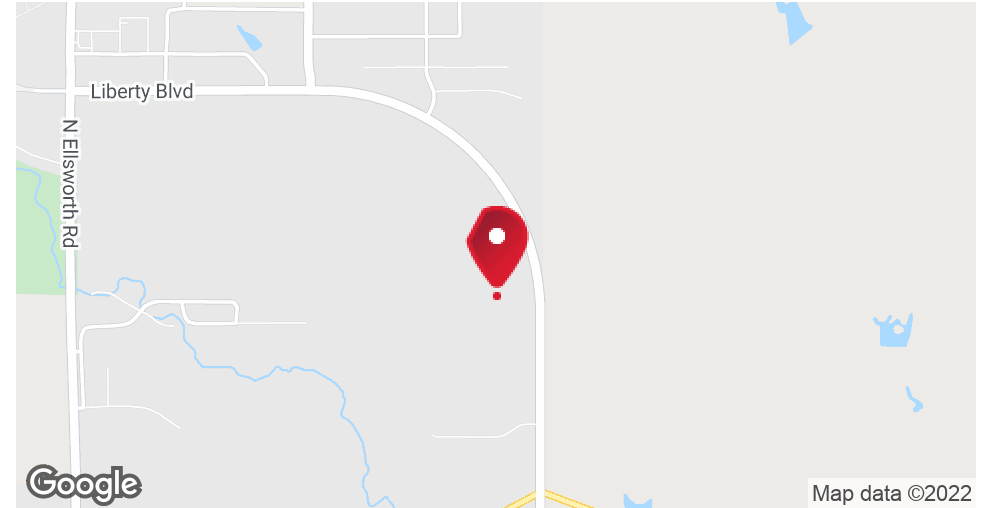


# 504 LIBERTY BLVD

504 LIBERTY BLVD, BOX ELDER, SD 57719



## OFFERING SUMMARY

Sale Price:	\$950,000
Lot Size:	17.41 Acres
Price / Acre:	\$54,566
Zoning:	Highway Service

## PROPERTY OVERVIEW

Box Elder is one of the fastest-growing communities in South Dakota and this 17.41-acre parcel is set in the heart of the activity! Located just north of Interstate 90, this high visibility, high traffic spot is perfect for general commercial and multi-family developments. Developers to the East, North, and Northwest of this frontage property are in progress with their improvements and the city is excited about the growth dynamic! City water and sewer lines are in place along future Cimarron and gas and electric are available. With access points from the North and South of Liberty, you can start phase one of your project on either end. And if you need some additional land, we could consider moving the lot line to the West to accommodate your needs. Check out the attached overhead as well as the aerial photos of the subject property. With the expected expansion of the military base, now is the time to improve in Box Elder!



