

Lawrence County, SD 40 Acres
TBD Off Colorado Blvd
Spearfish, SD 57783

\$2,600,000
40± Acres
Lawrence County



Lawrence County, SD 40 Acres
Spearfish, SD / Lawrence County

SUMMARY

Address

TBD Off Colorado Blvd

City, State Zip

Spearfish, SD 57783

County

Lawrence County

Type

Commercial, Lot, Undeveloped Land

Latitude / Longitude

44.468556 / -103.75119

Taxes (Annually)

3545

Acreage

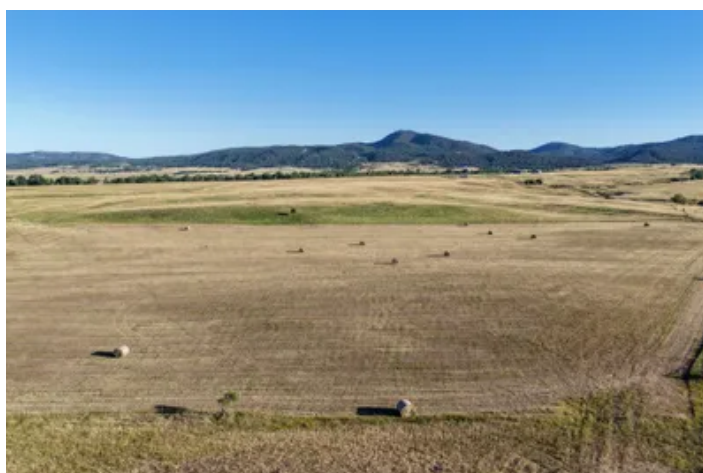
40

Price

\$2,600,000

Property Website

<https://talltinesproperties.com/property/lawrence-county-sd-40-acres-lawrence-south-dakota/111293/>



PROPERTY DESCRIPTION

Tall Tines Trophy Properties is proud to present an exceptional 40± acre development opportunity strategically located in one of the fastest-growing areas of Spearfish, South Dakota. Positioned near the highly visible intersection of East Colorado Boulevard and South Rainbow Road, this property sits between the City of Spearfish and the rapidly expanding Sky Ridge development, offering outstanding potential for investors, developers, and commercial users seeking a premier location in the Northern Black Hills. The property's location near Interstate 90 Exit 17 provides outstanding accessibility while benefiting from the continued residential and commercial growth occurring throughout the surrounding area. The aerials illustrate the property's proximity to I-90, the Sports Complex, and existing development, highlighting its position within one of Spearfish's most active growth corridors.

Recognized by the City of Spearfish as part of a key development corridor, the East Colorado Boulevard area is planned to accommodate a diverse mix of commercial, residential, and mixed-use projects. Neighboring properties include commercial zoning and Development Review District (DRD) designations, creating flexibility for a wide variety of future development opportunities. Whether your vision includes retail, hospitality, professional office space, multi-family housing, or mixed-use development, this property offers an outstanding foundation for long-term investment.

Infrastructure continues to strengthen the property's value. A 12-inch municipal water main is located along East Colorado Boulevard, while fiber optic communications and telephone service are readily available nearby. The City of Spearfish is investing heavily in the area's future through planned sewer improvements, including upgrades to the Elkhorn Ridge lift station, along with the Colorado Boulevard Widening Project, which will enhance traffic flow, improve access, and accommodate continued growth with additional turn lanes, bicycle lanes, and roadway improvements.

Few development opportunities combine location, visibility, accessibility, and long-term growth potential as effectively as this offering. Situated adjacent to the rapidly expanding Sky Ridge neighborhood and the regional Sports Complex, which attracts thousands of visitors annually for athletic events and tournaments, this property benefits from a growing customer base and increasing demand for commercial services. With Spearfish continuing to experience strong population growth, economic expansion, and sustained development activity, this 40± acre tract represents an exceptional opportunity to invest in one of western South Dakota's most desirable markets.

Features

- 40± acres of premier development land in one of Spearfish's fastest-growing commercial and residential corridors.
- Strategically located near Interstate 90 Exit 17 with excellent access to East Colorado Boulevard, South Rainbow Road, the Sky Ridge development, and the Spearfish Sports Complex.
- Outstanding investment and development potential with opportunities for commercial, mixed-use, multi-family, retail, office, or hospitality projects.
- Infrastructure nearby, including municipal water, fiber optic communications, planned sewer improvements, and the Colorado Boulevard widening project to support future growth.
- Exceptional visibility and long-term appreciation potential in a thriving Black Hills community experiencing continued residential, commercial, and economic expansion.

