



LLOYD
COMPANIES

RAPID CITY DEVELOPMENT LAND

LAND AVAILABLE



1725 Camden Drive,
Rapid City, SD 57701

FOR SALE

\$4.00 / SF
1.89 to 48.63 Acres +/-

SIZE

- 60+ acre development
- 48.63 acres +/- available
- Land may be subdivided

PRICE

- \$4.00 / SF

LOCATION

- Desirable northeast location in one of the fastest developing commercial areas of Rapid City.
- Located just south of Interstate 90 and North Street Interchange, across the street from Menards, and just south of the Rushmore Crossing Retail Development which is anchored by Sam's Club, Boot Barn, Scheels, Bed Bath & Beyond, TJ Maxx, Gordmans and Target

DESCRIPTION

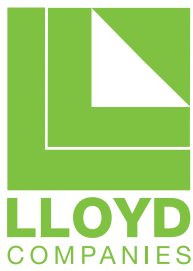
- Prime commercial development land available that can be sub-divided and sold as separate parcels.
- Potential retail development site for home improvement store, automobile dealership, large wholesale or big box retail store. The possibilities are endless!
- Lots 1-9 have all utilities to the lot line.
- Estimated traffic counts on E. North Street are 22,928 vpd and 5,688 vpd on E. Anamosa Street

Find out more at Lloydcompanies.com

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RAPID CITY MSA DEMOGRAPHICS

Rapid City is the Gateway to the Black Hills and is located on the west part of South Dakota, along Interstate 90. The city is a regional economic and medical hub for a 200-mile radius containing more than 470,000 people. Major industries include tourism, healthcare, Ellsworth Air Force Base, and financial call centers.

Major Employers:

(Regional Health recently merged with Mayo Clinic Care Network and has recently been renamed to Monument Health)

- Regional Health - 5,100
- Ellsworth Air Force Base - 4,252
- Federal Government - 2,912
- Rapid City School District - 1,774
- Walmart / Sam's Club - 1,399
- State of South Dakota - 1,217
- VA Black Hills Healthcare System - 1,051
- Black Hills Corporation - 850
- City of Rapid City - 815

History:

- Black Hills Expedition - public discovery of gold, 1974
- Incorporated in 1888

POPULATION		
YEAR	RAPID CITY	MSA*
2000	62,234	120,093
2010	68,406	134,598
2019	76,435	151,868

PROJECTED POPULATION		
YEAR	RAPID CITY	ANNUAL GROWTH RATE (RC)
2024	81,166	1.21%
MSA	ANNUAL GROWTH RATE (MSA)	
161,847	1.28% - MSA	

AGE DISTRIBUTION		
AGE (YEARS)	RAPID CITY (%)	MSA (%)
0-24	28.1	31.8
25-64	59.2	50.3
65+	12.6	17.7

ACCOLADES

Rapid City:

- #4 CNN Money - among small metro areas for launching a business
https://money.cnn.com/smallbusiness/best_places_launch/2009/snapshot/272.html
- #11 Forbes - Best small city for business
https://www.forbes.com/lists/2010/5/business-places-10_Rapid-City-SD_2740.html
- #1 Outdoor Life - Best hunting and fishing town
<https://www.outdoorlife.com/photos/gallery/hunting/2010/06/best-towns-2010/>
- #16 Livability - Top 100 best places to live
<https://livability.com/best-places/top-100-best-places-to-live/2016/sd/rapid-city>

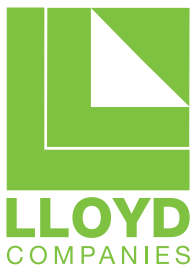
South Dakota:

- #1 Best State for Starting a Business
<https://money.cnn.com/galleries/2007/fsb/0711/gallery.Top10BestStates.fsb/>
- #1 America's Friendliest State for Small Business 2018
<https://www.inc.com/bill-murphy-jr/50-us-states-ranked-by-how-friendly-they-are-to-small-business-there-are-some-big-surprises.html>
- #2 Best State for Small Business Taxes
<https://www.businessnewsdaily.com/9898-best-states-business-taxes.html>
- #2 Best Business Climate in the US
<https://mix97-3.com/south-dakotas-business-climate-one-of-the-best-in-u-s/>
- #2 Best State for Quality of Life
<https://www.usnews.com/news/best-states/rankings/natural-environment>
- #2 Best State for Overall Well-Being and Happiness
<https://www.magnifymoney.com/blog/news/the-happiest-states-in-the-u-s/>
- #2 Business Tax Climate by the Tax Foundation
<https://taxfoundation.org/publications/state-business-tax-climate-index/>
- #3 on US News Fiscal Stability 2019 list
<https://www.usnews.com/news/best-states/rankings/fiscal-stability>
- #3 on Small Business Policy Index 2018 list
<https://sbecouncil.org/2018/02/20/sbe-council-ranks-50-states-according-to-policy-climates-for-entrepreneurship-and-small-business-22nd-annual-edition/>
- #9 on Gallup Top 10 Well-Being 2019 list
<https://news.gallup.com/poll/247034/hawaii-tops-wellbeing-record-7th-time.aspx>
- #9 State in America to Land Your Dream Job
<https://www.cnbc.com/2019/07/10/these-10-us-states-offer-the-best-chance-to-land-your-dream-job.html>