**RE/MAX ADVANTAGE**  
Each office independently owned and operated

**RANDY OLIVIER, CCIM**

Commercial Broker

O: 605.343.7653 | C: 605.430.6246

randyolivier@remax.net

SD #15377

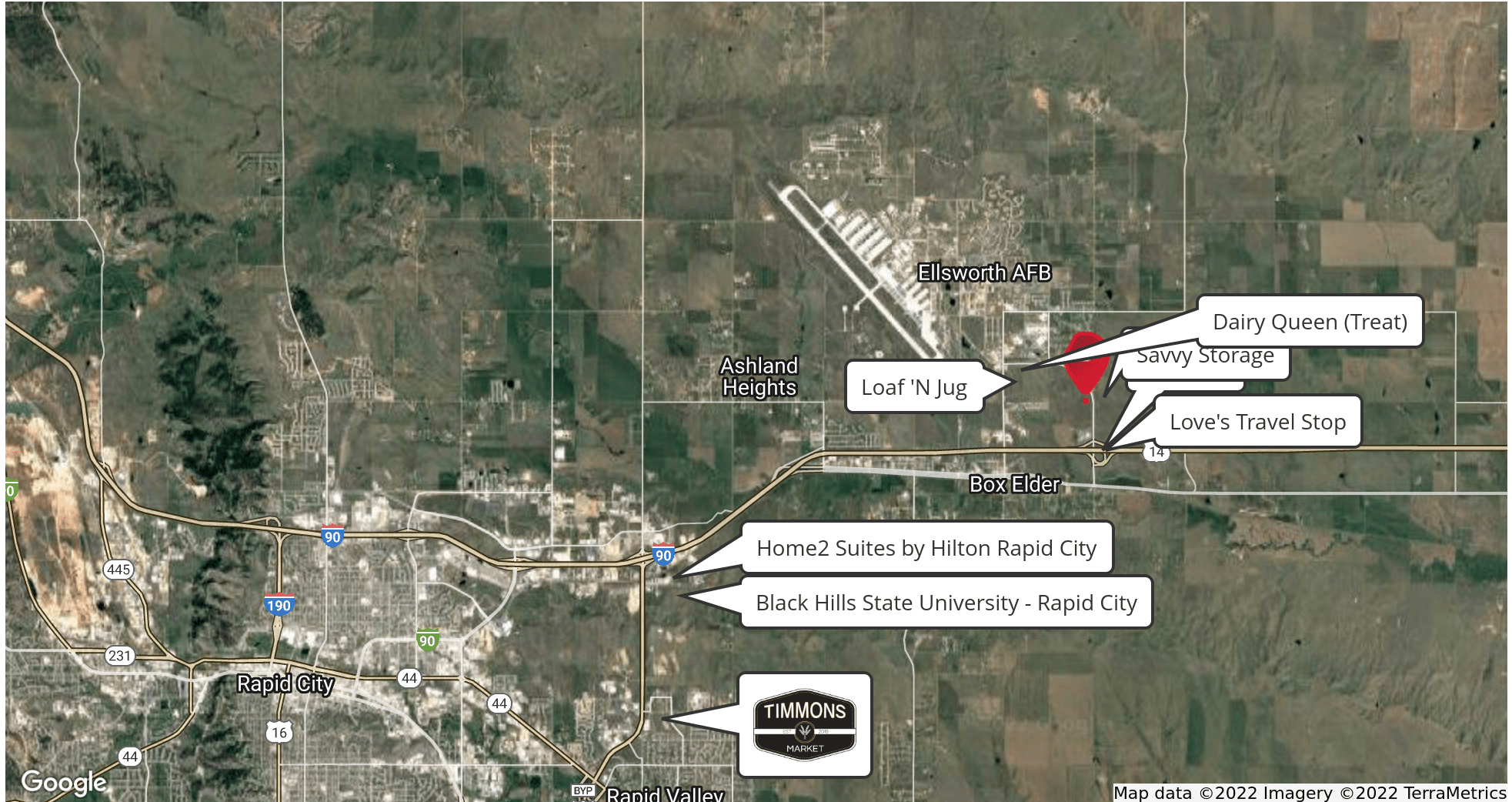
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Rapid City, SD 57701

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Map data ©2022 Imagery ©2022 TerraMetrics



