

# 4.12 ACRES FOR SALE

Anamosa St & Luna Ave, Rapid City, SD 57701



Updated December 2019

*Sale Price:*  
**\$350,000**

## *Highlights*

- 4.12 Acres
- Great opportunity for apartment development—zoned Medium Density Residential
- Close to major retail centers, only 15 minutes to Ellsworth Air Force Base via I-90, and only 10 minutes to Downtown Rapid City
- Walking distance to Walmart, Rushmore Crossing, Regional Urgent Care, and on northbound RapidRide Coolidge bus route
- Only \$1.95 per square foot



Exclusively listed by:

**Chris Long, CCIM**

Commercial Broker

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# PROPERTY DETAILS

Anamosa St & Luna Ave, Rapid City

Acres: 4.12

Legal Description: S31, T2N, R08E, Black Hills Meridian, TRACT A OF NE1/4NE1/4 LESS LOT H1; E1/2 VACATED CHERRY AVE OF NE1/4NE1/4 LESS LOT H1

Tax ID: 40323

Taxes (2018): \$1,566.98

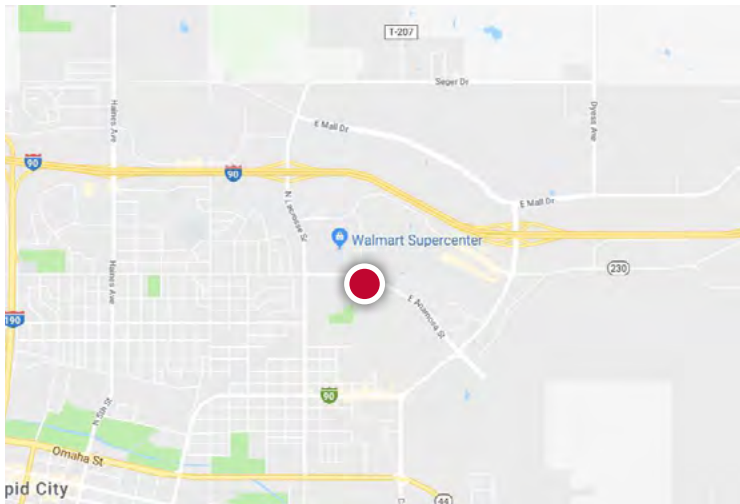
Special Assessment (2016): \$71.79 (Storm Water)

Traffic Count (2015): 5,976 vehicles per day

Zoning: Medium Density Residential District



View to Southeast



## Zoning

- Medium Density Residential
- Low Density Residential
- General Commercial
- Light Industrial
- General Agriculture

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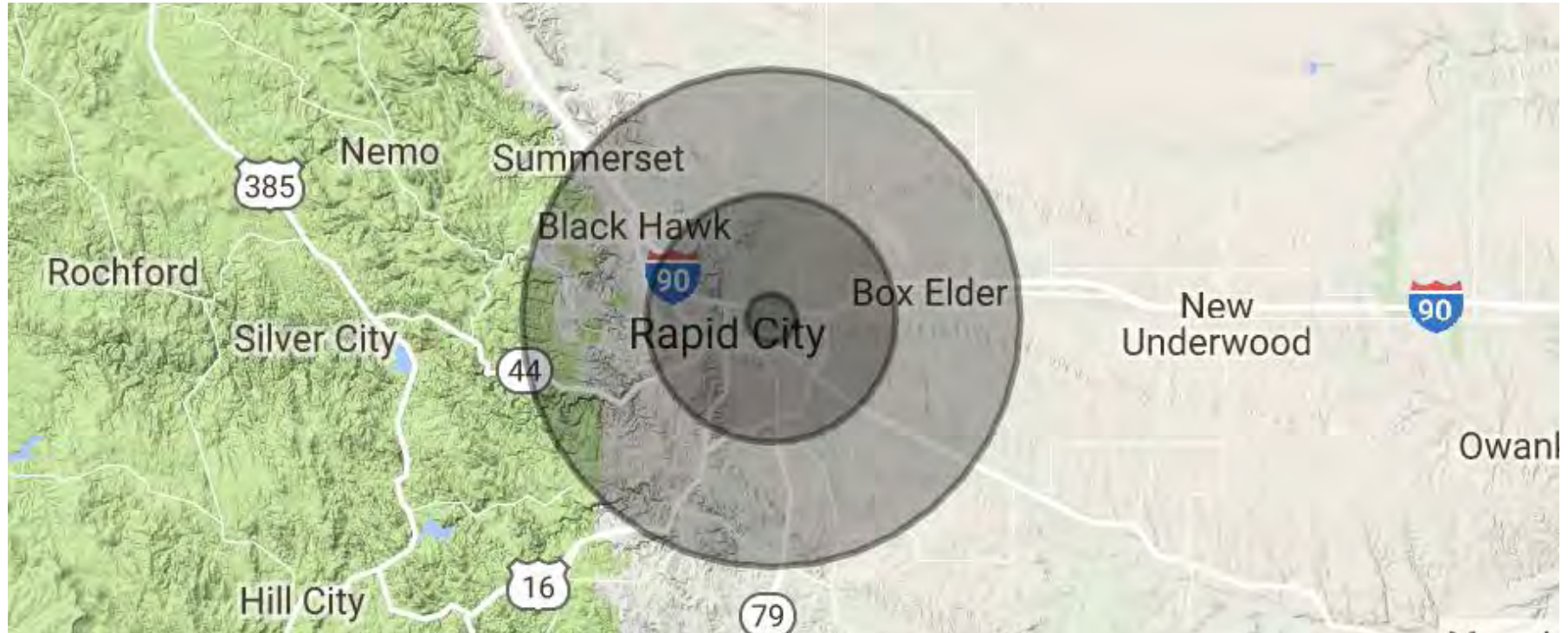
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Keller Williams Realty Black Hills | 2401 West Main Street, Rapid City, SD 57702 | 605.343.7500 | www.RapidCityCommercial.com

