

Alpha Omega Subdivision

A CITY WITHIN A CITY



THE
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TEAM
RE/MAX ADVANTAGE



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Box Elder, South Dakota

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Welcome to

Alpha Omega Subdivision

Welcome to Alpha Omega Subdivision: A City Within a City. **Covering over 1,300 acres**—nearly a quarter of Box Elder's land—this master-planned, multi-use community is strategically designed to support the region's rapid growth, driven by the B-21 Bomber mission at Ellsworth Air Force Base and increasing demand in the area.

With Box Elder's population growing exponentially, Alpha Omega will play a crucial role in meeting the region's housing, commercial, and industrial needs. Thousands of homes, modern multi-family residences, and strategically placed commercial and industrial lots will create a thriving, well-connected community built for long-term success.

Whether you're building homes, opening a business, or developing infrastructure, Alpha Omega is where progress begins. **With Phase 1 Plat finalized in October 2023**, we're just getting started and ready to welcome builders and developers to help shape the future.

Key Differentiators

Unmatched Growth Potential

Box Elder is projected to **grow significantly** over the next 20 years, driving demand for housing, retail, and services.

Strategic Location

Prime location near **Ellsworth AFB, I-90**, and **Rapid City**, with modern infrastructure for fast-track development.

The City of Box Elder

Builders & Developers Welcome!

◆ Exit 63: Interchange (SD DOT)

○ Bennet Bridge Project

■ Future Sanitary Sewer Projects

■ Cheyenne Blvd. Road Project

■ Radar Hill Road Project

■ Highway 1416 Road Project

■ Trail System

■ Future Water Projects

■ Box Elder Creek

■ Alpha Omega Subdivision

● Alpha Omega - 7 Access Points

■ Box Elder City Limits

■ Box Elder Future Expansion

■ Flood Zone

■ Parks

Ellsworth
Air Force Base

Existing Box Elder
Schools:

- 1 Douglas High School
- 2 Douglas Middle School
- 3 Patriot Elementary School
- 4 Vandenberg Elementary School

**Alpha Omega
Subdivision**
(Blue Highlighted)

Development Vision Includes:
Over 2,000 Homes
Parks • Trails • School
Shopping • Restaurants
& More

Rapid City

Rapid City
Regional Airport

Diverse Investment Opportunities

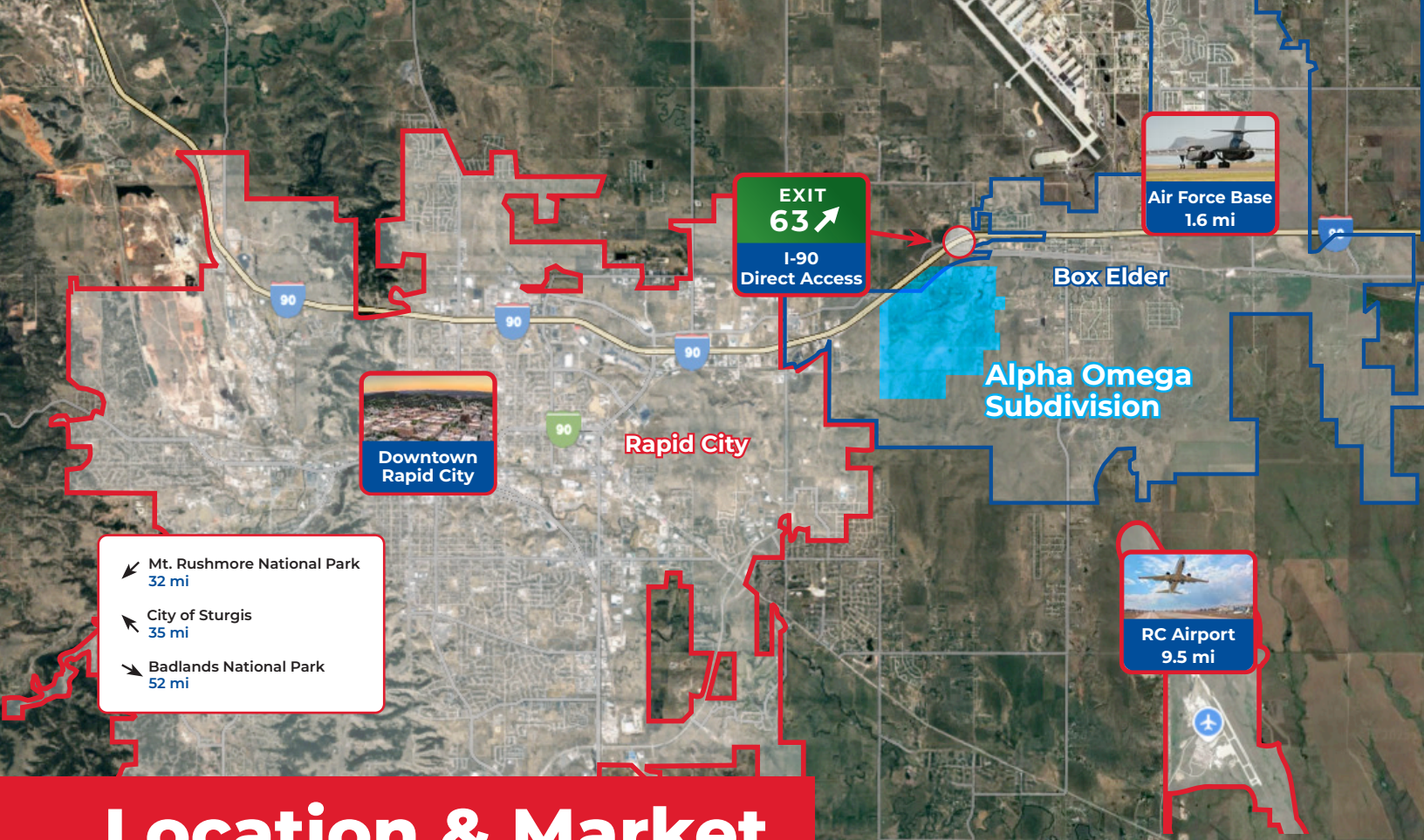
Flexible **single-family, multi-family, commercial, and industrial** lots with high demand and strong rental potential.

