



HIGH VISIBILITY CORNER LOT

3637 STURGIS ROAD
RAPID CITY, SD 57702

FOR SALE \$229,000

INVESTMENT HIGHLIGHTS

- ▶ Great corner lot location with visibility
- ▶ Busy westside intersection, with a recorded average daily traffic of 12,293 vehicles
- ▶ 13 existing parking spaces (shared)
- ▶ Ideal for retail or office opportunities - zoned General Commercial
- ▶ Lot was previously planned for a ~1,500 SF building



LAND FOR SALE — 0.46 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:

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PROPERTY DETAILS

PROPERTY OVERVIEW

Extremely high-visibility corner lot westside intersection. General commercial zoning makes it perfect for your next retail or office project. Access easement and shared parking with the building next door. Previously planned out for a ~1,500 SF building footprint and 14+ parking spaces. Plans available upon request.



PROPERTY INFORMATION

Sale Price: \$229,000

Parcel ID: 20-33-403-010

Lot Size: 0.46 Acres

Tax ID: 36823, 49465, 54471

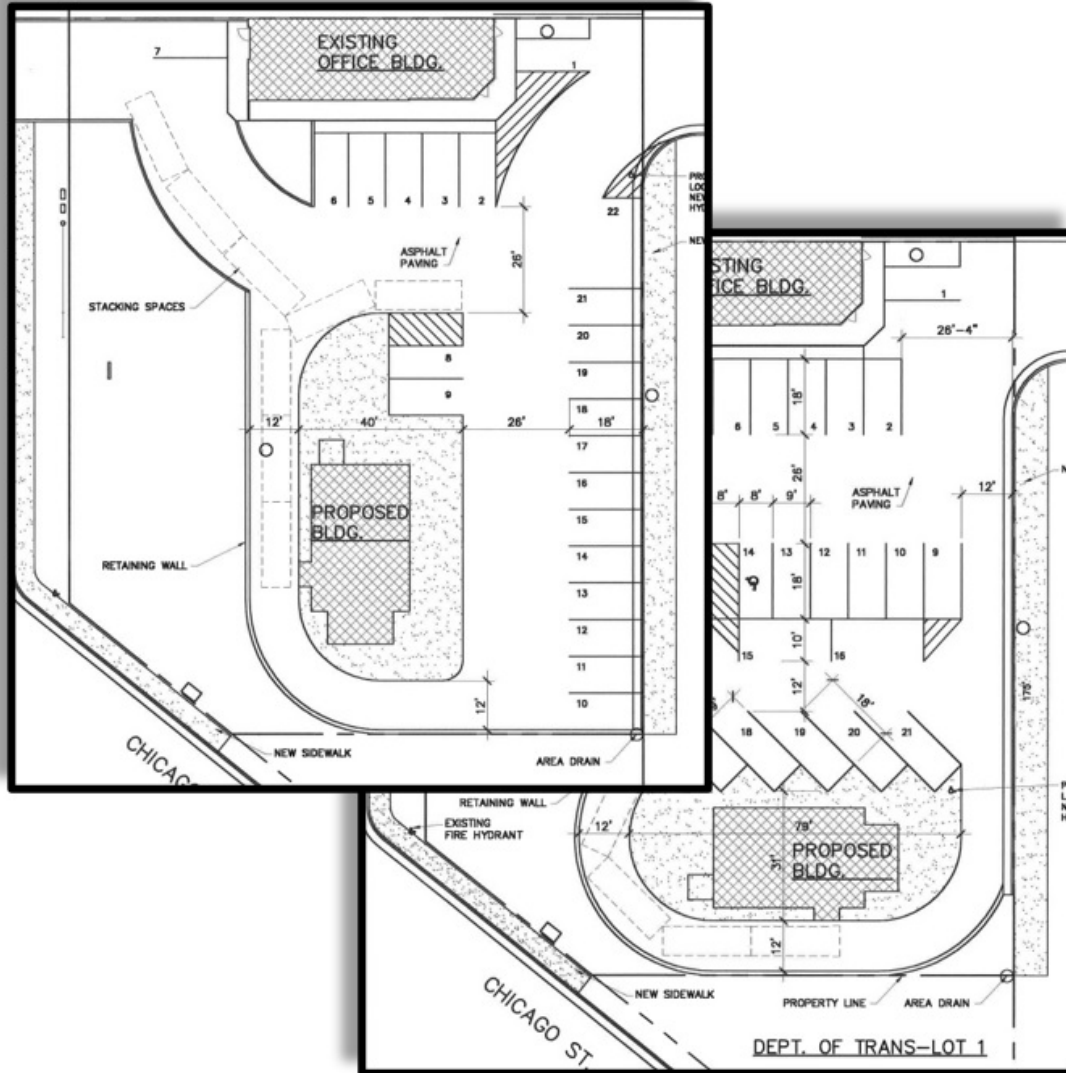
Taxes (2024): \$2,026.34

Legal Description: Rounds, C D, BLOCK 11, Lot 6 - 7 Township 2 North, Range 7 East, Section 33 et al.

Water Service: Rapid City

Sewer Service: Rapid City





**Old plans by previous owner. Not a guarantee of site viability.*

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