



RAPID CITY DEVELOPMENT

LAND FOR SALE



1725 Camden Drive,
Rapid City, SD 57701



2.5 - 5.6 Acres +/-



\$7.00 / SF

LOCATION

The Rapid City development land is ideally located just south of the I-90/North Street interchange. This prime site is south of Rushmore Crossing, a thriving retail hub anchored by Sam's Club, Scheels, and Target. The area is surrounded by top performing businesses, including Menards, Walmart, Runnings, and many more, making it a vibrant and highly desirable location for development.

DESCRIPTION

- Land may be subdivided - contact Broker
- Lots 6 & 7 have all utilities to the lot line
- Traffic counts along E North Street total 24,169 VPD and 6,584 VPD along E Anamosa Street
- Development tenants include Sherwin Williams, Street Image Truck & Auto Accessories, Cory's Point S Tire and Auto Service, and solar powered multi-family apartment buildings (252 units; 6 buildings)
- 19,559 housing units within a 3-mile radius
- Rapid City tourism brings in an estimated 2.6M visits with an estimated financial impact of \$701.7M
- Nearby Sam's Club is the leading location in South Dakota for sales and visits, ranking in the top 2% nationwide for visits among all locations

SCOTT BLOUNT 605.231.1882 | scott@lloydcompanies.com

LAND COSTS

*These numbers are based on estimates and are not guaranteed.

| Lot | Size (Acres) | Size (SF) | Price / SF | Total Asking Price |
|-----|----------------|----------------|-------------|--------------------|
| 6 | 2.50 Acres +/- | 108,900 SF +/- | \$7.00 / SF | \$762,300.00 |
| 7 | 3.10 Acres +/- | 135,036 SF +/- | \$7.00 / SF | \$945,252.00 |
| 11 | Under Contract | - | - | - |

PARCEL MAP



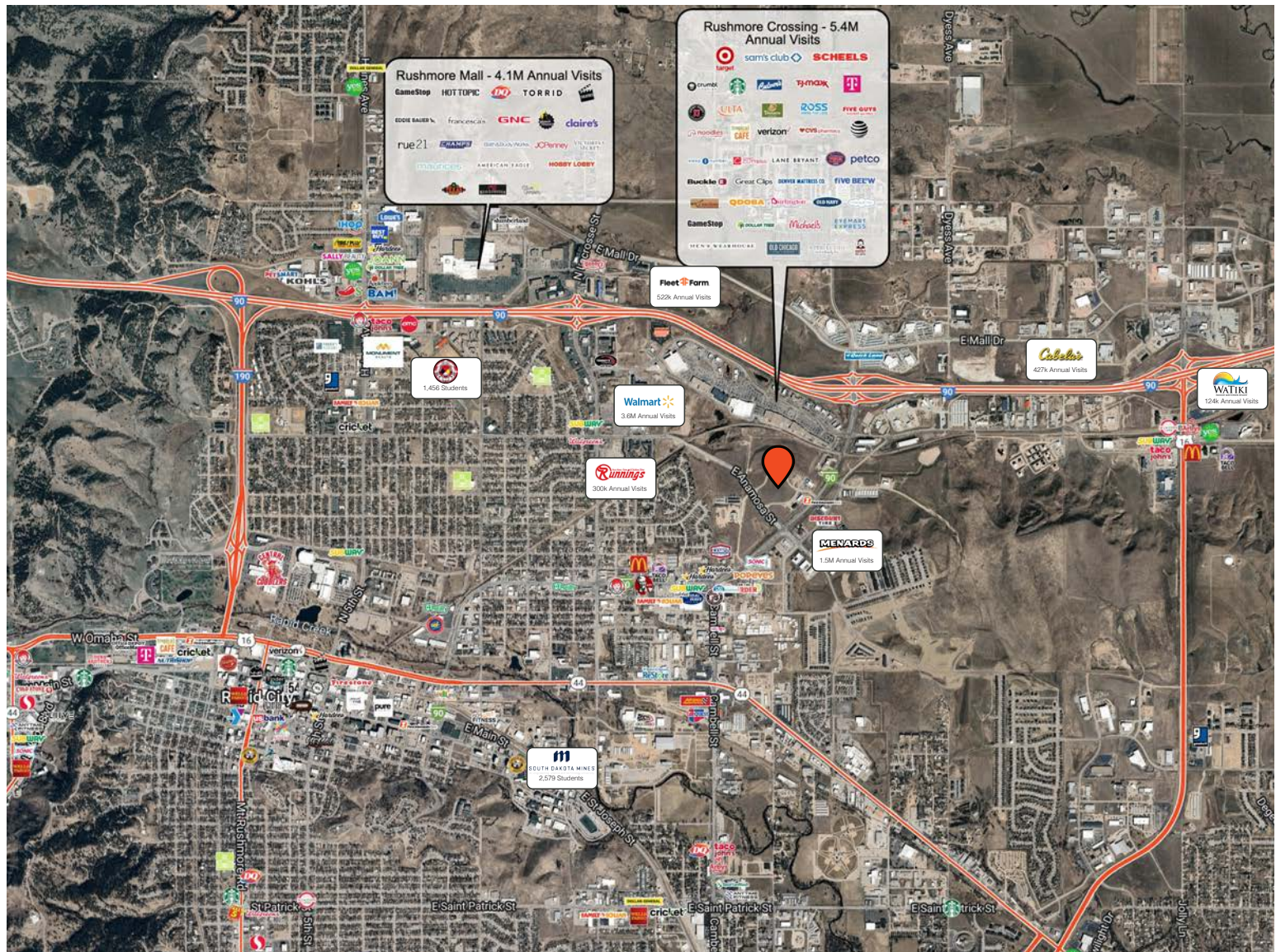
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AREA MAP



