



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



# TBD YORKTOWN BLVD.





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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

**~920,000**

*(U.S. Census Bureau, 2024)*

Growth Since 2010

**+10%**

*(U.S. Census Bureau)*

Total Area

**77,116 SQ MI**

*(U.S. Census Bureau)*

Best Business Tax Climate

**#2**

*(Tax Foundation, 2024)*

## 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

This marketing package has been prepared solely for the purpose of providing information to prospective tenants, buyers, or investors and is not intended to be a complete statement of all facts relating to the property. The information contained herein has been obtained from sources deemed reliable; however, no guarantee, warranty, or representation is made as to its accuracy, completeness, or timeliness. All projections, opinions, assumptions, or estimates are for illustrative purposes only and are subject to change without notice. Prospective parties should conduct their own independent investigation, due diligence, and verification of all information contained herein. This document is confidential and intended exclusively for the recipient. By accepting this package, you agree not to reproduce, distribute, or disclose its contents to any third party without the prior written consent of the property owner or its authorized representative.

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**