Business Support

Pro-growth business climate with tax incentives, workforce expansion, and public-private partnerships.

Early Entry Advantage

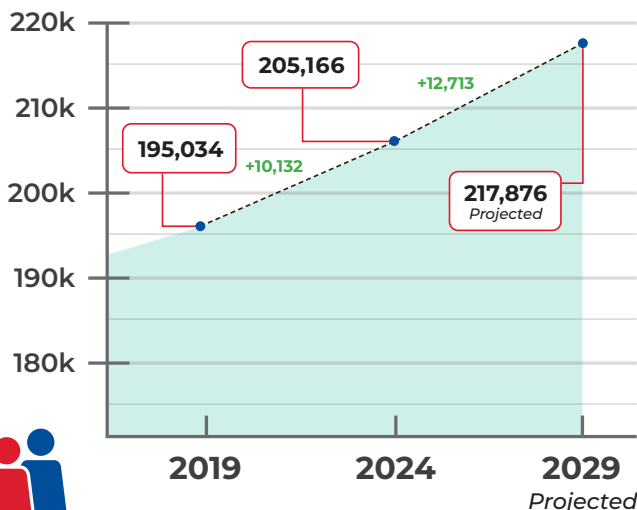
Opportunities to purchase prime lots and acreage before demand peaks and **capitalize on high appreciation** potential.



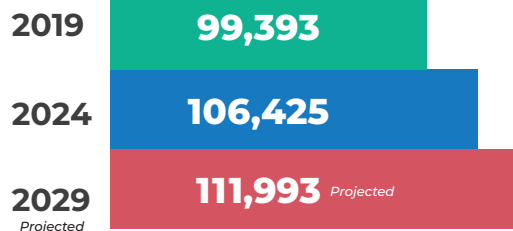
Location & Market Overview

A. Surrounding Area Demographics

Population



Total Regional Employment Average



Earnings Per Job

\$63.1K Earnings Per Job (2023)

Regional average earnings per job are \$20.2K below the national average earnings of \$83.3K per job.

B. Market Trends



Housing Demands

The Black Hills is experiencing rapid growth, with an **estimated need for 9,191 additional housing units**—both owned and rented—by 2030 to meet demand (2022 Rapid City Region Housing Study).



Local Economy Insights



Business-Friendly Environment

South Dakota offers no corporate, personal income, personal property, or business inventory tax, creating an ideal setting for businesses to grow.



