

STUMER ROAD COMMERCIAL LOT

LOT 11, STUMER ROAD
RAPID CITY, SD 57701

FOR SALE \$574,992



1.11 ACRES | WALMART-ANCHORED | CORNER LOT

EXCLUSIVELY LISTED BY:

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PROPERTY DETAILS

SITE INFORMATION

Land Size	1.11 Acres
Zoning	General Commercial
Traffic Count (2025)	18,017 VPD (Catron Blvd, Hwy 16 to 5th St)
Lot Position	Corner lot

TRANSACTION DETAILS

Asking Price	\$574,992
Parcel ID	37-24-276-015
Tax ID	75872
Taxes (2024)	\$6,500 (est.)
Legal Description	BLACK HILLS CENTER; BLOCK 2; LOT 11 Township 1 North, Range 7 East, Section 24

UTILITIES

Water & Sewer	Rapid City
Electric	Black Hills Energy
Gas	Montana-Dakota Utilities

PROPERTY OVERVIEW

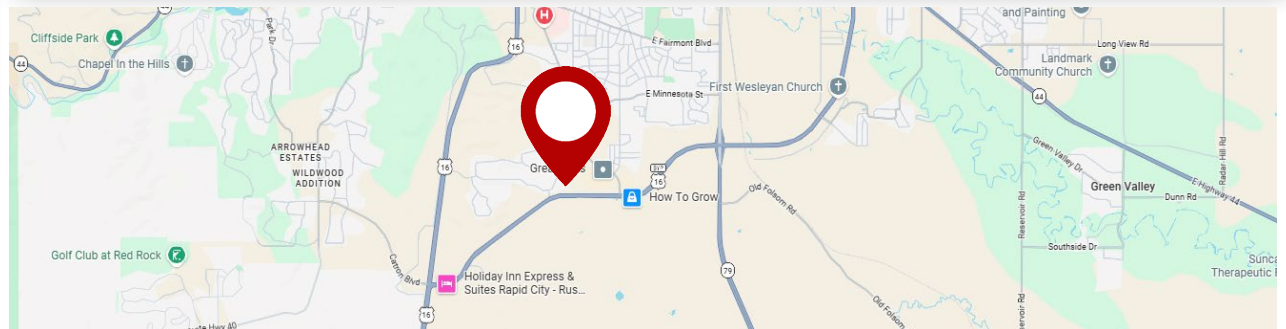
This 1.11-acre commercial development site is positioned at the southeast corner of Stumer Rd and Black Hills Blvd in south Rapid City's Walmart-anchored Black Hills Shopping Center area.

The corner lot is surrounded by established retail, service, office, restaurant, medical, and professional users, including Walmart Supercenter, Mr. Liquor, Verizon, Great Clips, and GNC. The site benefits from frontage exposure and nearby signalized intersections at Catron Blvd/Black Hills Blvd and Catron Blvd/5th St.

General Commercial zoning supports retail, restaurant, office, or service-oriented development. Catron Blvd carries 18,017 vehicles per day from Hwy 16 to 5th St and connects the area to Hwy 16/Mount Rushmore Rd, 5th St, SD-79, and I-90.

INVESTMENT HIGHLIGHTS

- ▶ 1.11 acres at Stumer Rd and Black Hills Blvd
- ▶ Corner lot in Walmart-anchored commercial area
- ▶ General Commercial zoning
- ▶ Public access via Stumer Rd/Black Hills Blvd
- ▶ Signalized intersections on Catron Blvd
- ▶ 18,017 VPD on Catron Blvd, Hwy 16 to 5th St
- ▶ Retail, restaurant, office, or service development potential
- ▶ Ground lease options available for all remaining lots in the development



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LOCATION DETAILS



LOCATION OVERVIEW

Located near Catron Blvd and Hwy 16/Mount Rushmore Rd, the site serves a growing residential and commercial corridor in south Rapid City. Nearby anchors include Walmart Supercenter, Black Hills Energy's headquarters, Rapid City Orthopedic Clinic, and the recently announced Sanford Regional Medical Clinic.

The property sits along the Hwy 16 Bypass/Catron Blvd route connecting I-90 to the Black Hills. Catron Blvd carries 18,017 vehicles per day from Hwy 16 to 5th St, with nearby signalized intersections at Catron Blvd/Black Hills Blvd and Catron Blvd/5th St supporting traffic movement.

The location is well suited for commercial development seeking established anchors, residential growth, and regional access.

LOCATION HIGHLIGHTS

- ▶ **2 MILES:** Catron Blvd & Hwy 16/Mt Rushmore Rd
- ▶ **2 MILES:** Rapid City Regional Medical Center
- ▶ **4 MILES:** Downtown Rapid City and The Monument
- ▶ **11 MILES:** Rapid City Regional Airport
- ▶ **12 MILES:** I-90 at Elk Vale Rd

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
- #1** US Census—Fastest-Growing City in Midwest
- #10** CNN Travel—Best American Towns to Visit
- #17** Milken Institute—Best-Performing Small City

SOUTH DAKOTA

- #1** Business Tax Climate Index
- #1** Most Stable Housing Markets
- #2** States with Best Infrastructure
- #3** Best States for Business Costs
- #3** Business Friendliness
- #4** Forbes Best States for Starting a Business
- #4** Realtor.com—Emerging Housing Markets
- #5** Best States to Move To
- #33** WalletHub—Happiest Cities in America

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