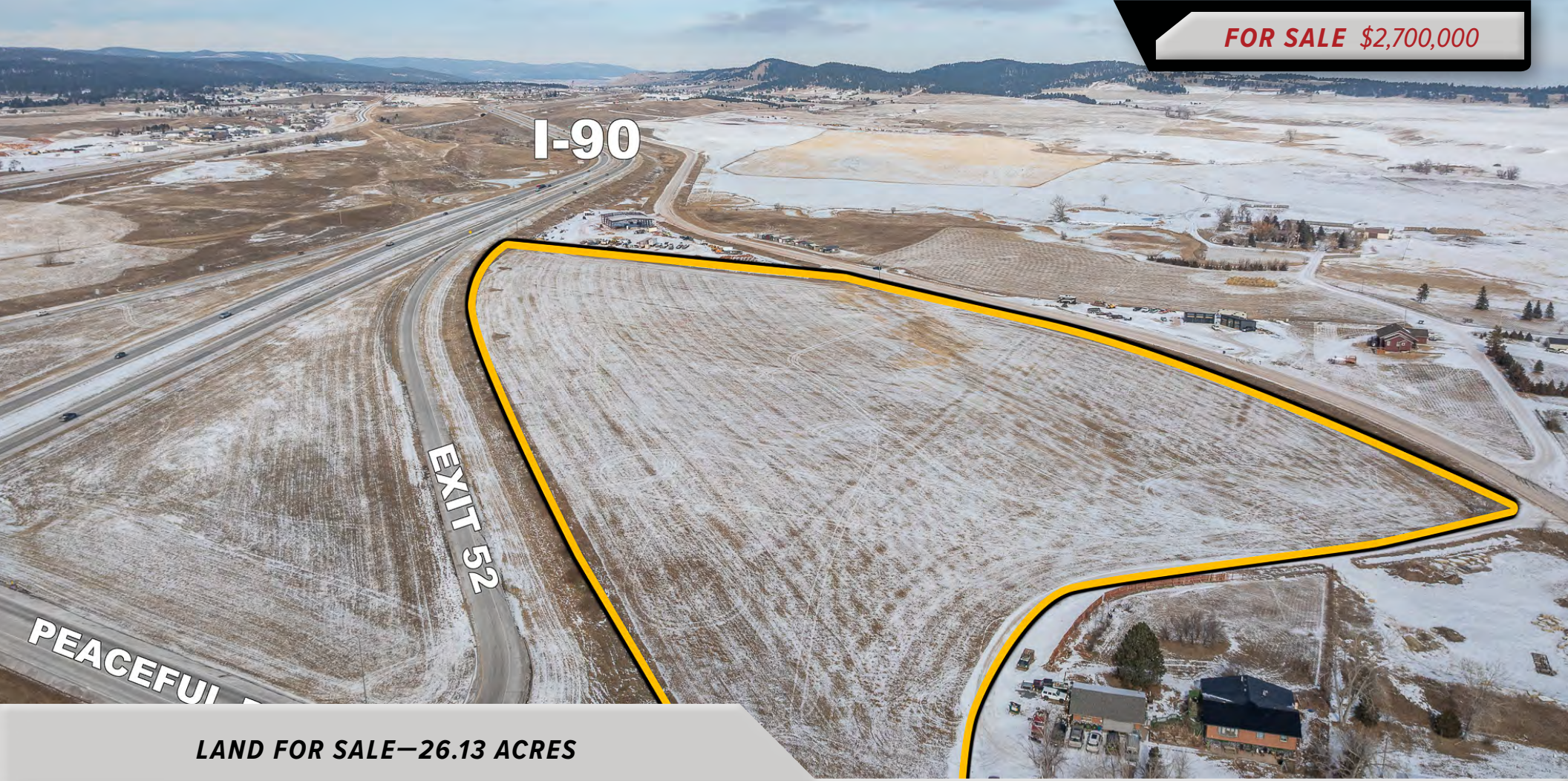




# EXIT 52/I-90 DEVELOPMENT LAND

TBD NORMAN AVENUE  
BLACK HAWK, SD 57718

**FOR SALE \$2,700,000**



**LAND FOR SALE—26.13 ACRES**

KW Commercial

*Your Property—Our Priority<sup>SM</sup>*

2401 West Main Street, Rapid City, SD 57702

605.335.8100 | [www.RapidCityCommercial.com](http://www.RapidCityCommercial.com)