Low Cost of Living

South Dakota offers no corporate, personal income, personal property, or business inventory tax, creating an ideal setting for businesses to grow.



Access to a Skilled Workforce

The Black Hills region has a strong work ethic and a steady pipeline of skilled workers, making hiring and retention easier.



Proximity to Major Markets

With key highways and rail access, businesses can efficiently reach major markets across the U.S.



Supportive Business Community

A close-knit business network, mentorship programs, and economic initiatives create a strong foundation for success.



Quality of Life

The Black Hills offer stunning scenery, outdoor recreation, and a balanced lifestyle that attracts and retains talent.

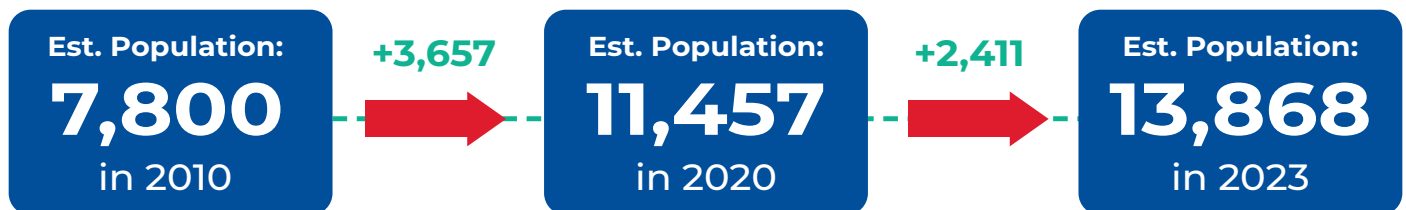
City of Box Elder

Overview

A. Box Elder Demographics



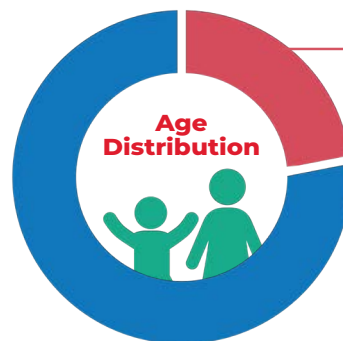
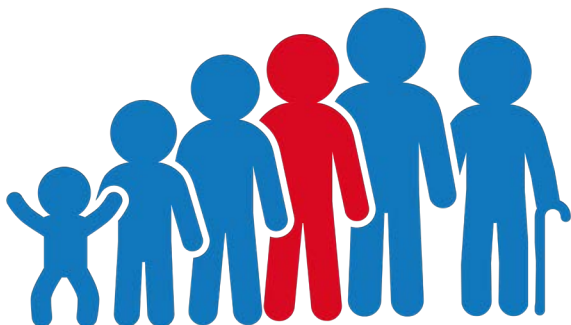
The city has experienced **substantial growth**, with the population increasing from 7,800 in 2010 to approximately 11,457 in 2020. In 2023, the population increased to 13,868.



The current **population** has already exceeded the 2023-27 projects of 13,000 and is nearing 14,000.

The Median Age is **28.6 Years Old**

indicating a youthful and potentially expanding workforce.



Population
**Under
18 Years
Old**

A significant portion of the population's **Age Distribution** is **under 18 years old**, accounting for **24.9%**, which may indicate a demand for family-oriented services and amenities.

The Median **Household Income** stands at
\$71,532 suggesting a relatively affluent community with disposable income.



B. The Box Elder Advantage: Why Box Elder?

Proximity to Ellsworth Air Force Base

With Ellsworth AFB as a major economic driver, Box Elder benefits from a stable workforce, government investment, and long-term development opportunities tied to military operations.

First-Mover Advantage: Capitalize on Untapped Demand

Box Elder has a significant need for dining and retail options, presenting a prime opportunity for early investors. With only one restaurant for every 1,640 residents, the demand far outweighs the supply, creating a strong market for new businesses to thrive.

Labor Pool & Entrepreneurship

The region boasts a skilled and growing workforce fueled by military personnel, veterans, and professionals drawn to the area's expanding economy and quality of life.

Strategic Location & Infrastructure

Positioned along Interstate 90, Box Elder offers seamless connectivity to regional and national markets, with ongoing infrastructure improvements enhancing accessibility and logistics.

