

INDUSTRIAL OR RESIDENTIAL DEVELOPMENT

50 ACRES FOR SALE

22635 Gisi Road, Rapid City, SD 57701

North of I-90 between Box Elder and Rapid City



Updated July 2021



Exclusively listed by:

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Broker Associate

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KW BLACK HILLS
KELLERWILLIAMS REALTY

PROPERTY INFORMATION

22635 Gisi Road, Rapid City, SD 57701

Highlights

- Versatile 50 acres for commercial industrial or residential development. Ideally located between Rapid City & Box Elder.
- Close to Ellsworth Air Force Base with quick access to I-90W via West Gate Road or Elk Vale Road via N Interstate 90 Service Road.
- Planned frontage road for new diverging diamond I-90 interchange at Exit 63 will run along the south side of the property along the section line. Construction planned for 2026.
- Future Pennington County zoning to be Light Industrial.
- Great time to develop as Box Elder grows! Ellsworth Air Force Base was officially selected in June 2021 as the first home to the new B-21 Raider and training facility, growing the base by an additional 3,000 personnel along with their families.

Sale Price: \$1,250,000

Address: 22635 Gisi Road, Rapid City, SD 57701

Acres: 50.0 Acres

Tax ID: 15131

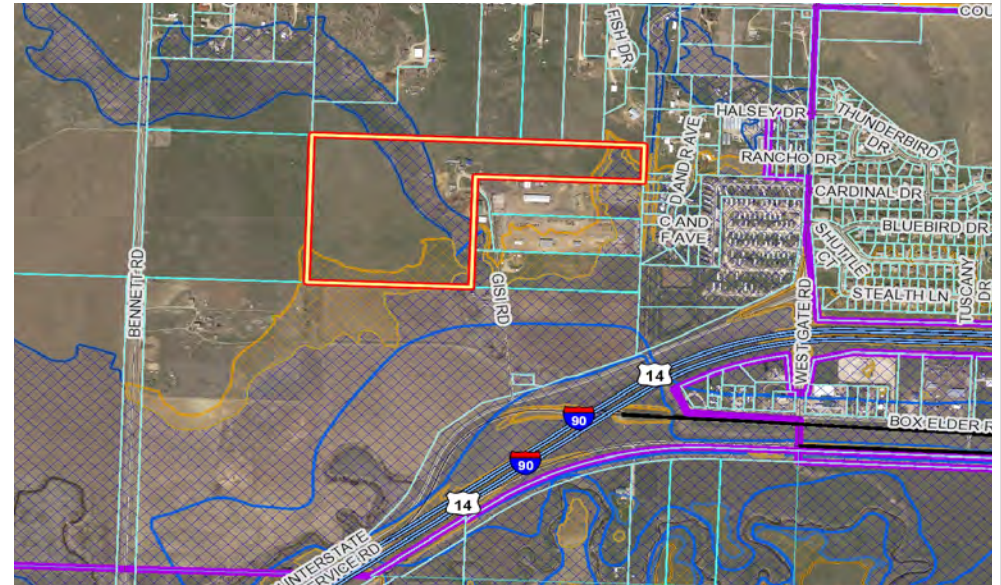
Taxes (2020): \$2,489.84

Legal Description: SE1/4NW1/4; N1/2N1/2SW1/4NE1/4 (EASEMENT)