Area Information

[City of Spearfish](#)

[Visit Spearfish](#)

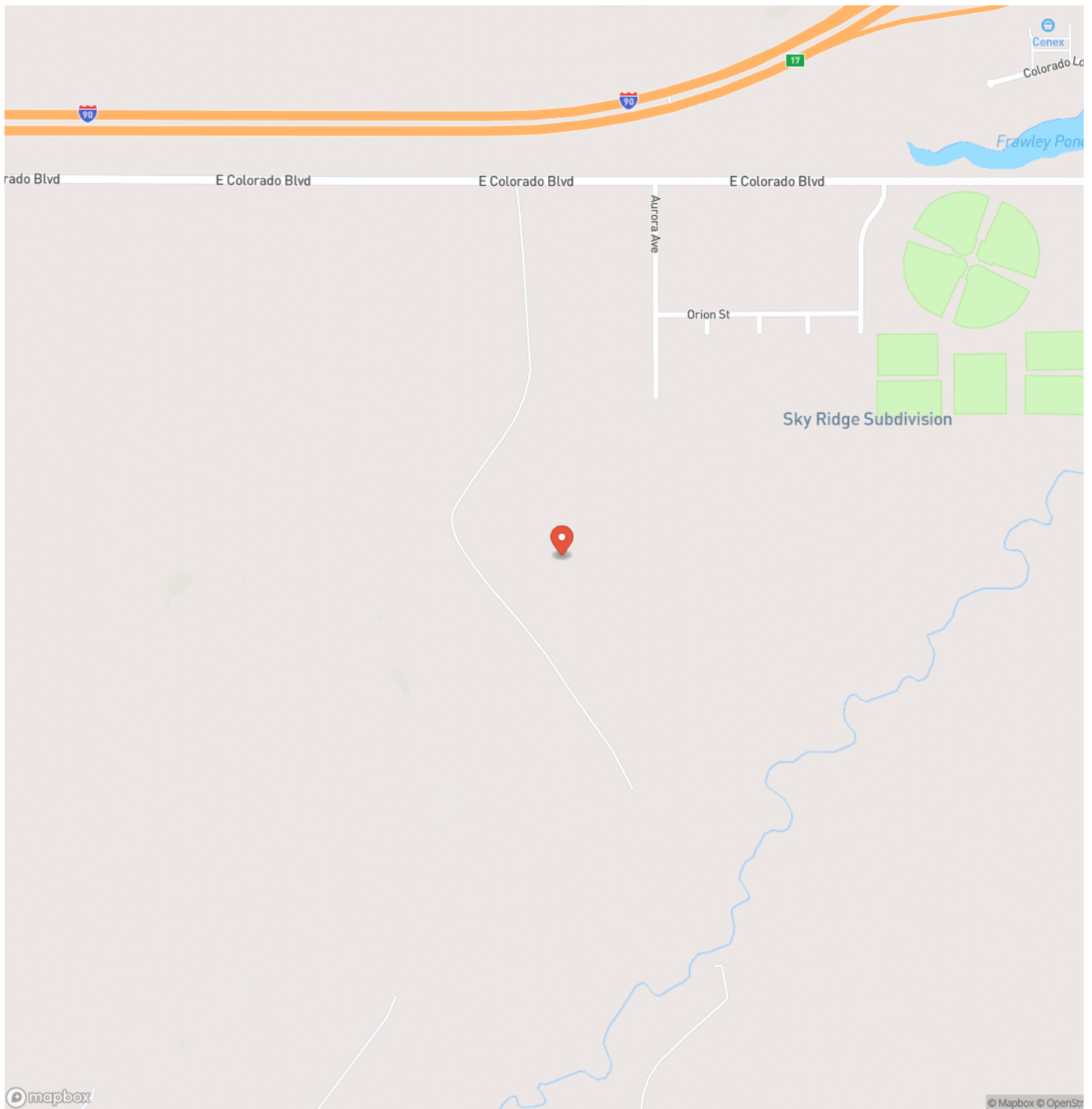
[Lawrence County, SD](#)



