

# DISK DRIVE INDUSTRIAL YARD + DEVELOPMENT SITE

360 DISK DRIVE  
RAPID CITY, SD 57701



EXCLUSIVELY LISTED BY:

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# 360 DISK DRIVE RAPID CITY, SD 57701

## PROPERTY DETAILS

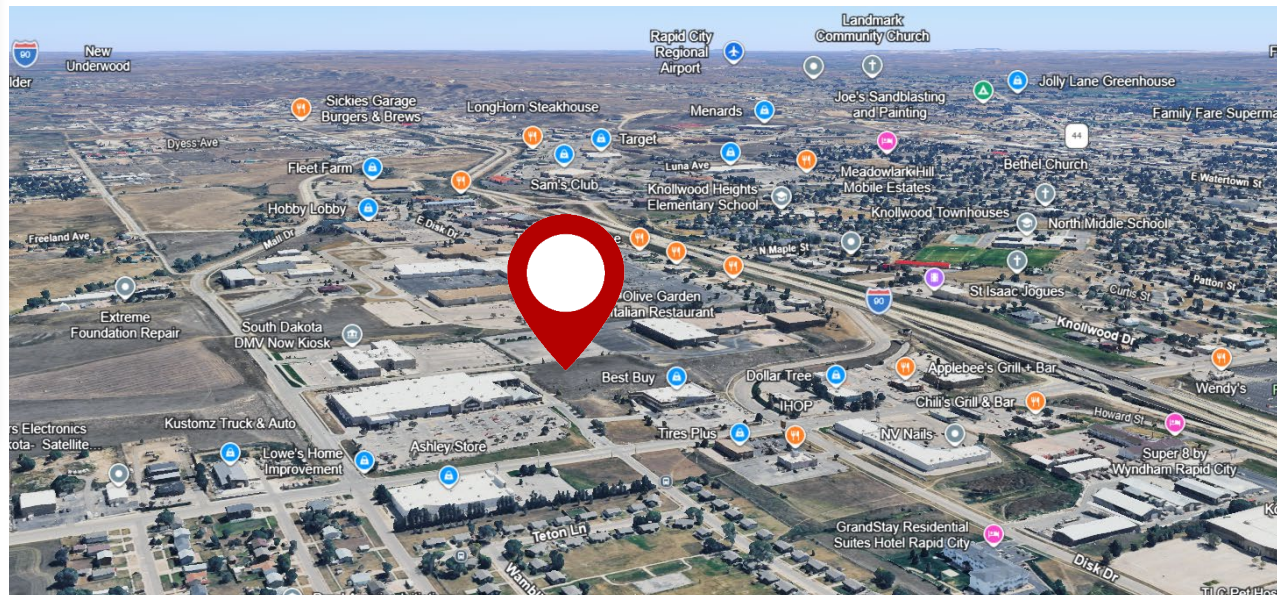
### PROPERTY OVERVIEW

7.38-acre commercial and industrial site suited for fleet parking, equipment storage, contractor operations, or future development near Rapid City's Haines Avenue corridor. Approximately 3.22 acres are paved, providing substantial existing yard and parking capacity while leaving approximately 4.16 acres for potential development or site expansion.

The property has existing access from Paha Sapa Rd and a second connection to Mall Dr to the north. General Commercial and Light Industrial zoning support a range of potential uses, subject to zoning requirements and buyer verification.

The site is located within an established North Rapid City commercial area near Lowe's, Best Buy, Uptown Rapid, and the Haines Avenue corridor. Its position combines access to regional commercial services with proximity to I-90 and the city's north-side transportation network.

| SITE & BUILDING INFORMATION |                                               |
|-----------------------------|-----------------------------------------------|
| Total Land Area             | 7.38 Acres                                    |
| Paved Area                  | 3.22 Acres                                    |
| Zoning                      | Light Industrial & General Commercial         |
| Existing Improvements       | Asphalt yard and parking area                 |
| Access                      | Paha Sapa Dr and commercial drive off Mall Dr |
| TRANSACTION DETAILS         |                                               |
| Asking Price                | \$1,269,817                                   |
| Tax ID                      | 73105                                         |
| Parcel ID                   | 20-25-201-012                                 |
| Taxes (2025)                | \$6,538                                       |
| UTILITIES                   |                                               |
| Water & Sewer               | City of Rapid City                            |
| Electric                    | Black Hills Energy                            |
| Gas                         | Montana-Dakota Utilities                      |



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.



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LOCATION OVERVIEW





## 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 - Mount Rushmore - bringing millions of tourists from all over the world to Western South Dakota every year. For the past 10 years, South Dakota tourism has posted an increase in visitation, visitor spending and overall impact on the state's economy with 14.9 million visitors to South Dakota, \$5.09 billion in visitor spending, and 58,824 jobs sustained by the tourism 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 Metro Population  | 156,934   |
| Rapid City Population Growth | 1.83% YoY |
| Rapid City Unemployment Rate | 1.8%      |
| Household Median Income      | \$70,870  |

### SD TOURISM 2024 STATISTICS

|                           |                 |
|---------------------------|-----------------|
| Room Nights               | 5.2 M Booked    |
| Park Visits               | 8.7 M Visitors  |
| Total Visitation          | 14.9 M Visitors |
| State & Local Tax Revenue | \$398.7 M       |

## RAPID CITY

- #1** AreaDevelopment—Leading Metro in the Plains
- #10** CNN Travel—Best American Towns to Visit

- #1** US Census—Fastest-Growing City in Midwest
- #17** Milken Institute—Best-Performing Small City

- #4** Realtor.com—Emerging Housing Markets
- #33** WalletHub—Happiest Cities in America

## SOUTH DAKOTA

- #1** Business Tax Climate Index
- #2** States with Best Infrastructure
- #3** Business Friendliness

- #1** Most Stable Housing Markets
- #3** Best States for Business Costs
- #4** Forbes Best States for Starting a Business

- #2** Fastest Job Growth
- #3** Long-Term State Fiscal Stability
- #5** Best States to Move To

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