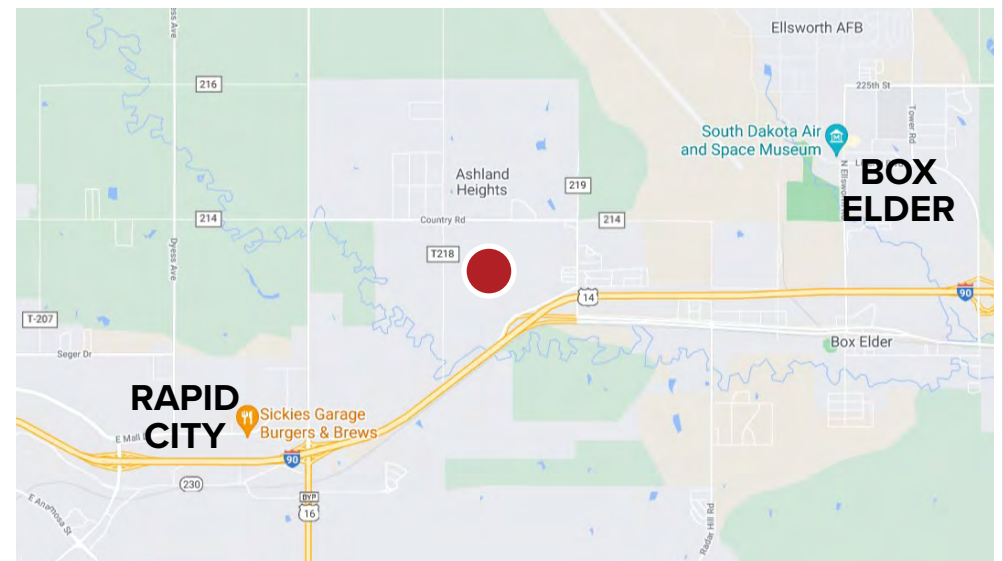
Pennington County Zoning: General Agriculture, future land use Light Industrial

Improvements: Single family home and outbuildings. Highest and best use does not include current structures.

Aerial with Flood Plain



Location



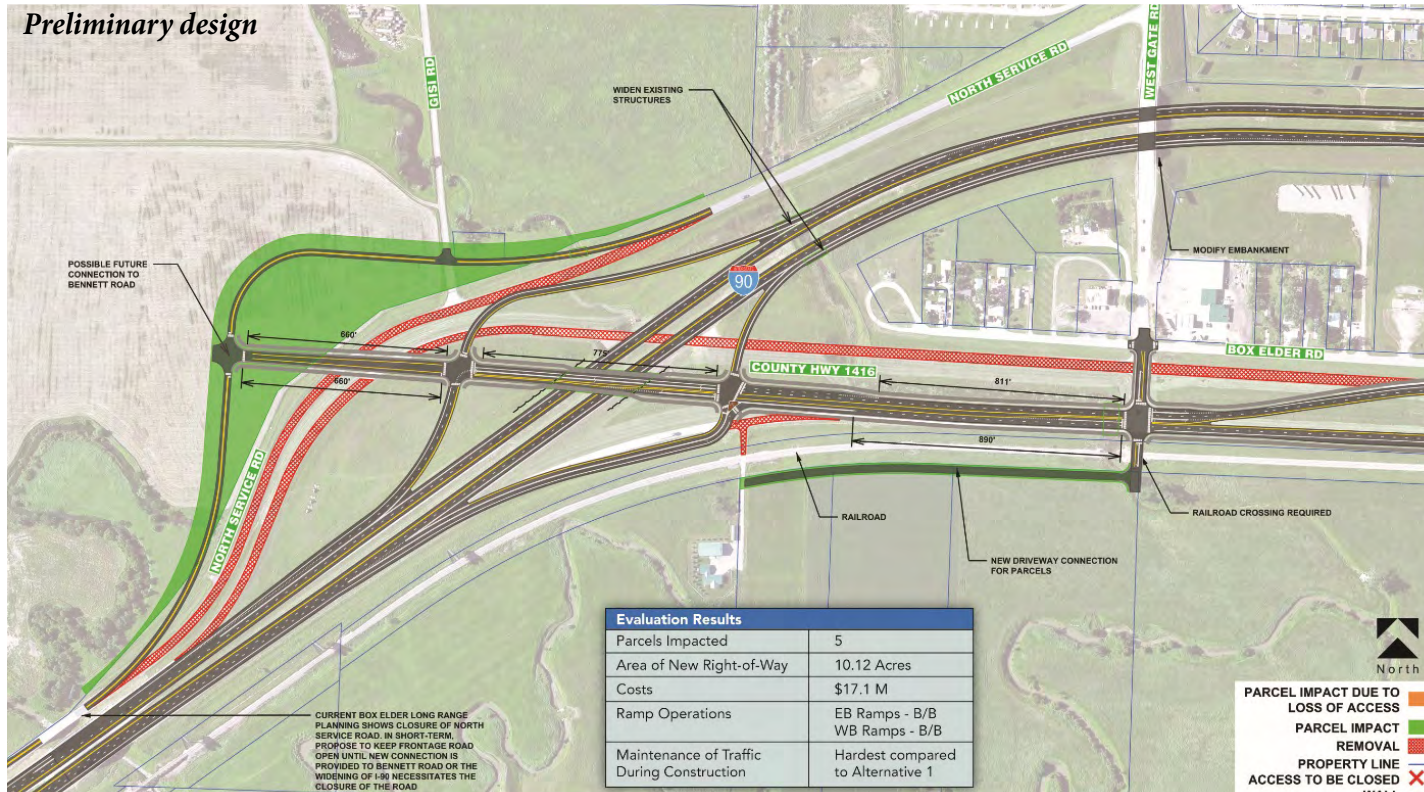
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Disclaimer: The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