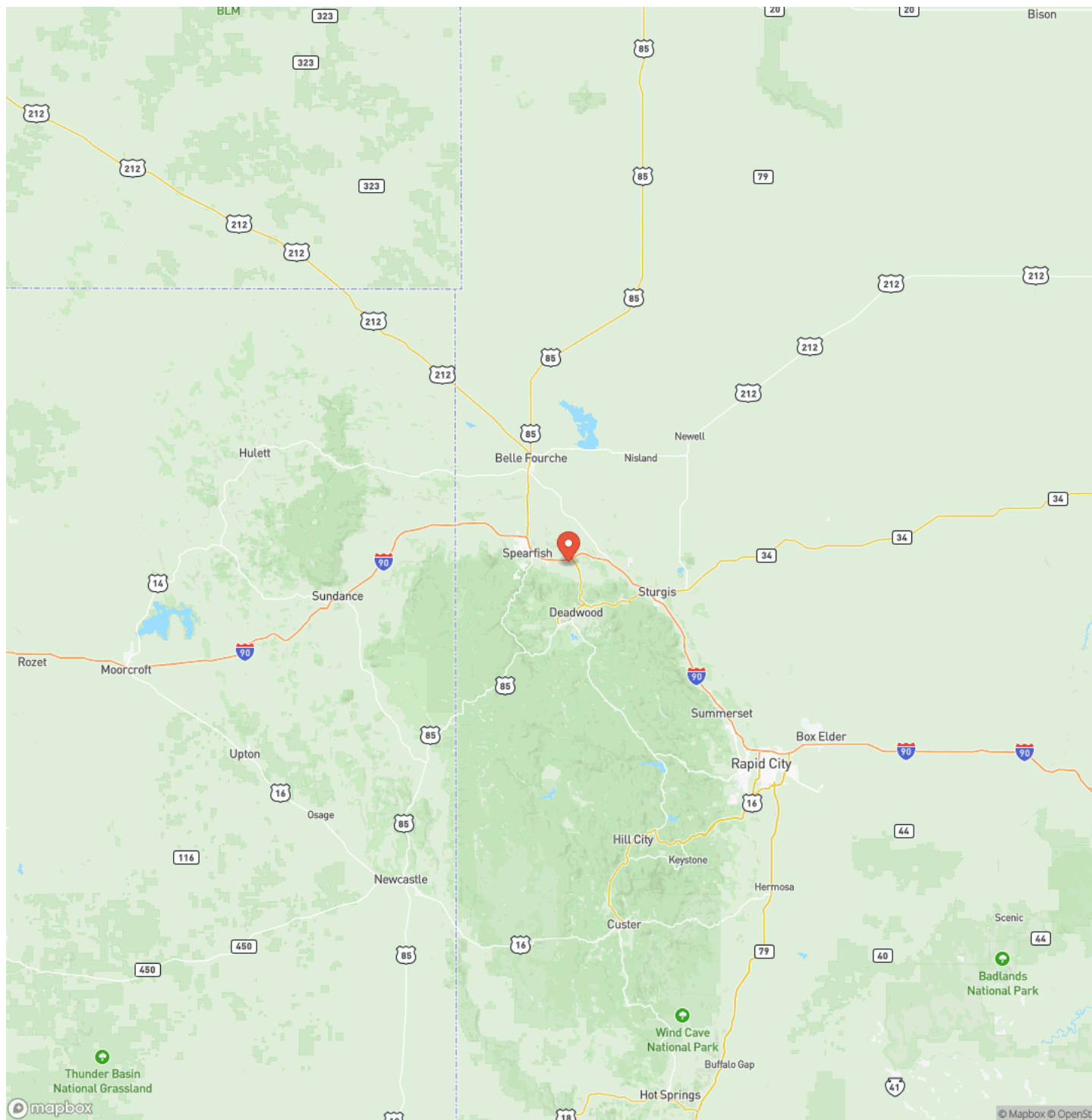
Lawrence County, SD 40 Acres
Spearfish, SD / Lawrence County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

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City / State / Zip

NOTES



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<https://talitinesproperties.com/>

DISCLAIMERS

The information contained here is deemed reliable but is not warranted or guaranteed by the Broker, Its Agents, or the Seller. Access to property, access to utilities, or any measurement including but not limited to, acreage, square footage and mapping boundary lines shared herein has not been independently verified and is for marketing purposes only. If exact measurement, access to property, or access to utilities is a concern, the property should be independently measured or investigated by the prospective buyer.

COOPERATING BROKER COMPENSATION:

When purchasing a property listed by Tall Tines Trophy Properties, a Buyer's Broker must be identified during the first contact and must also be present at all showing of the property in order to qualify for a share of the real estate commission. If these conditions are not met, any compensation for the Buyer's Broker will be entirely at the discretion of Tall Tines Trophy Properties.



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