

# 2.93 ACRES FOR SALE

3460 Jet Drive, Rapid City, SD 57703



2.93  
Acres

*Sale Price:*

**\$325,000**

## Highlights

- Flat, buildable land on Jet Drive, just off of Elk Vale Rd in the Rushmore Regional Industrial Park
- Easy access to city services (water & sewer) in Jet Drive
- Close to major highways—I-90, Elk Vale Rd (Hwy 16 Bypass), Hwy 44 and Hwy 79
- Zoned Light Industrial

Updated October 2018



*Exclusively listed by:*

**Chris Long, CCIM**

Commercial Broker

605.939.4489

chris@rapidcitycommercial.com

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



# PROPERTY DETAILS

3460 Jet Drive, Rapid City, SD 57703

**Acres:** 2.93

**Legal Description:** Rushmore Regional Industrial Park,  
Block 4, Lot 4A

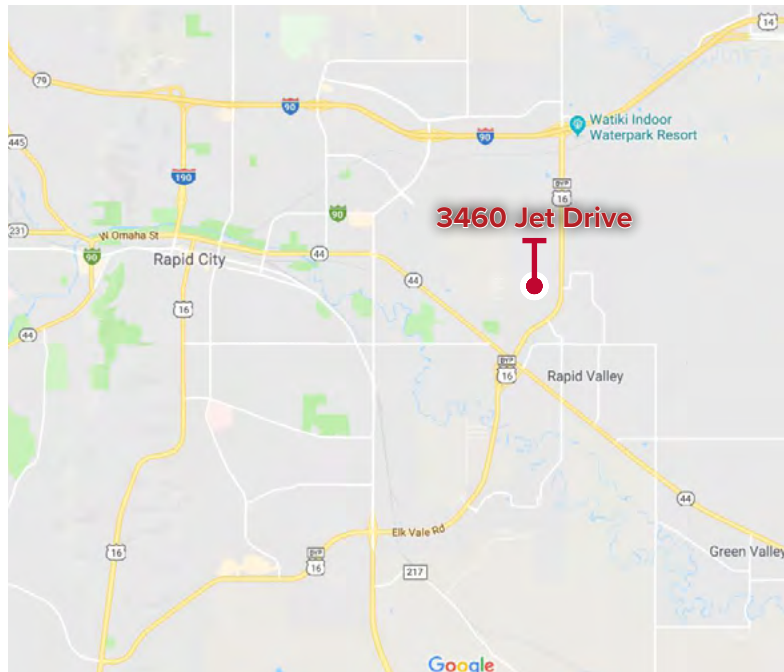
**Tax ID:** 68643

**Taxes (2017):** TBD

**Special Assessment (2017):** TBD

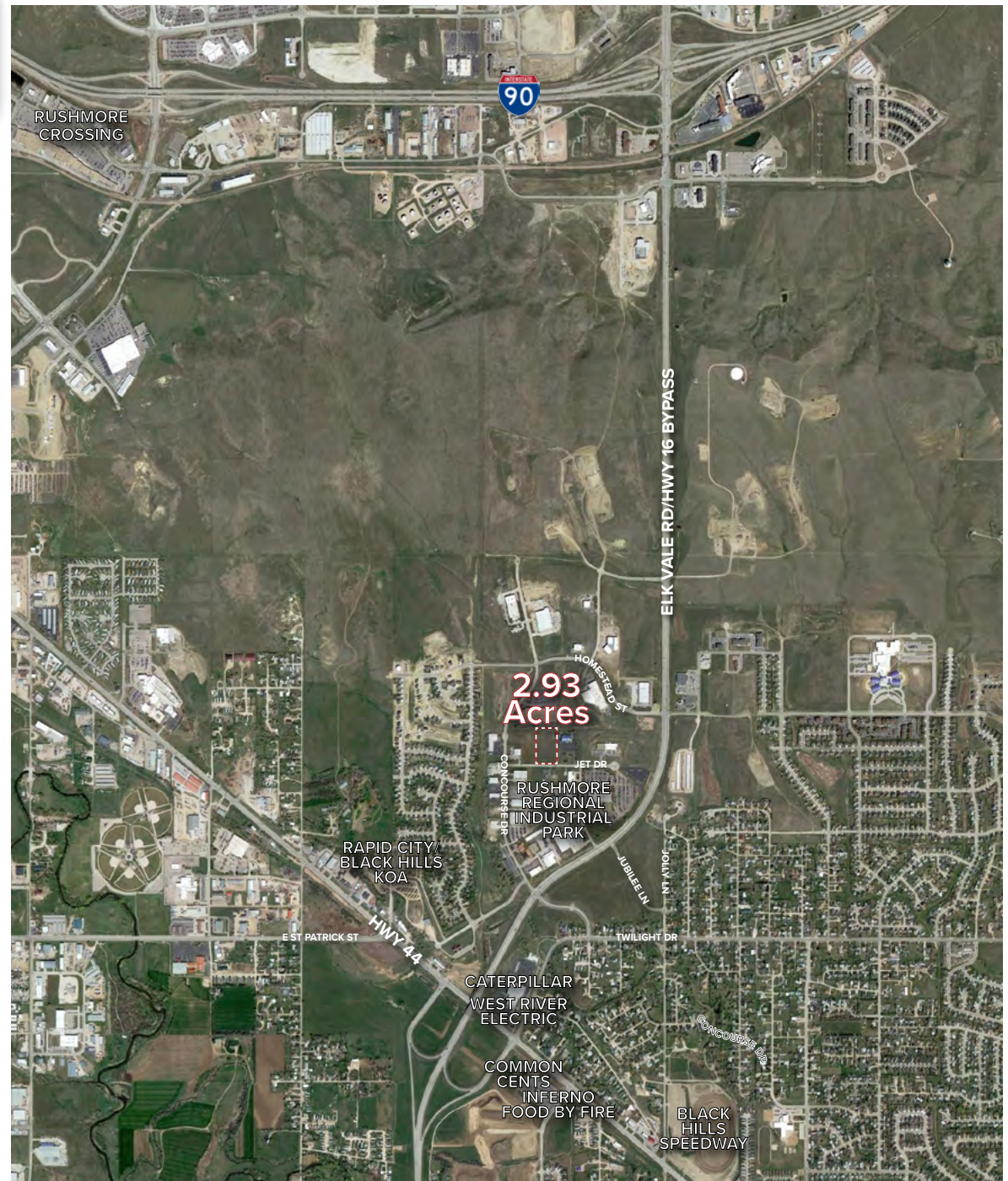
**Zoning:** Light Industrial

**Utilities:** Electric - West River  
Water & Sewer - Rapid City  
Gas - MDU



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Keller Williams Realty Black Hills | 2401 West Main Street, Rapid City, SD 57702 | 605.343.7500 | [www.RapidCityCommercial.com](http://www.RapidCityCommercial.com)



Disclaimer: The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.



# DEMOGRAPHICS

## Rapid City, SD

### Welcome to South Dakota and Rapid City!

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.