C. Box Elder Business Highlights

Black Hills Children's Museum

This upcoming three-story museum will feature more than 40 interactive exhibits, a café, spaces for traveling exhibits, outdoor areas, birthday party rooms, and a 4D theater and aims to provide a discovery center where children can explore STEM through interactive exhibits. It would be the first of its kind in the Black Hills region.

Amazon

Amazon is constructing a distribution center to enhance its logistics network in the region. The groundbreaking ceremony took place on January 30, 2024, with the facility expected to be operational by 2025. It will create nearly 100 jobs.

The Box Events Center

Spanning over 60,000 square feet, The Box offers versatile event spaces suitable for sporting events, conventions, weddings, and more.

Watiki Waterpark

This indoor waterpark is the only one of its kind in the region offering a water playground, activity pool, hot tub, lazy river, and waterslides.

Liberty Center

A 58,000-square-foot wellness facility offering amenities such as a multi-use fieldhouse, fitness equipment, group exercise rooms, and childcare services.

VRC Metal Systems

This company specializes in the development, manufacturing, installation, and integration of cold spray equipment, offering solutions for corrosion and wear prevention and repair. Their services cater to industries such as aerospace, automotive, energy, heavy equipment, maritime, and military.



Development Plan & Infrastructure

This preliminary plan serves as a foundation and can be adjusted to best meet the needs of the community and developers. As growth continues, flexibility ensures Alpha Omega evolves into a thriving, well-planned community for the future.

A. 7 Access Points

- 1

I-90 Exit 63
Will be constructed in 2027-2028.
- 2

Cheyenne Blvd (East End):
City-funded project.
- 3

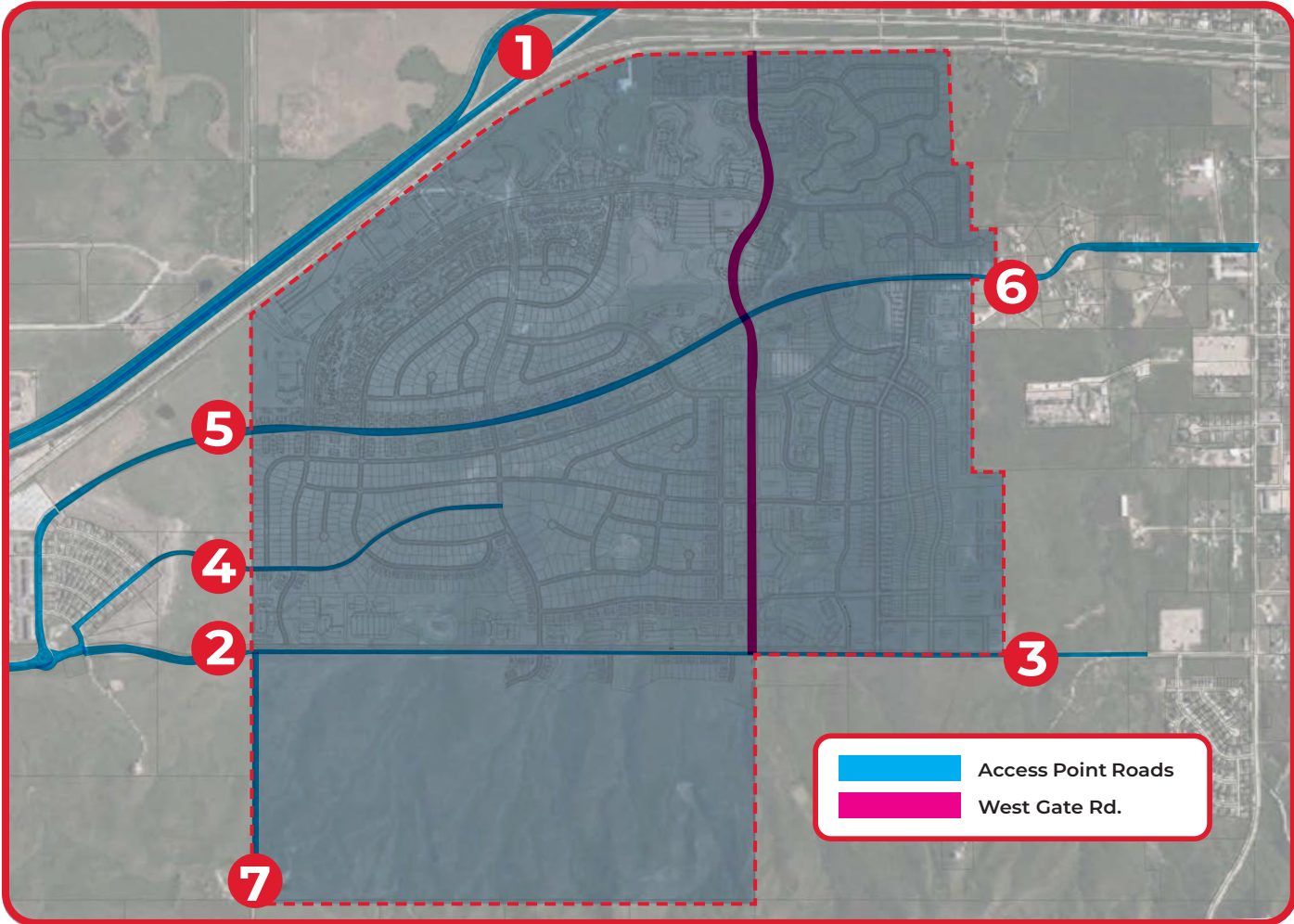
Cheyenne Blvd (West End):
City-funded project.
- 4

