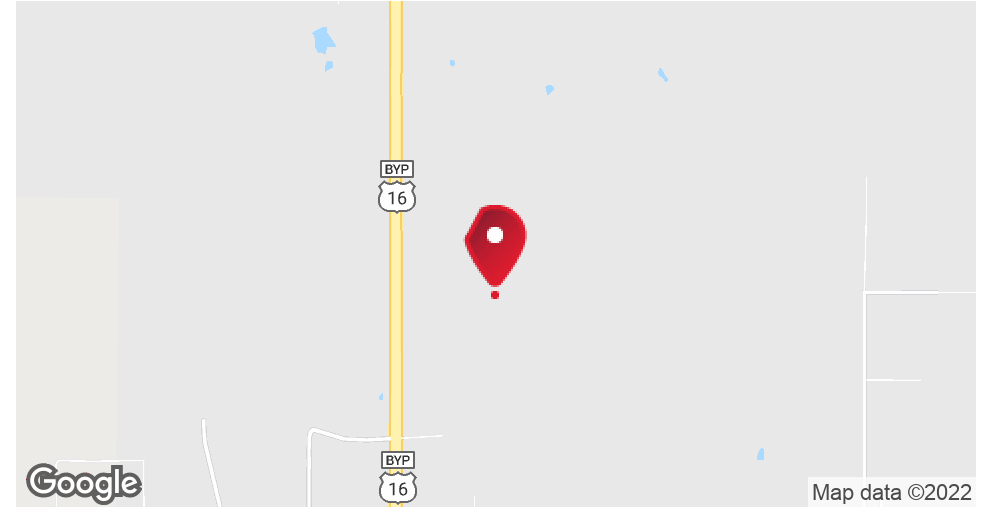


LOT 220A E ANAMOSA ST

LOT 220A E ANAMOSA STREET, RAPID CITY, SD 57703



OFFERING SUMMARY

Sale Price:	\$2,400,000
Lot Size:	220.13 Acres
Price / Acre:	\$10,903
Zoning:	General Commercial (Currently General Agriculture)

PROPERTY OVERVIEW

As the demand for development continues to be strong in Northeast Rapid City, this is a great opportunity to purchase a 200 acre (3parcel) property with incredible hilltop views and high traffic exposure. Priced at a little over \$10,000 per acre, the sellers have put together a conceptual master plan for the area worthy of any developer's attention. The plan is to extend the E Anamosa expansion and sewer and water solutions from the subject property to Menards. Bring your commercial, mixed-use, apartment, and single-family residential ideas! Or have a look at what is already conceptualized from KTM Design - note - the conceptual master plan includes 40 acres (East) not in this listing - but for sale too.



RE/MAX ADVANTAGE
Each office independently owned and operated

RANDY OLIVIER, CCIM

Commercial Broker

O: 605.430.6246 | C: 605.430.6246

randyolivier@remax.net

SD #15377

1331 W. Omaha St. | Ste 200
Rapid City, SD 57701

605.343.7653

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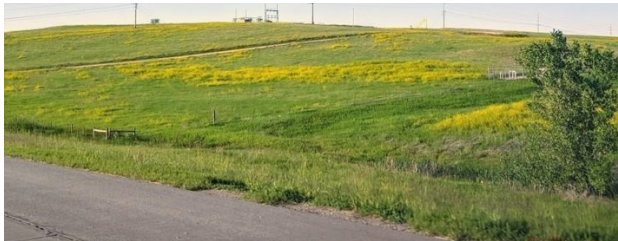
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FOR SALE | LAND

ADDITIONAL PHOTOS

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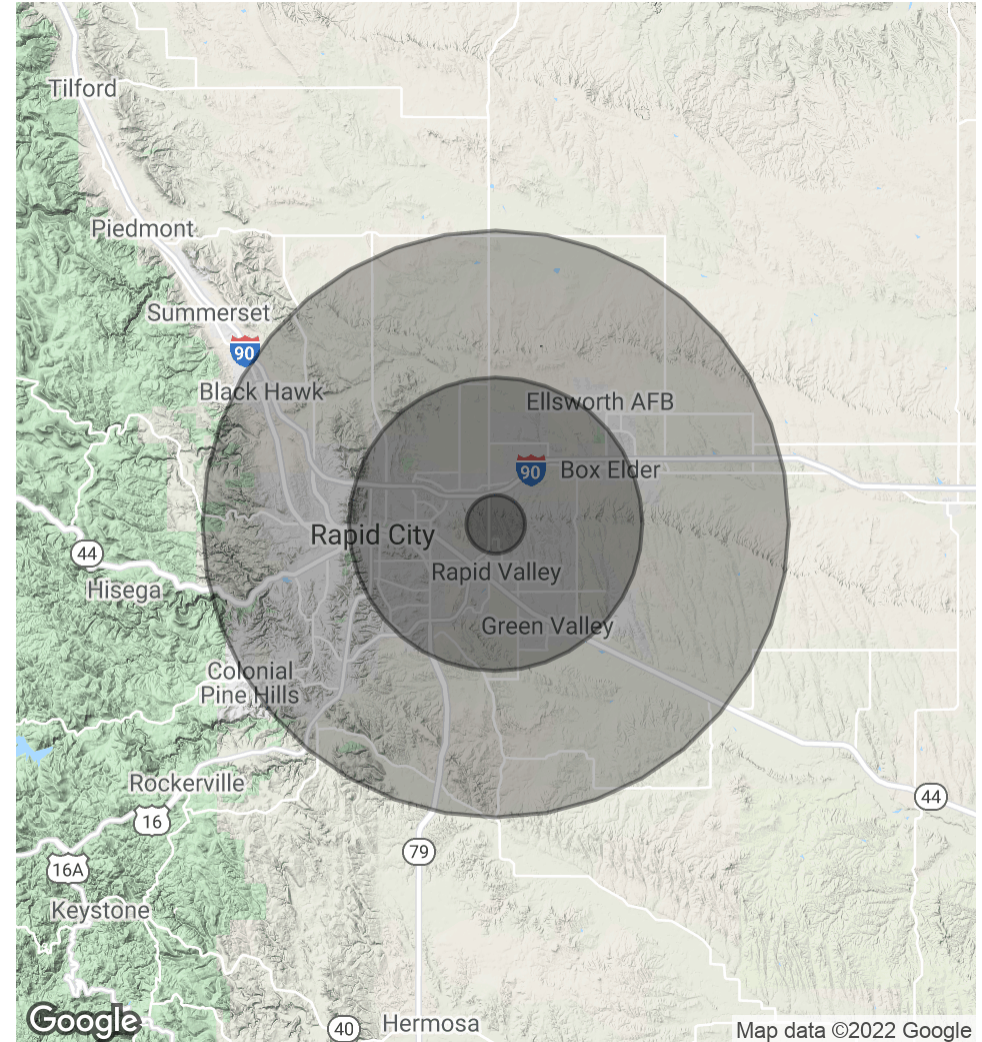
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	2,067	45,738	102,339
Average Age	30.9	31.7	34.2
Average Age (Male)	30.3	30.4	32.8
Average Age (Female)	32.2	33.4	35.8

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	781	18,203	41,812
# of Persons per HH	2.6	2.5	2.4
Average HH Income	\$57,060	\$48,141	\$54,216
Average House Value	\$128,302	\$123,627	\$161,399

* Demographic data derived from 2010 US Census



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