Rapid City is a gem of a city in the state. Located in the west, it is situated on I-90 with direct access to the Black Hills and the surrounding energy fields and is the regional economic and medical hub for a 200 mile radius containing 630,000 people. Rapid City has a diverse economy of many thriving small businesses boosted by the area's major industries of tourism, healthcare, Ellsworth Air Force Base, and financial call centers.

### National Rankings

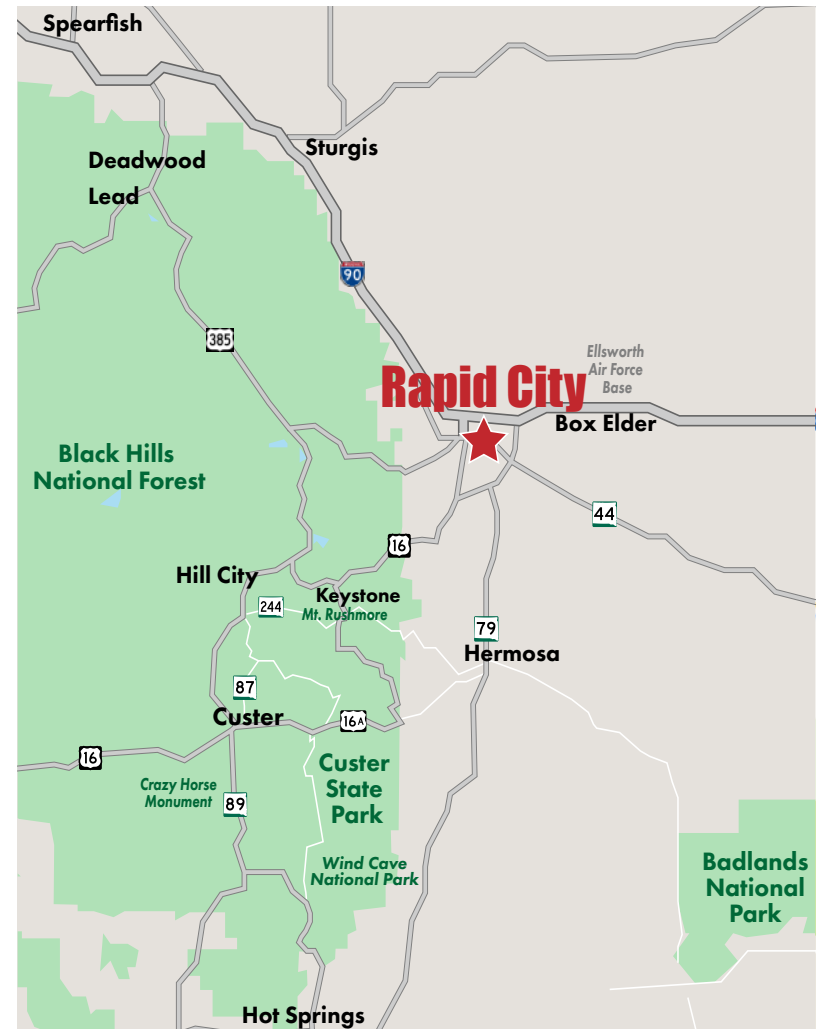
- #1** Rapid City—Best Towns  
*Outdoor Life, 2010*
- #2** South Dakota—Best State for Business  
*CNBC, 2016*
- #4** Rapid City— Best Places to Launch a Business  
*CNN Money, 2009*
- #6** Rapid City—Cities with the Lowest Unemployment Rate  
*Forbes, 2017*
- #6** Rapid City—Best Small City for Business and Careers  
*Forbes, 2013*

### Rapid City Area Key Stats

Total Work Force .....	65,250
Employed .....	62,900
Unemployed .....	2,350
Unemployment Rate .....	3.6%
Right-to-work Law .....	Yes

#### Employment by Sector:

Retail Trade .....	8,400
Transportation, Warehousing & Utilities .....	11,600
Professional & Business Services .....	5,100
Educational & Health Services .....	10,600
Leisure & Hospitality .....	7,800
Government .....	10,700



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