Denali Drive
- 5

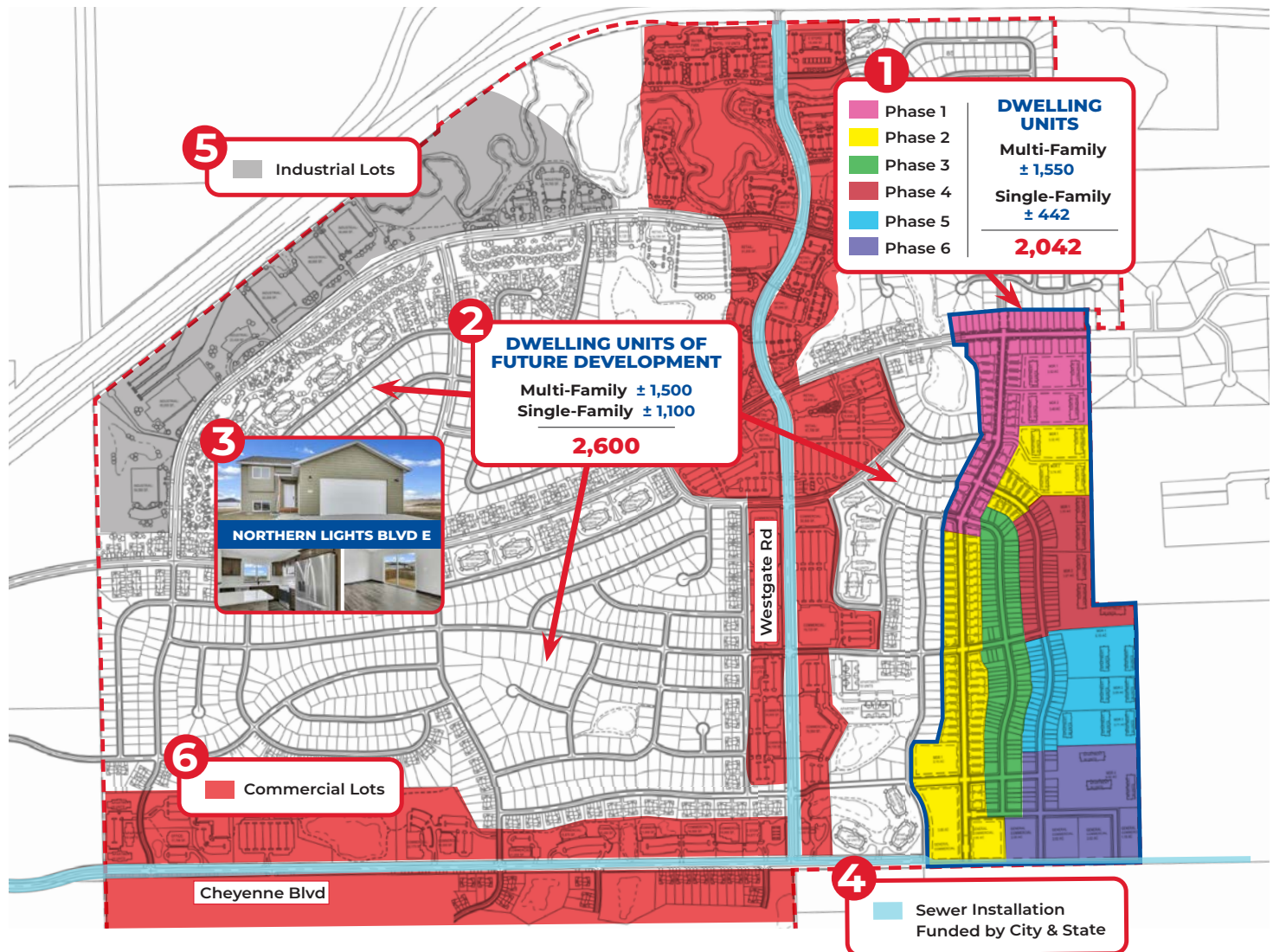
Northern Lights Blvd
- 6

Northern Lights Blvd E
- 7

Reservoir Drive



B. Preliminary Master Plan



C. Timeline and Proposed Layout

- 1** Phases 1-6 on the east side of the development are currently underway.
- 2** Road construction, homes, and platted lots are **in progress**.
- 3** Single-family homes are currently **for sale**.
- 4** Cheyenne Blvd/West Gate/South Box Elder **Sanitary Sewer Installation** funded by the City and State will start in 2025 to support the development corridor.
- 5** Proposed location of **Industrial Lots** (highlighted in a light gray).
- 6** Proposed location of **Commercial Lots** (highlighted in red).

D. Completed Studies and Assessments

- Environmental Assessment
- Wetland Delineation and Impact Assessment
- Floodplain Study In Progress — Coming Soon
- Soil and Geotechnical Study



Investment & Business Opportunities

A. Any Size, Any Use

Alpha Omega Subdivision offers unmatched flexibility for developers and investors, with **lot sizes, acreages, and zoning that can be tailored to fit your needs**. Whether you're looking for residential, commercial, or industrial space, the lots can be modified to accommodate your vision.

Development for Any Size, Any Use!



Single-Family Residential

The subdivision is actively developing single-family lots, with **thousands of homes** planned. Construction is already underway, providing a range of housing options to meet the growing demand in Box Elder.

Multi-Family Residential

