



# DEVELOPMENT OPPORTUNITY

LOTS 8-10A STUMER ROAD  
RAPID CITY, SD 57701

**FOR SALE**



**GENERAL COMMERCIAL**

EXCLUSIVELY LISTED BY:

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 Keller Williams Realty Black Hills

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.





# LOTS 1-12 STUMER ROAD RAPID CITY, SD 57701

## PROPERTY OVERVIEW



## INVESTMENT HIGHLIGHTS

- ▶ Premium development opportunity anchored by Walmart Supercenter and Black Hills Shopping Center
- ▶ Three lots (1.10—1.36 Acres) zoned General Commercial with frontage on Catron Blvd
- ▶ Accessed by lighted intersections at Catron and Black Hills Blvd or Catron and 5th St
- ▶ All lots are also available for ground lease

## PROPERTY SUMMARY

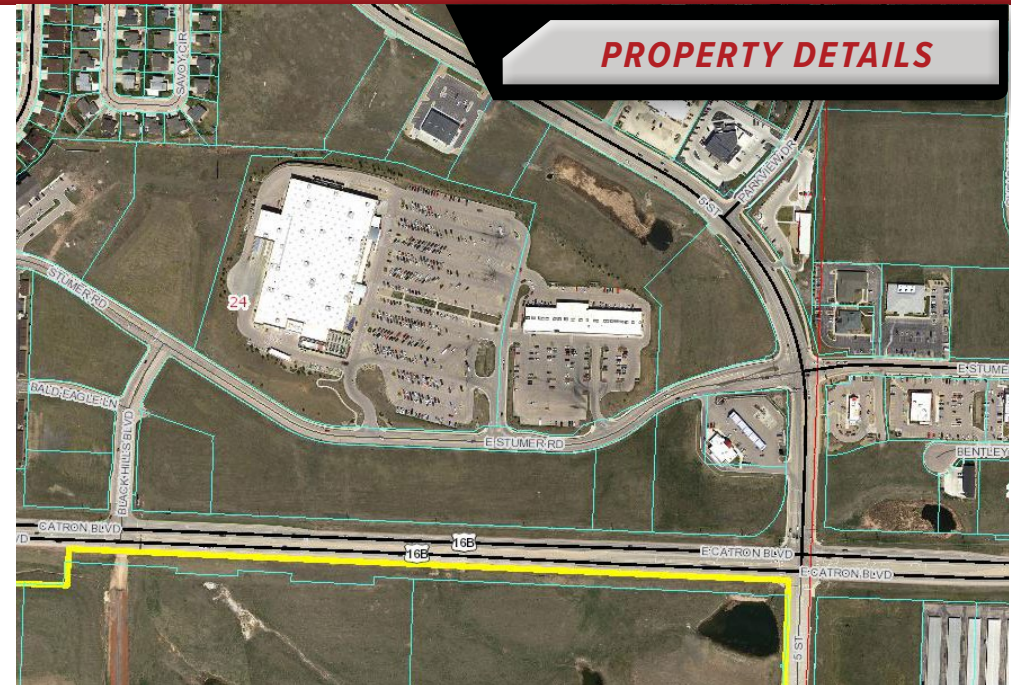
Zoning:	General Commercial	Water & Sewer:	City of Rapid City
Traffic Count (2022):	17,703 vehicles/day on Hwy 16/Catron Blvd	Electric:	Black Hills Energy
		Gas:	Montana-Dakota Utilities