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NEIGHBORHOOD MAP



| | 1-mile | 3-mile | 5-mile |
|-------------------------|----------|----------|----------|
| Year | 2025 | | |
| Population | 3,700 | 42,930 | 76,071 |
| Daytime Population | 6,017 | 50,638 | 91,626 |
| Median Household Income | \$58,459 | \$62,596 | \$70,784 |

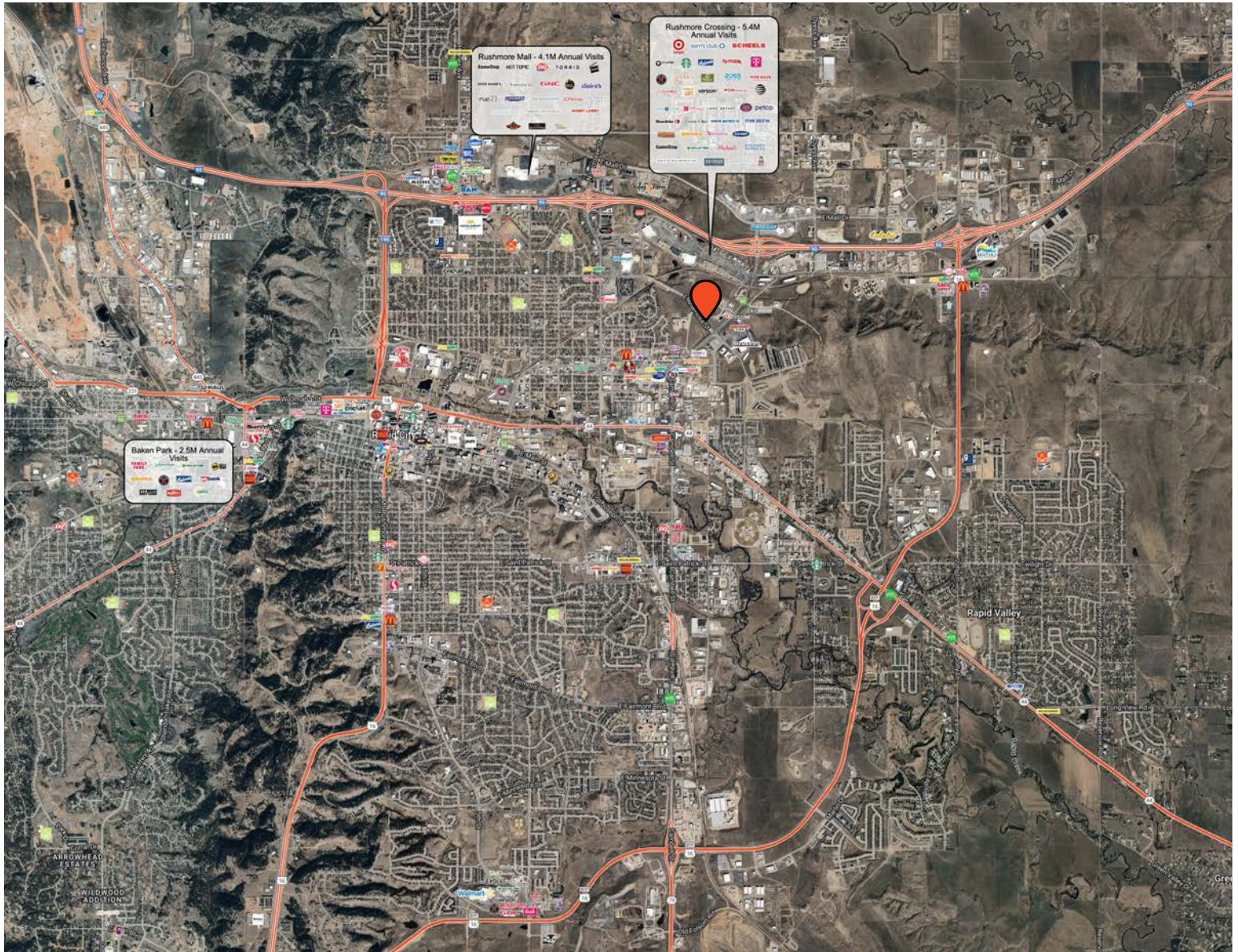
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RAPID CITY DEVELOPMENT

