

BLACK HILLS KOA HOLIDAY CAMPGROUND

27585 HWY 79
HOT SPRINGS, SD 57747

FOR SALE \$2,500,000



19.29 ACRES | 74-SITE KOA CAMPGROUND

EXCLUSIVELY LISTED BY:

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Keller Williams Realty Black Hills

27585 HWY 79
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INVESTMENT OVERVIEW



INVESTMENT OVERVIEW

Hot Springs SD / Black Hills KOA Holiday is an established 74-site campground on 19.29 acres along SD Hwy 79 near Hot Springs, positioned within the southern Black Hills tourism market.

The property includes 46 RV sites, 15 tent sites and 13 cabins, including Camping Cabins, Deluxe Cabins and a Kottage fitted with a kitchenette and full bathroom. Guest amenities include a heated seasonal pool, pavilion, camp store, laundry, recreation room, playground, mini golf and fenced dog park.

A 2,113 SF manufactured home provides on-site owner or manager housing, with additional utility and support buildings serving campground operations. The property operates seasonally from April 1 through October 31 and is approximately 5.7 miles from downtown Hot Springs, with convenient access to The Mammoth Site, Wind Cave National Park and other southern Black Hills destinations.



INVESTMENT HIGHLIGHTS

- ▶ 19.29 acres directly along SD Hwy 79
- ▶ 74 total sites across RV, tent and cabin accommodations
- ▶ 46 RV sites with multiple hookup options
- ▶ 13 cabins including Camping, Deluxe and Kottage accommodations
- ▶ 15 tent sites including electric and non-electric options
- ▶ 2,113 SF on-site owner/manager manufactured home
- ▶ Heated seasonal pool, pavilion, store, laundry and recreation amenities
- ▶ Recent septic, store and pool improvements
- ▶ Seasonal operation April 1–October 31
- ▶ Approx. 5.7 miles from downtown Hot Springs

IMPORTANT LINKS

- ▶ [Website](#)
- ▶ [Financials/NDA](#)

**27585 HWY 79
HOT SPRINGS, SD 57747**

PROPERTY DETAILS

PROPERTY INFORMATION

Land Size	19.29 acres
Zoning	C, Rural Commercial
Parcel ID	12000-00706-274-10
Taxes (2025)	\$10,086.68
Sale Price	\$2,500,000
Operating Season	Seasonal, April 1 to October 31
Personal Property	FF&E used in campground operations included
Financials	Available upon signed NDA

UTILITIES

Water	Fall River County
Sewer	Septic System
Electric	Black Hills Energy
Gas	Propane
Internet	Golden West

GUEST SERVICES & RECREATION

Guest Services	Propane Dump Station Firewood Cable TV WiFi Remote Check-In
Recreation	Playground Basketball Volleyball Tetherball Horseshoes Mini Golf Bocce Ball Corn Hole
Additional Amenities	KampK9 Dog Park Lending Library Community Fire Ring Rec Room

CAMPGROUND INFORMATION

RV Sites	Full Hookup 50-Amp: 16 Full Hookup 30-Amp: 19 Water & Electric 30-Amp: 8 No Hookup: 3
Cabins	Kottage: 1 Deluxe: 2 Sleeper: 10
Tent Sites	30-Amp: 8 No electric: 7
Total Sites	74

BUILDINGS & AMENITIES

Main Building	1,755 SF office, store, laundry, and recreation room
Owner/Manager Housing	2,113 SF manufactured home
Steel Utility Building	1,200 SF
Small Barn	320 SF
Guest Bathhouse	875 SF, attached to main building
Guest Laundry	1
Staff Laundry	1
Swimming Pool	Solar-heated seasonal outdoor pool
Pavilion	1, seasonal breakfast/food-service area



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.

27585 HWY 79
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AERIAL PHOTOS



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CAMPGROUND MAP



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PHOTOS



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PHOTOS



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LOCATION OVERVIEW

SOUTHERN BLACK HILLS TOURISM LOCATION

Black Hills KOA Holiday Campground is located along SD Hwy 79 approximately 5.7 miles from downtown Hot Springs, with direct regional access toward Rapid City and convenient proximity to major southern Black Hills attractions including The Mammoth Site and Wind Cave National Park.