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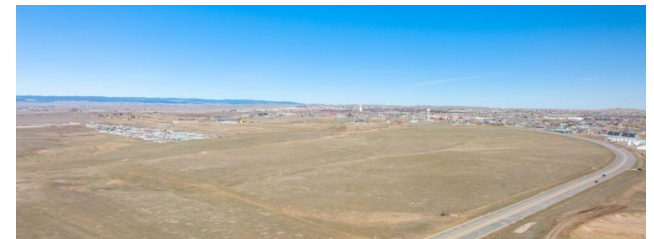
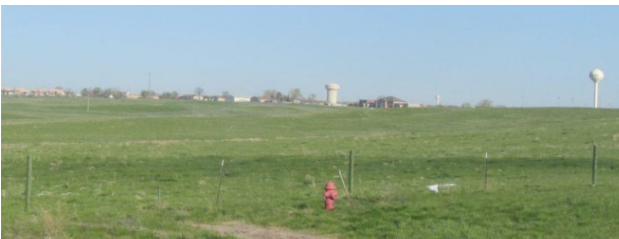
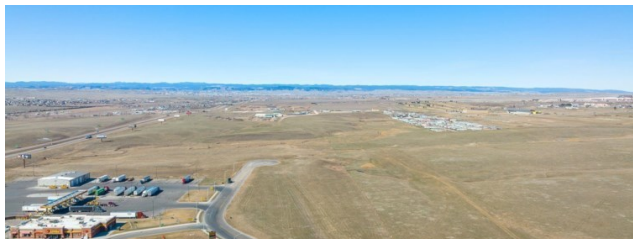
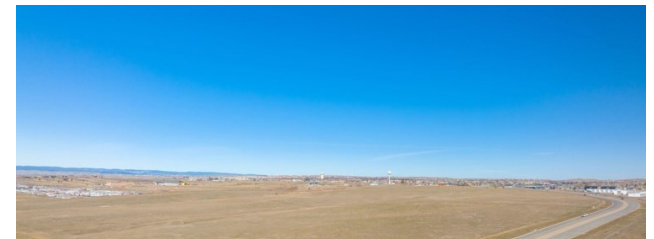
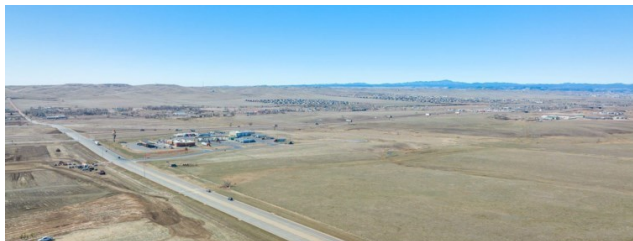
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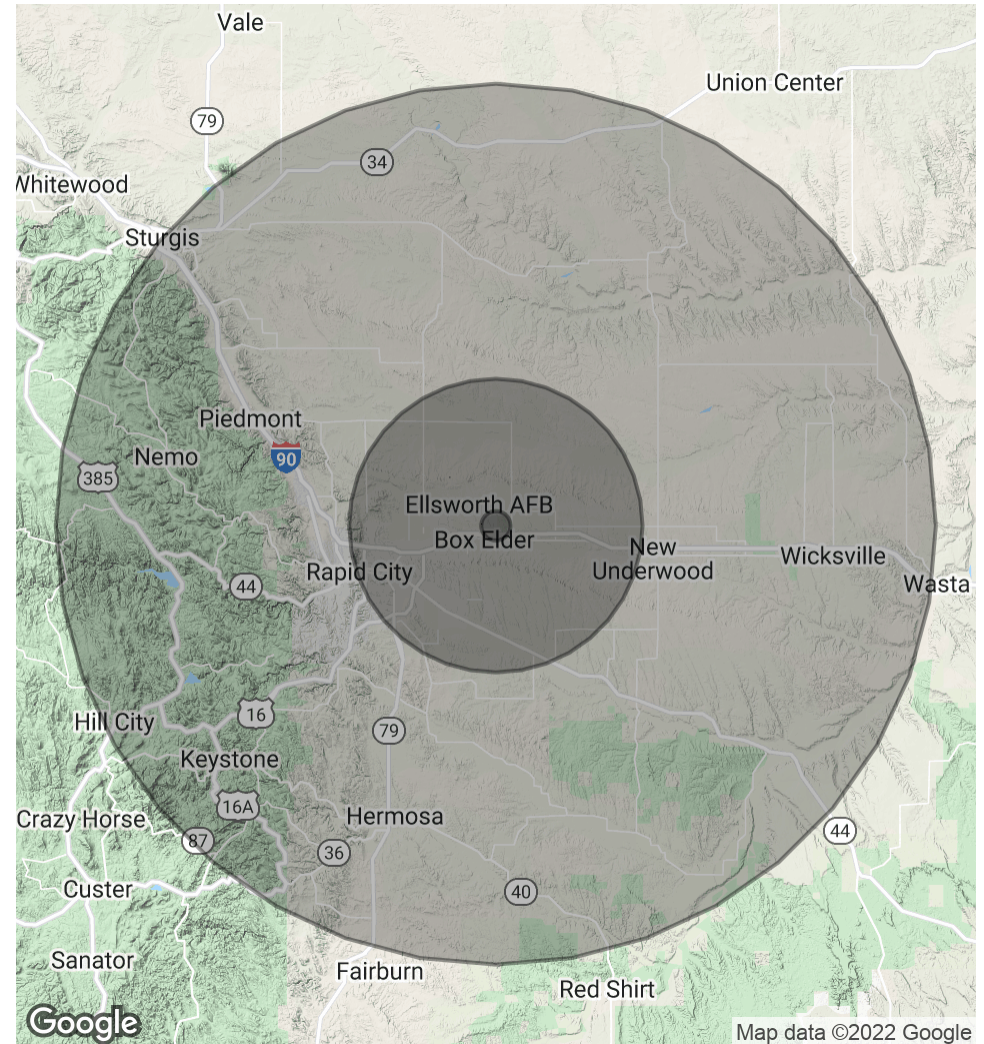
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POPULATION	1 MILE	10 MILES	30 MILES
Total Population	85	28,354	137,615
Average Age	26.5	31.0	36.2
Average Age (Male)	27.1	30.1	34.9
Average Age (Female)	25.4	32.5	37.7

HOUSEHOLDS & INCOME	1 MILE	10 MILES	30 MILES
Total Households	31	10,425	55,707
# of Persons per HH	2.7	2.7	2.5
Average HH Income	\$38,246	\$54,026	\$63,124
Average House Value	\$138,798	\$128,353	\$197,216

\* Demographic data derived from 2010 US Census



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