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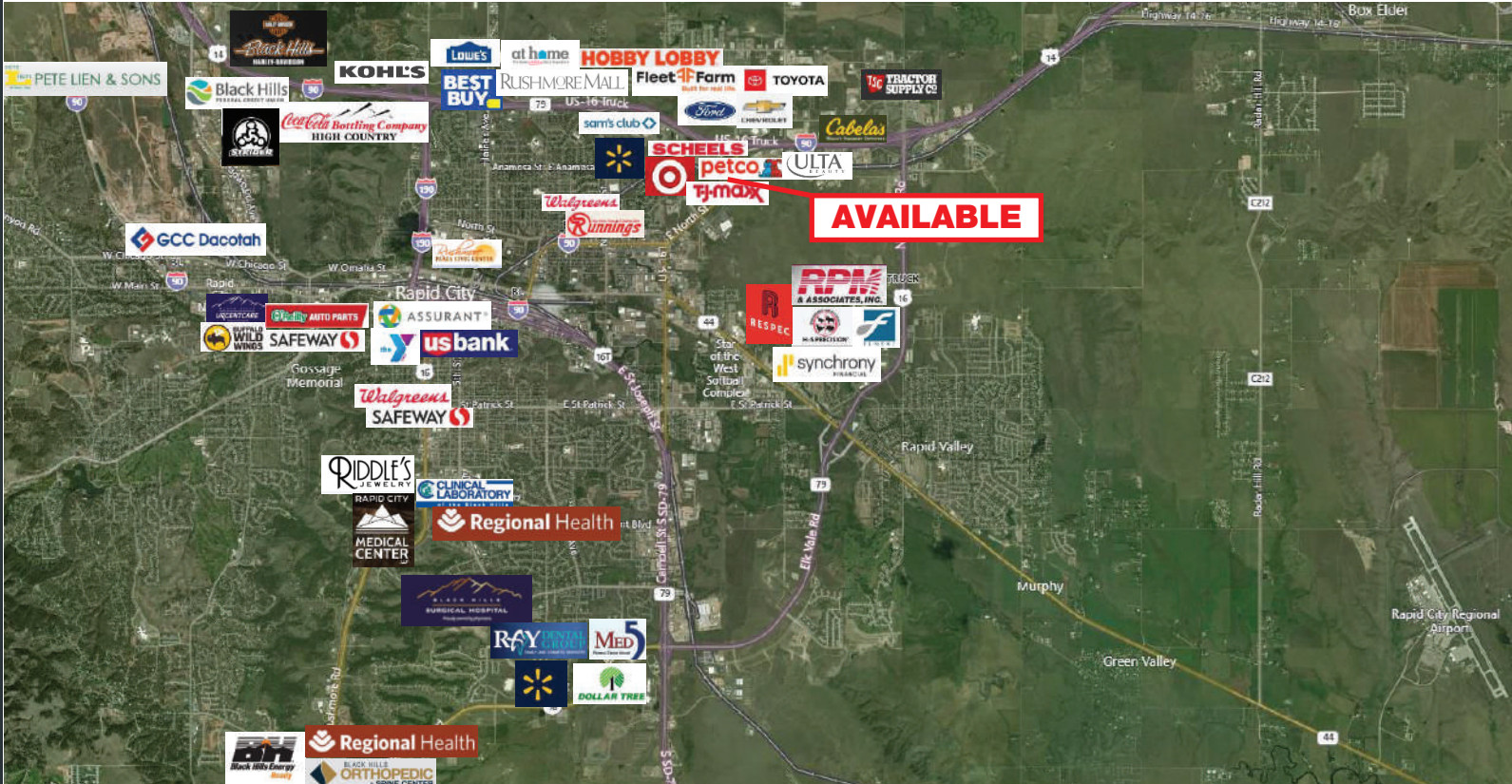
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RAPID CITY MAP

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