Keller Williams Realty Black Hills

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PROPERTY OVERVIEW

PROPERTY INFORMATION

Parcel ID:	20.05.433 & 20.05.341
Acres:	26.13 (16.82 + 9.31)
Zoning:	None (Meade County)
Taxes (2024):	\$3,484.06
Frontage:	Interstate 90 and Exit 52
Legal Description:	REMAINDER OF LOTS 2,3,4 IN SWSE LESS ROW / PORT SESW E OF I90 LESS HWRW
Water:	Black Hawk
Sewer:	None
Electric:	Black Hills Energy
Gas:	Montana-Dakota Utilities

\* Video Link: <https://youtu.be/02ocfc38RJU>

PROPERTY OVERVIEW

Don't miss out on this 26-acre site that is strategically positioned along the I-90 corridor and has immediate access from Exit 52 in Black Hawk. The excellent visibility, relatively flat ground, and water, electric, and gas running along Norman Ave, make this an ideal location for development. With no zoning in Meade County, this spot has potential for commercial, industrial, residential, or mixed-use. Just to the north is the much anticipated Highlands at Norman Ranch Subdivision which is a 300+ acre master-plan housing community currently under development.

INVESTMENT HIGHLIGHTS

- ▶ 26.13 acres of develop-ready land
- ▶ I-90 frontage and Exit 52 access
- ▶ Water, electric, and gas running along the site
- ▶ Surrounding development and growth including 300+ acres of planned housing to the north
- ▶ No zoning and developer-friendly Meade County and City of Black Hawk

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**PHOTOS**







STATISTICS

WELCOME TO SOUTH DAKOTA  
AND THE BLACK HILLS!

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.

The Black Hills boasts the country's most recognized national monument - Mt. Rushmore - bringing millions of tourists from all over the world to Western South Dakota every year. For the past 8 years, South Dakota tourism has posted an increase in visitation, visitor spending and overall impact on the state's economy with 13.9 million visitors to South Dakota, \$3.9 billion in visitor spending, and 53,894 jobs sustained by the tourist industry.

BUSINESS FRIENDLY TAXES	
NO	corporate income tax
NO	franchise or capital stock tax
NO	personal property or inventory tax
NO	personal income tax
NO	estate and inheritance tax



REGIONAL STATISTICS	
Rapid City PUMA Population	187,027
Rapid City Population Growth	2.08% YoY
Rapid City Unemployment Rate	2.3%
PUMA Median Income	\$56,531

SD TOURISM 2021 STATISTICS		
Room nights	↑	33%
Park Visits	↑	11%
Total Visitation	↑	28%
Visitor Spending	↑	28%

RAPID CITY

- #1 Outdoor Life–Best hunting and fishing town
- #4 CNN Money–Best Place to Launch a Business
- #4 Wall Street Journal–Emerging Housing Markets
- #4 WalletHub–Best Places to rent
- #11 Forbes–Best Small City for Business
- #16 Top 100 Best Places to Live

SOUTH DAKOTA

- #1 Best State for Starting a Business
- #1 America's Friendliest State for Small Business
- #2 Best State for Small Business Taxes
- #2 Best Business Climate in the US
- #2 Best State for Quality of Life
- #2 Best State for Overall Well-Being and Happiness
- #2 Business Tax Climate by the Tax Foundation
- #3 US News Fiscal Stability 2019 list
- #3 Small Business Policy Index 2018 list



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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

### **KW RAPID CITY COMMERCIAL**

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