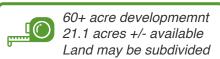


LAND AVAILABLE









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

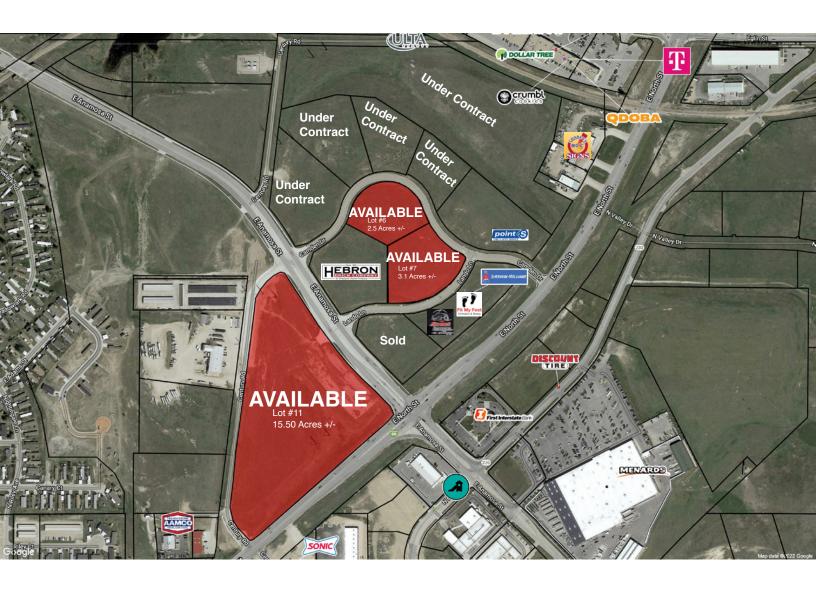
- Desirable northeast location in one of the fastest developing commercial areas of Rapid City.
- Prime commercial development land available that can be sub-divided and sold as separate parcels.
- Lots 1-9 have all utilities to the lot line
- Potential retail development site for home improvement store, 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

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LAND MAP

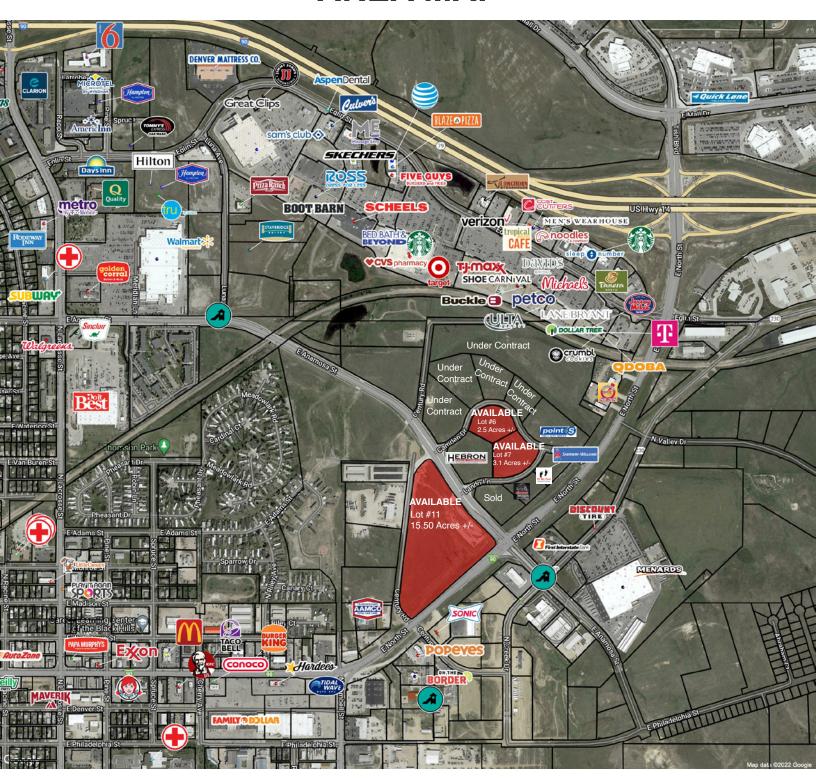


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LAND AVAILABLE



AREA MAP



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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).

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

- Regional Health 5,100
- Federal Government 2.912
- Ellsworth Air Force Base 4,252 Walmart / Sam's Club 1,399
 - State of South Dakota 1,217
- Rapid City School District 1,774 VA Black Hills Healthcare System - 1.051
 - Black Hills Corporation 850
 - City of Rapid City 815

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			

History:

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

ACCOLADES

Rapid City:

- #4 CNN Money among small metro areas for launching a buisness https://money.cnn.com/smallbusiness/best_places_launch/2009/snapshot/272.html
- #1 Outdoor Life Best hunting and fishing town https://www.outdoorlife.com/photos/gallery/hunting/2010/06/best-towns-2010/
- #11 Forbes Best small city for business https://www.forbes.com/lists/2010/5/business-places-10 Rapid-City-SD 2740.html
- #16 Livability Top 100 best places to live https://livability.com/best-places/top-100-best-places-to-live/2016/sd/rapid-city
- #4 Wall Street Journal- Emerging Housing Markets Index/Realtor.com https://www.realtor.com/research/july-2021-wsj-rdc-emerging-housing-markets-index/

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-friendlythey-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-accordingto-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/haw aii-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-thebest-chance-to-land-your-dream-job.html

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