



DEVELOPMENT OPPORTUNITY - I-90 EXIT 37

TBD PLEASANT VALLEY RD

STURGIS, SD 57785



INVESTMENT HIGHLIGHTS

- ▶ Interstate 90-Exit 37 corner lot, ideal convenience store or truck stop location.
- ▶ 1000+ acres of planned development east of I-90 by the same developer.
- ▶ Ideally located between Rapid City and Sturgis.
- ▶ Video Link: [Pleasant Valley Rd](#)

TO BE PLATTED — 5+/- ACRES

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
605.939.4489
chris@rapidcitycommercial.com

Dan Logan
Broker Associate
605.593.7980
dan@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.

PROPERTY DETAILS

PROPERTY OVERVIEW

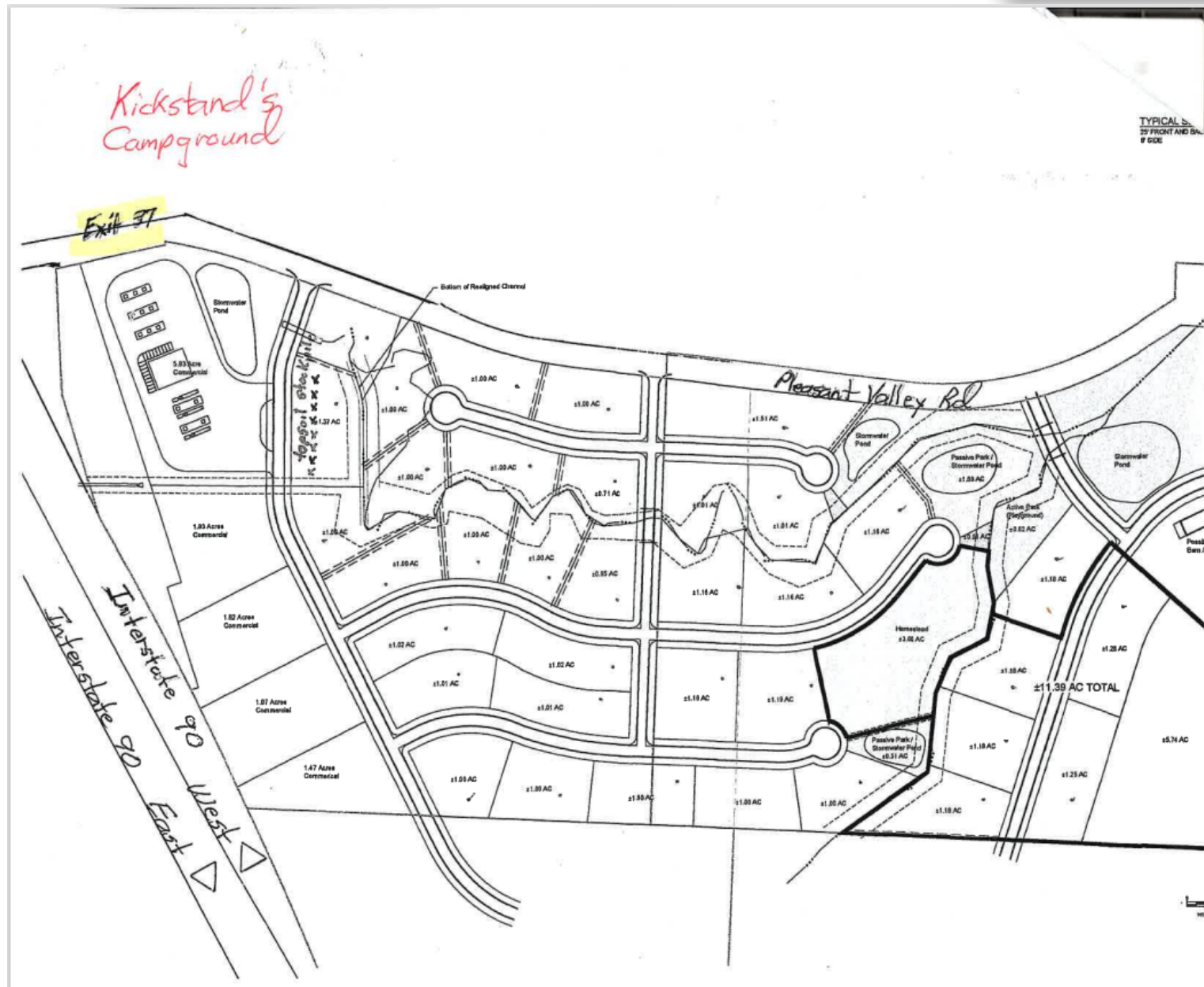
- ▶ The exit was recently reconstructed to plan for future development.
- ▶ Just 5 miles south of Sturgis city limits
- ▶ Pleasant Valley Rd provides excellent access to Sturgis via Ft Meade Way.
- ▶ Size can be platted to suit your business needs.



PROPERTY INFORMATION

Parcel ID:	16.06.213
Acres:	5.00 +/-
Taxes (2023):	\$403.32
Legal Description:	W 1098.6' OF GOVT LOT 2 EXCEPTING: LOT A, PLEASANT VALLEY ROAD, & TRACTS BLAIR & MARLET; LOT 4 EXCEPTING: LOT H1, PLEASANT VALLEY
Water	Well
Sewer	Septic
Electric Provider	Black Hills
Gas Provider	Propane





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 - Mount Rushmore - bringing millions of tourists from all over the world to Western South Dakota every year. For the past 10 years, South Dakota tourism has posted an increase in visitation, visitor spending and overall impact on the state's economy with **14.9 million visitors to South Dakota, \$5.09 billion in visitor spending, and 58,824 jobs sustained** by the tourism 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 Metro Population	156,686
Rapid City Population Growth	3.05% YoY
Rapid City Unemployment Rate	1.9%
Household Median Income	\$65,712

SD TOURISM 2024 STATISTICS

Room Nights	5.2 M. Booked
Park Visits	8.7 M Visitors
Total Visitation	14.9 M Visitors
Visitor Spending	\$398.7 M in Revenue

RAPID CITY

- #1** AreaDevelopment-Leading Metro in the Plains
- #10** CNN Travel-Best American Towns to Visit

- #1** US Census-Fastest-Growing City in Midwest
- #17** Milken Institute-Best-Performing Small City

- #4** Realtor.com-Emerging Housing Markets
- #33** WalletHub-Happiest Cities in America

SOUTH DAKOTA

- #1** Business Tax Climate Index
- #2** States with Best Infrastructure
- #3** Business Friendliness

- #1** Most Stable Housing Markets
- #3** Best States for Business Costs
- #4** Forbes Best States for Starting a Business

- #2** Fastest Job Growth
- #3** Long-Term State Fiscal Stability
- #5** Best States to Move To