Opportunities for multifamily development are available now, with designated areas ready for **apartments, townhomes, and duplexes**. With the rapid population growth in Box Elder and the ongoing expansion of Ellsworth Air Force Base, demand for rental housing is increasing. Developers can take advantage of this momentum to build high-quality, in-demand housing for military personnel, young professionals, and families.

Commercial

Alpha Omega Subdivision offers prime opportunities for retail, dining, and office spaces. **High visibility and easy access from major roads** make it an attractive location for businesses looking to serve the expanding residential community. Whether you need a small retail space or a larger commercial footprint, the subdivision can accommodate your business needs.

Industrial

The industrial sector of the Alpha Omega subdivision is strategically **designed to support warehouses, manufacturing, and distribution centers**. Located near major transportation routes, it provides logistical advantages and access to a skilled workforce, fostering economic growth in the region.

B. Competitive Business Advantages

South Dakota provides a pro-business environment with low taxes and minimal regulations, giving companies a strong competitive edge. The state consistently earns top rankings for its business-friendly policies, including:

- No Corporate Income Tax
- No Personal Income Tax
- No Business Inventory Tax
- No Personal Property Tax
- No Inheritance Tax
- Competitive Workers' Compensation Rates
- Low Unemployment Insurance Rates
- Right-to-Work Laws