LAND FOR SALE



CITY MAP



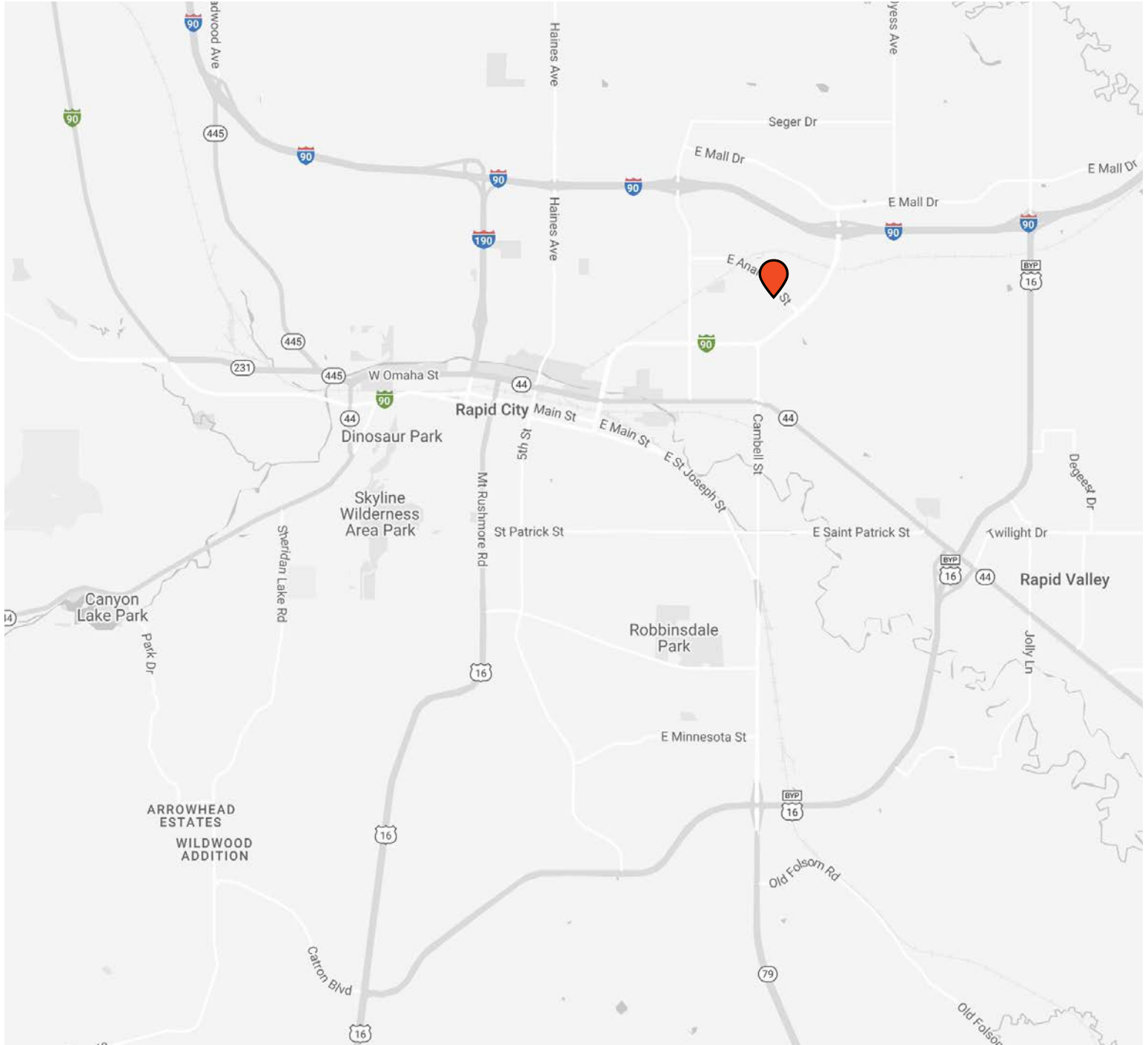
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RAPID CITY DEVELOPMENT

LAND FOR SALE



MSA MAP



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Lloyd Companies Commercial Real Estate | 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.

RAPID CITY DEMOGRAPHICS

Rapid City, the Gateway to the Black Hills, is a regional economic hub serving over 470,000 people within a 200-mile radius. With a strong, diverse economy driven by tourism, healthcare, financial call centers, and Ellsworth Air Force Base, the city offers stability and growth potential for businesses. Tourism is a key driver, attracting millions of visitors annually to nearby attractions like Mount Rushmore and the Black Hills, providing retail businesses with consistent foot traffic. The healthcare sector, anchored by Monument Health, supports a steady demand for office and medical space.

Rapid City's business-friendly environment and access to a well-educated workforce make it an ideal location for companies looking to expand or relocate. With its strategic location and thriving economy, Rapid City offers businesses the opportunity to tap into a growing market and benefit from long-term success.

| | Rapid City | | MSA | |
|-------------------------|------------|----------|----------|----------|
| Year | 2025 | 2030 | 2025 | 2030 |
| Population | 79,202 | 83,672 | 157,328 | 165,520 |
| Daytime Population | 96,448 | - | 156,189 | - |
| Median Household Income | \$74,828 | \$82,281 | \$78,595 | \$86,916 |

MAJOR EMPLOYERS

| | | | |
|-------------------------|-------|----------------------------|-------|
| Federal Government | 2,912 | Rapid City School District | 1,774 |
| Walmart / Sam's Club | 1,399 | State of South Dakota | 1,217 |
| Black Hills Corporation | 850 | City of Rapid City | 815 |

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