REGIONAL ATTRACTIONS

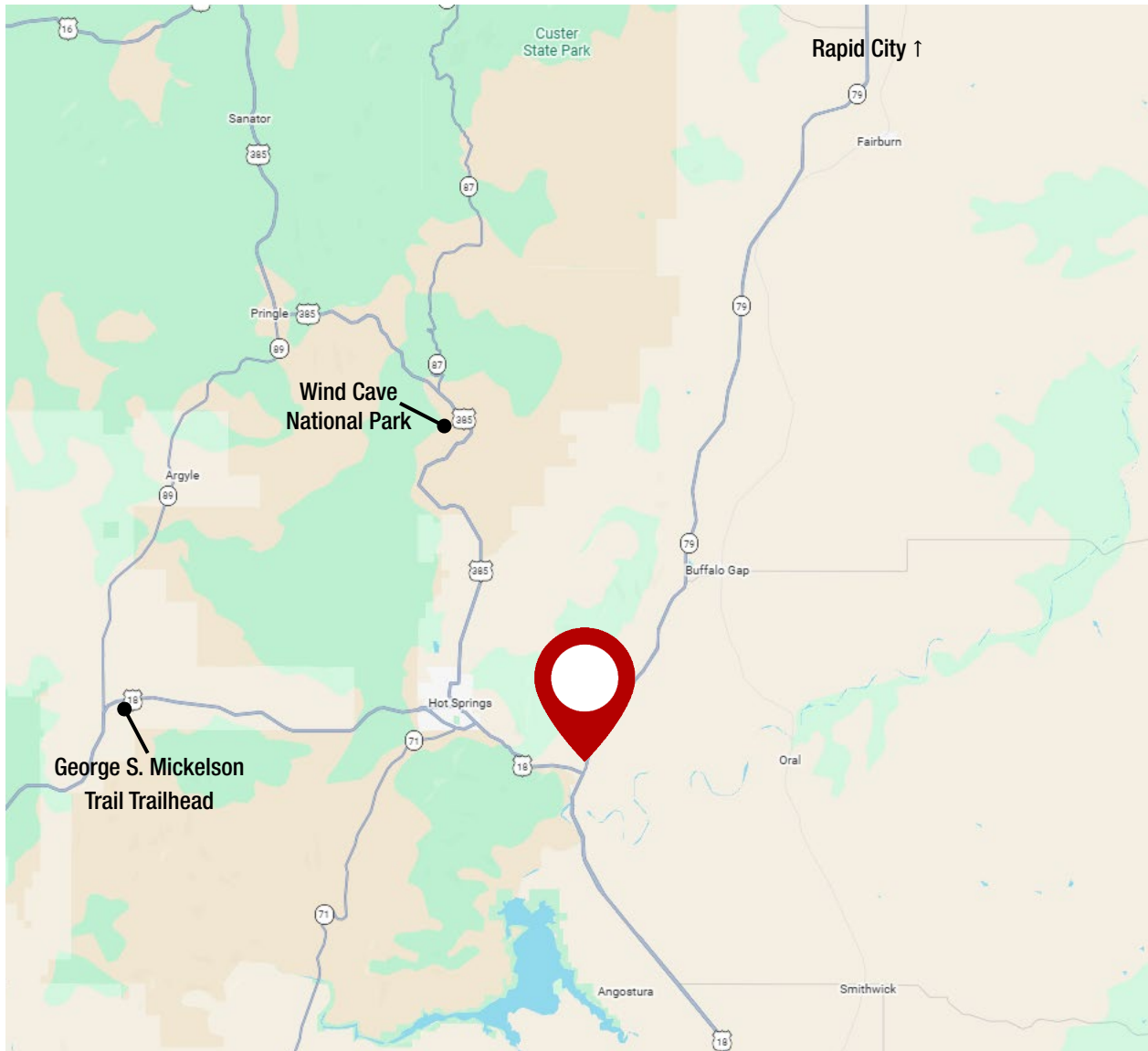
- ▶ The Mammoth Site – 4.6 miles
- ▶ Evans Plunge – 5 miles
- ▶ Wind Cave National Park - 12.6 miles
- ▶ George S. Mickelson Trail - 17 Miles
- ▶ Custer State Park - 30.4 miles
- ▶ Mount Rushmore National Memorial – 51 miles

LOCAL AMENITIES & ACCESS

- ▶ Downtown Hot Springs – 5.7 miles

REGIONAL CONNECTIVITY

- ▶ Rapid City – 51.7 miles
- ▶ Rapid City Regional Airport – 57 miles



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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