




RAPID CITY DEVELOPMENT

LAND AVAILABLE



 1725 Camden Drive,
Rapid City, SD 57701

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

 \$5.00 / SF

LOCATION

Located just south of the Interstate 90 and North Street interchange, across the street from Menards, and south of the Rushmore Crossing Retail Development, which is anchored by Sam's Club, Boot Barn, Scheels, Bed Bath & Beyond, TJ Maxx, and Target.

DESCRIPTION

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

SCOTT BLOUNT | 605.231.1882 | scott@lloydcompanies.com

150 E. 4th Place Suite 600, Sioux Falls, SD 57104 | 605.323.2820

Find out more at LloydCompanies.com | Information deemed reliable, but not guaranteed.

LAND MAP



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AREA MAP



Map data ©2022 Google

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RAPID CITY MAP

Concept only; subject to change



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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. The 2020 population of the Rapid City MSA was 144,514 and is projected to increase by 6.4% in the next 5 years, growing by 9,249. Concerning educational attainment, 20.9% of Rapid City, SD residents possess a Bachelor's Degree (0.9% above the national average), and 11.4% hold an Associates Degree (2.8% above the national average).

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
2021	80,169	153,323

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
- #4 Wall Street Journal- Emerging Housing Markets Index/Realtor.com <https://www.realtor.com/research/july-2021-wsj-rdc-emerging-housing-markets-index/>
- #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/>
- #2 Best State for Quality of Life <https://www.usnews.com/news/best-states/rankings/natural-environment>
- #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/>
- #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 Overall Well-Being and Happiness <https://www.magnifymoney.com/blog/news/the-happiest-states-in-the-u-s/>
- #9 on Gallup Top 10 Well-Being 2019 list <https://news.gallup.com/poll/247034/hawaii-tops-wellbeing-record-7th-time.aspx>
- #2 Best State for Small Business Taxes <https://www.businessnewsdaily.com/9898-best-states-business-taxes.html>
- #2 Business Tax Climate by the Tax Foundation <https://taxfoundation.org/publications/state-business-tax-climate-index/>
- #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>
- #2 Best Business Climate in the US <https://mix97-3.com/south-dakotas-business-climate-one-of-the-best-in-u-s/>
- #3 on US News Fiscal Stability 2019 list <https://www.usnews.com/news/best-states/rankings/fiscal-stability>

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