

# Prime Commercial Development Opportunity – Lot C, 865 North Valley Drive | Rapid City, SD

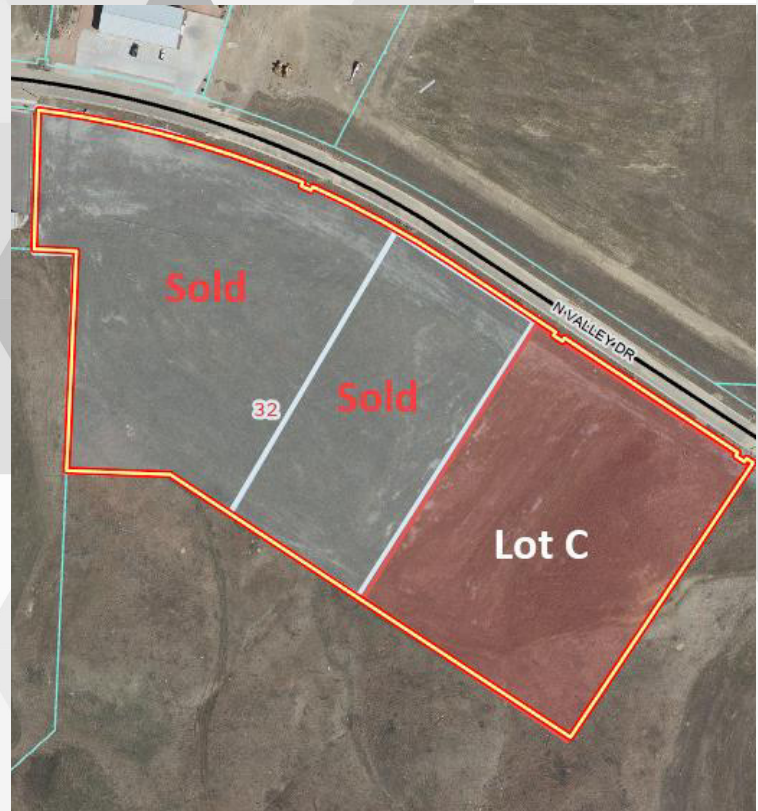
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## \$4.00sf

Now Offering: Approx. 4.46 Acres at \$4.00/SF

Take advantage of a rare opportunity to acquire a strategically positioned commercial lot in one of Rapid City's fastest-growing corridors. Lot C is a planned  $\pm 4.46$ -acre subdivision of a larger parcel, currently in the process of rezoning to General Commercial — offering maximum flexibility for a wide range of retail, hospitality, service, or mixed-use development.

Situated just off Interstate 90 with excellent visibility and access, this site places your concept within moments of Rushmore Crossing, one of the region's most prominent retail destinations featuring Target, Sam's Club, and countless national and regional anchors.



## Key Highlights

- Price: \$4.00 per square foot
- Size: Approx. ±4.46 Acres (final size to be confirmed upon platting)
- Zoning: Rezone to General Commercial (GC) in progress
- Visibility: Interstate 90 frontage with close proximity to Exit 60
- Location: Near Rushmore Crossing, Rapid City's dominant retail hub
- Utilities & Infrastructure: Available at or near site (verify with city)
- Ideal For: Retail, QSR, medical, hotel, office, or service uses



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# NORTHSTAR REALTY

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