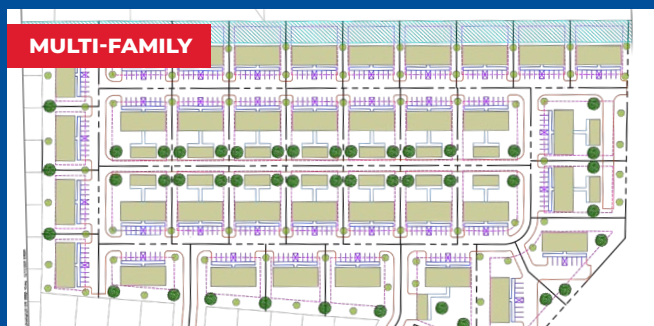
C. Tailored Business Incentives

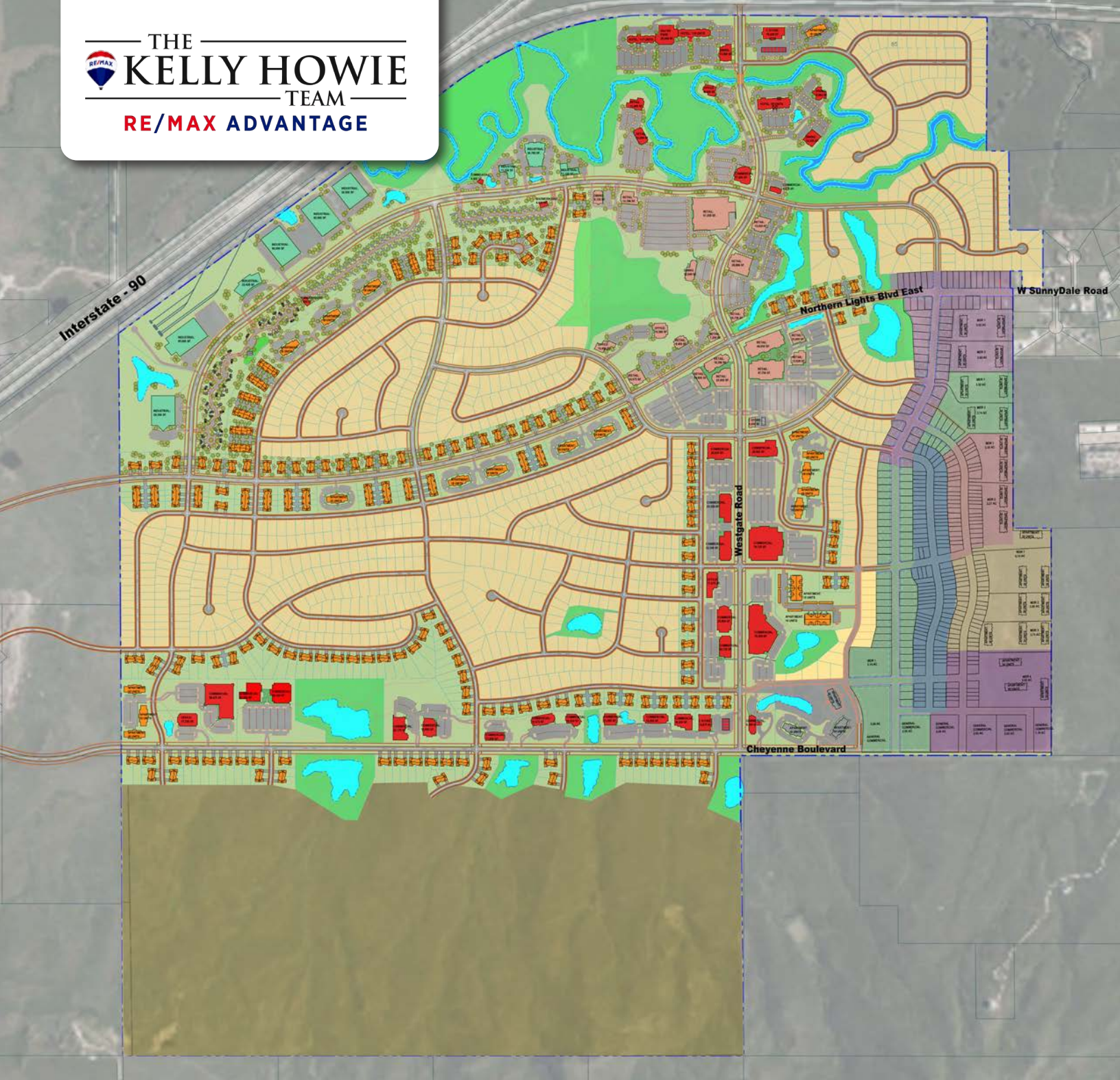
South Dakota offers customized incentives to support job creation, revenue growth, and economic impact. These may include:

- Tax Abatements
- Workforce Training Grants
- Low-Interest Loans
- Special Lease or Construction Terms
- Tax Refund Credits
- Venture Capital Opportunities

D. Available Lots for Sale

For current opportunities, please reach out to Kelly Howie:
605-209-0474 or kelly@kellyhowie.com





Alpha Omega Subdivision

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RE/MAX Advantage