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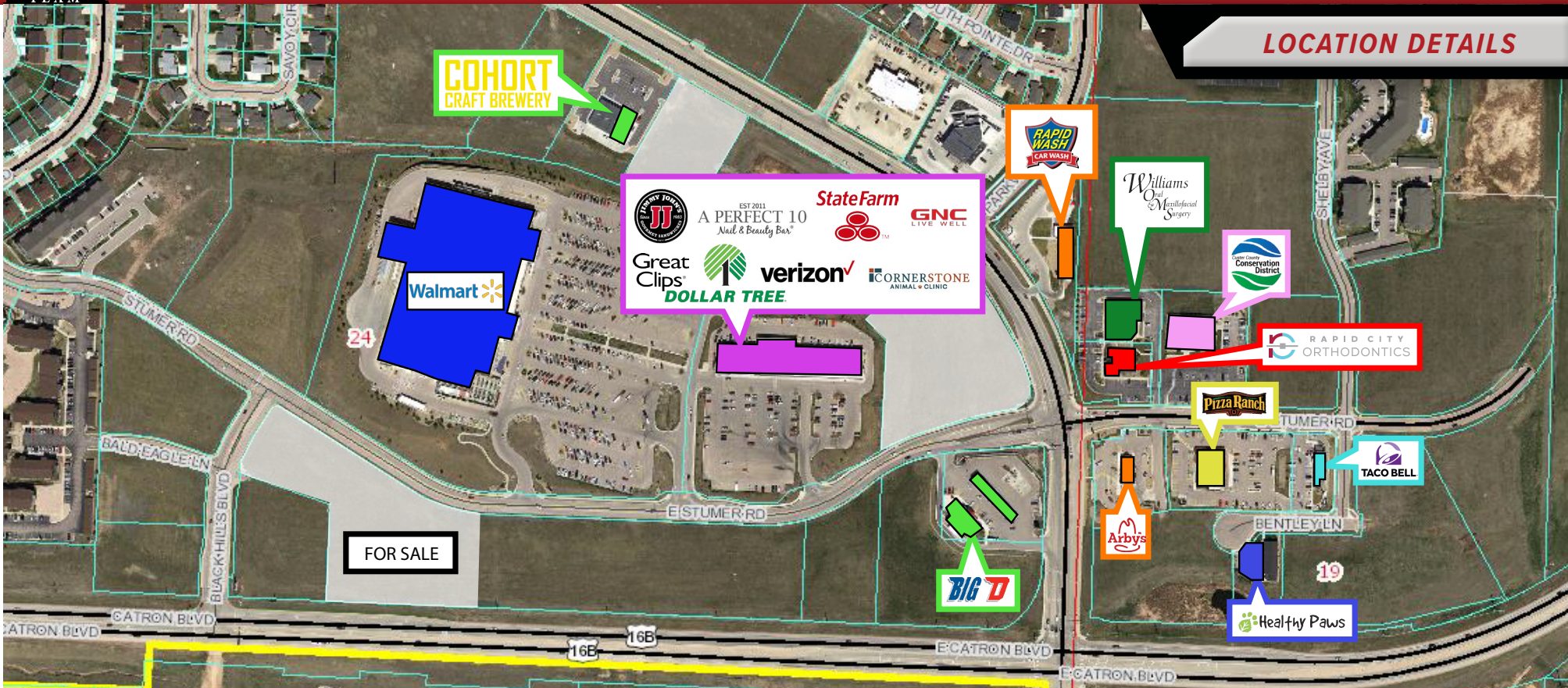




STUMER ROAD LOTS

LOT	ACRES	ZONING	TAX ID	2021 TAXES	LEGAL DESCRIPTION	LIST PRICE
Lot 8	1.35	General Commercial	72895	NA	S1/2 NE1/4 LYING SW OF 5TH ST ROW, LESS LOT H1, LESS FIFTHSTREET OFFICE PLAZA, LESS BLACKHILLS CENTER, LESS STUMER RD AND LESS E. STUMER RD. <i>(Will be platted to suit.)</i>	\$705,672
Lot 9	1.36					\$710,899
Lot 10A	1.10					\$574,992





**LOCATION DETAILS**

**LOCATION HIGHLIGHTS**

- ▶ 2 miles to Catron & Hwy 16/Mt Rushmore Rd
- ▶ 2 miles to Rapid City Regional Medical Center
- ▶ 4 miles to Downtown Rapid City/Civic Center
- ▶ 11 miles to Rapid City Regional Airport
- ▶ 12 miles to I-90/Elk Vale Rd Exit

**LOCATION OVERVIEW**

Perfect opportunity for retail, restaurant, or professional office near new and quickly growing residential developments, Black Hills Energy headquarters and Rapid City Regional Orthopedic Clinic at Catron and Hwy 16. Heavy tourist traffic via the Hwy 16 Bypass/Catron Blvd from I-90 to the Black Hills.

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## STATISTICS

### 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 - Mt. Rushmore - bringing millions of tourists from all over the world to Western South Dakota every year. For the past 8 years, South Dakota tourism has posted an increase in visitation, visitor spending and overall impact on the state's economy with 13.9 million visitors to South Dakota, \$3.9 billion in visitor spending, and 53,894 jobs sustained by the tourist 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 PUMA Population	187,027
Rapid City Population Growth	2.08% YoY
Rapid City Unemployment Rate	2.3%
PUMA Median Income	\$56,531

SD TOURISM 2021 STATISTICS		
Room nights	↑	33%
Park Visits	↑	11%
Total Visitation	↑	28%
Visitor Spending	↑	28%

### RAPID CITY

- #1 Outdoor Life—Best hunting and fishing town
- #4 CNN Money—Best Place to Launch a Business
- #4 Wall Street Journal—Emerging Housing Markets
- #4 WalletHub—Best Places to rent
- #11 Forbes—Best Small City for Business
- #16 Top 100 Best Places to Live

### SOUTH DAKOTA

- #1 Best State for Starting a Business
- #1 America's Friendliest State for Small Business
- #2 Best State for Small Business Taxes
- #2 Best Business Climate in the US
- #2 Best State for Quality of Life
- #2 Best State for Overall Well-Being and Happiness
- #2 Business Tax Climate by the Tax Foundation
- #3 US News Fiscal Stability 2019 list
- #3 Small Business Policy Index 2018 list