



990 Main St.,
Sturgis, SD 57785-1621
realestate@sturgissd.com
605-347-7579



262 ACRES

262 acres offered right in the heart of Rapid City's expansion district available for purchase as a single transaction. Recent parcels in this area have sold for \$5 - \$12 sf, most recently a 3-acre lot selling for \$1.4m, or over \$10 a square foot. Water and sewer are available to these sites.

The established businesses surrounding the property being offered: Walmart Supercenter, Arby's, Pizza Ranch, Jimmy John's, Subway, Bank West, USDA, and an Orthodontics Clinic. This highly desired, fast growing, area on Rapid City's Southern boundary has seen an explosion in medical, commercial, residential, and medium density residential areas in the last six years. The Black Hills and Rapid City are growing 20 percent faster than the state average and with more square mileage than San Francisco, Rapid City is prepared for the growth. **There are an estimated 20k - 25k people traveling this road daily.** So in a city of less than 75k, it's the place to be!

All properties north of Catron Blvd. are in city limits, all the land being offered here is outside the city limits. The 262-acre offering includes a home and several modern out-buildings on the property.

Future land-use has been broken into the following:

- 97 ac – Medium Density Residential
- 53 ac – General Commercial
- 33 ac – Office Commercial
- 50 ac – Light Industrial Commercial
- 10 ac – Neighborhood Commercial
- 20 ac – TBD

To the right developer or investors, this land holds immense opportunity and has not been available for purchase in this manner.

All public viewings are to be from public streets ONLY and on-site showings are by appointment only arranged through broker/agent.

CASEY RAFTEVOLD

CALL OR TEXT ME! 605-863-5282 | Casey@SturgisSD.com