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.

# DEMOGRAPHICS

*Anamosa St & Luna Ave, Rapid City*



	1 Miles	5 Miles	10 Miles
2017 Population	6,442	67,408	112,648
Population Density	2,051	858	359
Median Age	30.4	33.4	34.9
Total Households	2,434	27,918	45,909
# of Persons Per HH	2.6	2.4	2.5
Average HH Income	\$38,940	\$48,882	\$58,135
Average House Value	\$118,899	\$143,069	\$175,758



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# DEMOGRAPHICS

## Rapid City, SD

### 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 630,000 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

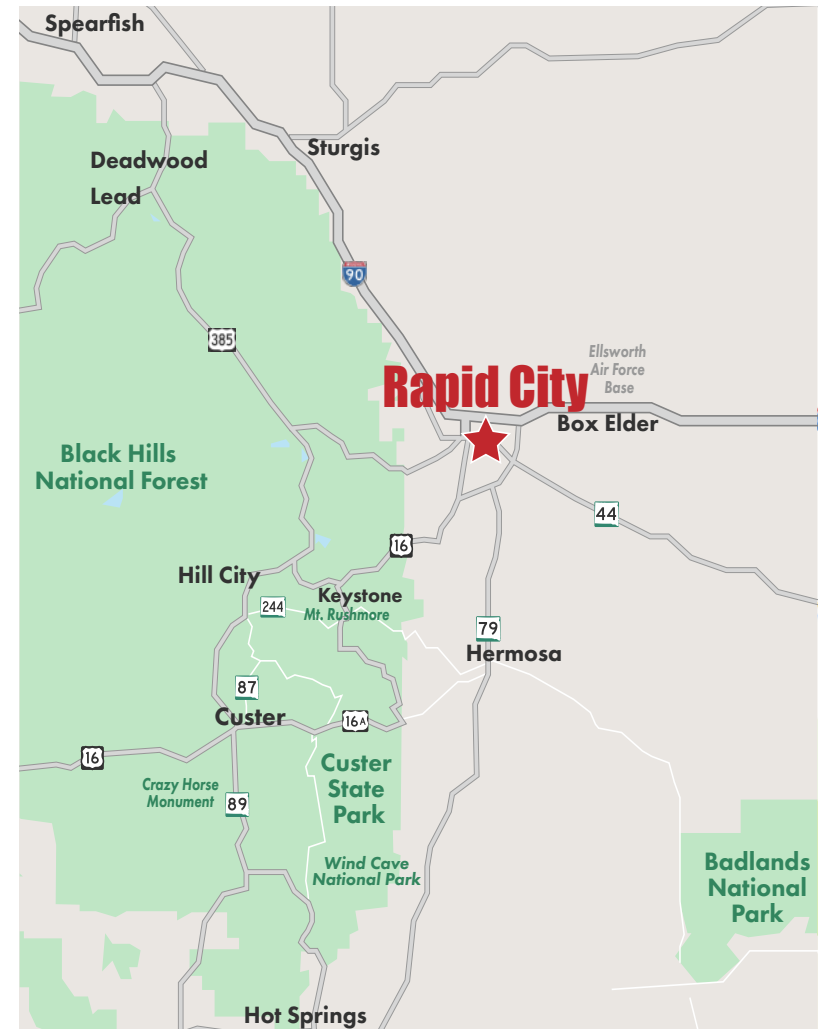
- #1** Rapid City—Best Towns  
*Outdoor Life, 2010*
- #2** South Dakota—Best State for Business  
*CNBC, 2016*
- #4** Rapid City— Best Places to Launch a Business  
*CNN Money, 2009*
- #6** Rapid City—Cities with the Lowest Unemployment Rate  
*Forbes, 2017*
- #6** Rapid City—Best Small City for Business and Careers  
*Forbes, 2013*

### Rapid City Area Key Stats

Total Work Force .....	65,250
Employed.....	62,900
Unemployed .....	2,350
Unemployment Rate .....	3.6%
Right-to-work Law.....	Yes

### Employment by Sector:

Retail Trade .....	8,400
Transportation, Warehousing & Utilities .....	11,600
Professional & Business Services .....	5,100
Educational & Health Services .....	10,600
Leisure & Hospitality.....	7,800
Government.....	10,700



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