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2.5 MILES TO
RAPID CITY
ELK VALE ROAD

PRIME DEVELOPMENT LAND AVAILABLE CLOSE TO ELLSWORTH AFB - NEW HOME TO B-21 BOMBER

TRACT 1
PRIME COMMERCIAL
3.1 ACRES ±

TRACT 2
PRIME COMMERCIAL
3.4 ACRES ±

TRACT 1

↑
7 MINUTES TO
ELLSWORTH
AFB
(4.2 MI)

1320 FEET FUTURE
COMMERCIAL FRONTAGE
TRACT 4
40 ACRES ±

1320 FEET FUTURE
COMMERCIAL FRONTAGE
TRACT 3
40 ACRES ±

- TRACTS LOCATED IN SECOND FASTEST GROWING CITY IN SOUTH DAKOTA
- TRACTS 1 & 2 ZONED GENERAL COMMERCIAL
- TRACTS 3-7 (5) +/-40 ACRE TRACTS OFFERED
- PUBLIC ACCESS EASEMENTS PER ORDINANCE
- PRIME FUTURE COMMERCIAL FRONTAGE
- CITY UTILITIES AVAILABLE
- EXCELLENT WATER SUPPLY
- AGRICULTURAL ZONED LOW PROPERTY TAXES
- 7 MINUTES TO ELLSWORTH AIR FORCE BASE
- EXCELLENT SCHOOL DISTRICT

FUTURE 3 LANE ARTERIAL CHEYENNE BOULEVARD

TRACT 2



RADAR HILL ROAD (ARTERIAL ROAD)

7 MINUTES TO
RAPID CITY
REGIONAL
AIR PORT

TRACT 5
40 ACRES ±

FUTURE RESIDENTIAL
AND MULTI-FAMILY OR
OFFICE COMMERCIAL

TRACT 6
40 ACRES ±

FUTURE RESIDENTIAL
AND MULTI-FAMILY OR
OFFICE COMMERCIAL

CITY WATER
RESERVOIR
2.5± ACRES

TRACT 7
44 ACRES ±

FUTURE RESIDENTIAL
AND MULTI-FAMILY OR
OFFICE COMMERCIAL

211.5± ACRES ADJACENT TO CHEYENNE PASS SUBDIVISION
TO BE OFFERED AT AUCTION
ALL WITHIN CITY LIMITS OF BOX ELDER, SOUTH DAKOTA