation (YTD)

SOUTH DAKOTA, BLACK HILLS

A Thriving Market of Opportunity

South Dakota's steady growth, combined with its vast open space and top-tier business climate, creates a unique environment for investment and expansion without the high costs and congestion of other markets.

Estimated Population	Growth Since 2010	Total Area	Best Business Tax Climate
~920,000	+10%	77,116 SQ MI	#2
<i>(U.S. Census Bureau, 2024)</i>	<i>(U.S. Census Bureau)</i>	<i>(U.S. Census Bureau)</i>	<i>(Tax Foundation, 2024)</i>

A Resilient & Diversified Economy

The commercial real estate market is characterized by extremely low vacancy rates and strong, appreciating rents, indicating high demand and a healthy investment climate. This environment presents a clear opportunity for investors in industrial, retail, and office properties.

Consistent Population Growth

Rapid City's steady population increase fuels demand across all sectors, creating a robust consumer and labor base. The chart below illustrates the strong growth trend since 2010.

Key Economic Indicators

Gross Sales

\$846.8 Million

Latest Month Reported

Airport Passengers

102,243

(+10.34% Year-Over-Year)

Nonfarm Employment

78,800

(+1.72% Year-Over-Year)

(Source: Elevate Rapid City, Aug 2025)

CONFIDENTIALITY STATEMENT

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For property tours or to schedule a private appointment, please contact:

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READY TO INVEST IN RAPID CITY'S FUTURE?

Your new business location awaits. Contact us today to schedule a private tour and discover the potential of TBD Yorktown Blvd.



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Contact Me to Discuss Opportunities