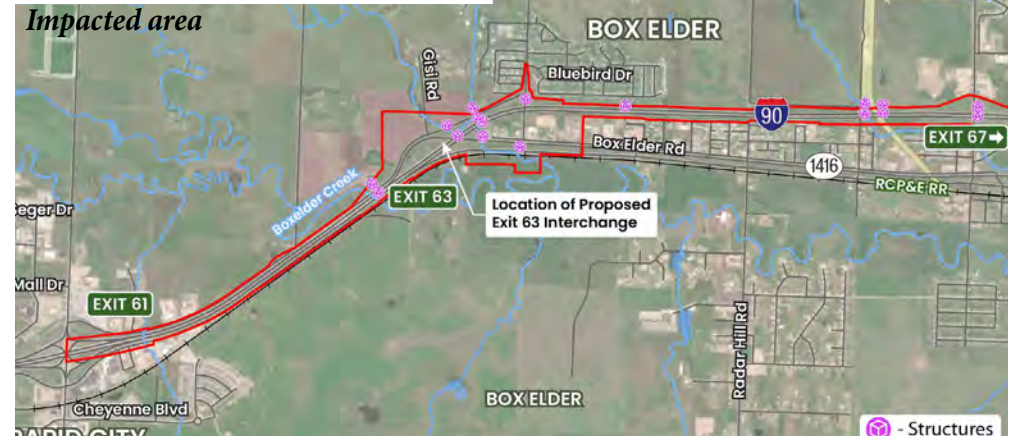
I-90 EXIT 63

Proposed interchange improvement

Preliminary design



Impacted area



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DEMOGRAPHICS

Rapid City, SD



	Rapid City	Rapid City MSA	Rapid City PUMA
Total Households	29,700	58,000	75,000
Total Population	72,841	143,711	183,168
Population % Growth (2016-2017)	0.552%	0.79%	0.637%
Median Household Income	\$48,895	\$52,683	\$51,964
Income % Growth (2016-2017)	3.37%	2.32%	2.73%
Median Property Value	\$170,700	\$172,600	\$170,400
Property Value % Growth (2016-2017)	2.83%	2.68%	2.59%
Average Age	37.1	38.3	39.1
Total Employees	35,487	71,933	87,227
Employees % Growth (2016-2017)	1.07%	1.21%	1.33%



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Welcome to South Dakota and Rapid City!

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.

Rapid City is a gem of a city in the state. Located in the west, it is situated on I-90 with direct access to the Black Hills and the surrounding energy fields and is the regional economic and medical hub for a 200 mile radius containing 470,000 people. Rapid City has a diverse economy of many thriving small businesses boosted by the area's major industries of tourism, healthcare, Ellsworth Air Force Base, and financial call centers.

National Rankings

- #1** South Dakota—Best State to Start a Business
Fortune, 2018
- #1** South Dakota—Friendliest State for Small Business
Inc., 2018
- #2** South Dakota—Best Business Climate in the US
Wall Street 24/7, 2018
- #2** South Dakota—Best State for Quality of Life
U.S. News & World Report, 2019
- #3** South Dakota—Fiscal Stability
U.S. News & World Report, 2019

Rapid City Area Key Stats

Total Work Force 71,933
Unemployment Rate 3.2%
Right-to-work Law..... Yes

Employment by Sector:

Retail 22%
Healthcare & Social Assistance..... 15%
Professional & Administrative Services 10%
Construction 9%
Education Services..... 7%
Manufacturing..... 6%
Transportation, Warehousing, & Utilities 4%



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