

# THE SELADOR RANCH

RAPID CITY, SOUTH DAKOTA



ENGEL & VÖLKERS®





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*“Rapid City, South Dakota has become one of the hottest places to live.”*  
*-Wall Street Journal, 2022*

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## •INTRODUCTION •

Rarely does a real estate offering come to market with such diversity, scope, and ability to impact a major western city as The Selador Ranch. This 4,277-acre ranch on Rapid City's north and west boundaries offers a vast array of development opportunities that will help shape the city's growth for decades to come. The Selador Ranch is comprised of three, non-contiguous parcels located in Meade and Pennington counties, each unique and providing its own opportunity for a diverse selection of development potential. The property topography consists of Ponderosa Pine covered draws, lush rolling valleys and gorgeous meadows with expansive mountain views. With parcels of the Selador Ranch located on the borders of Rapid City Limits, The Black Hills National Forest and the #1 rated golf course in South Dakota, possibilities are left to the imagination as the 8th fastest growing city in the United States continues to thrive.

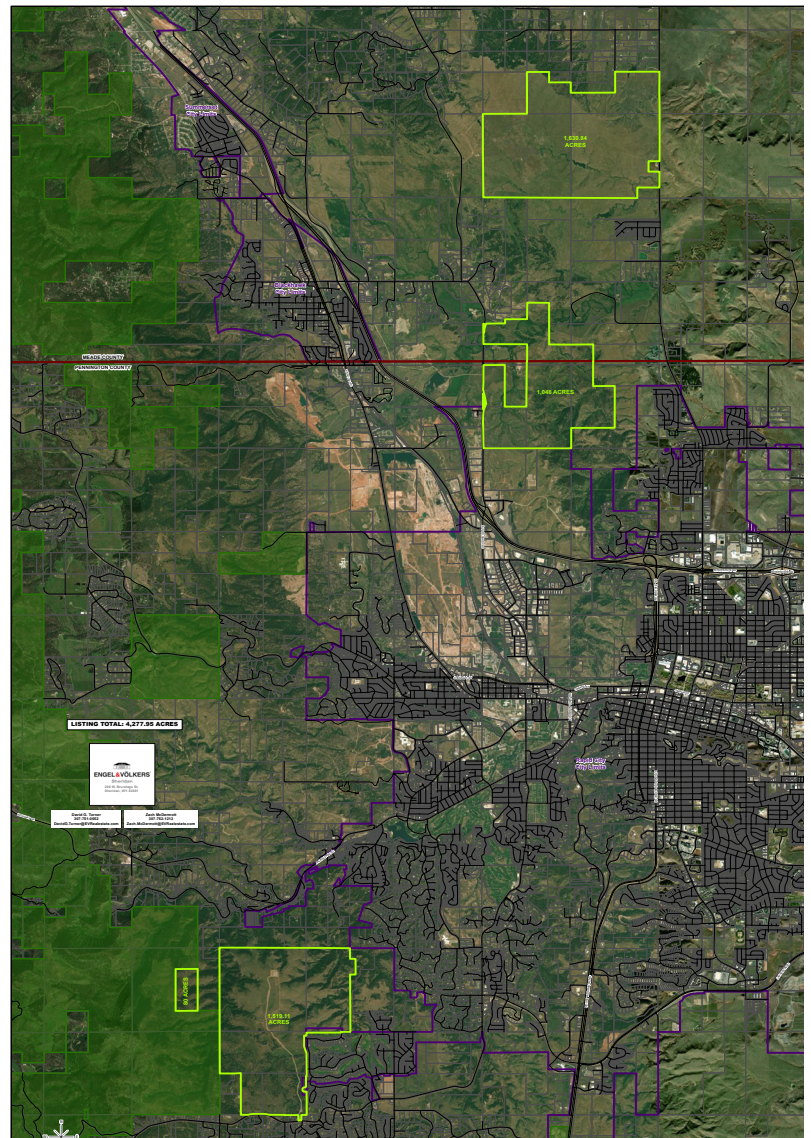




## • THE LAND •

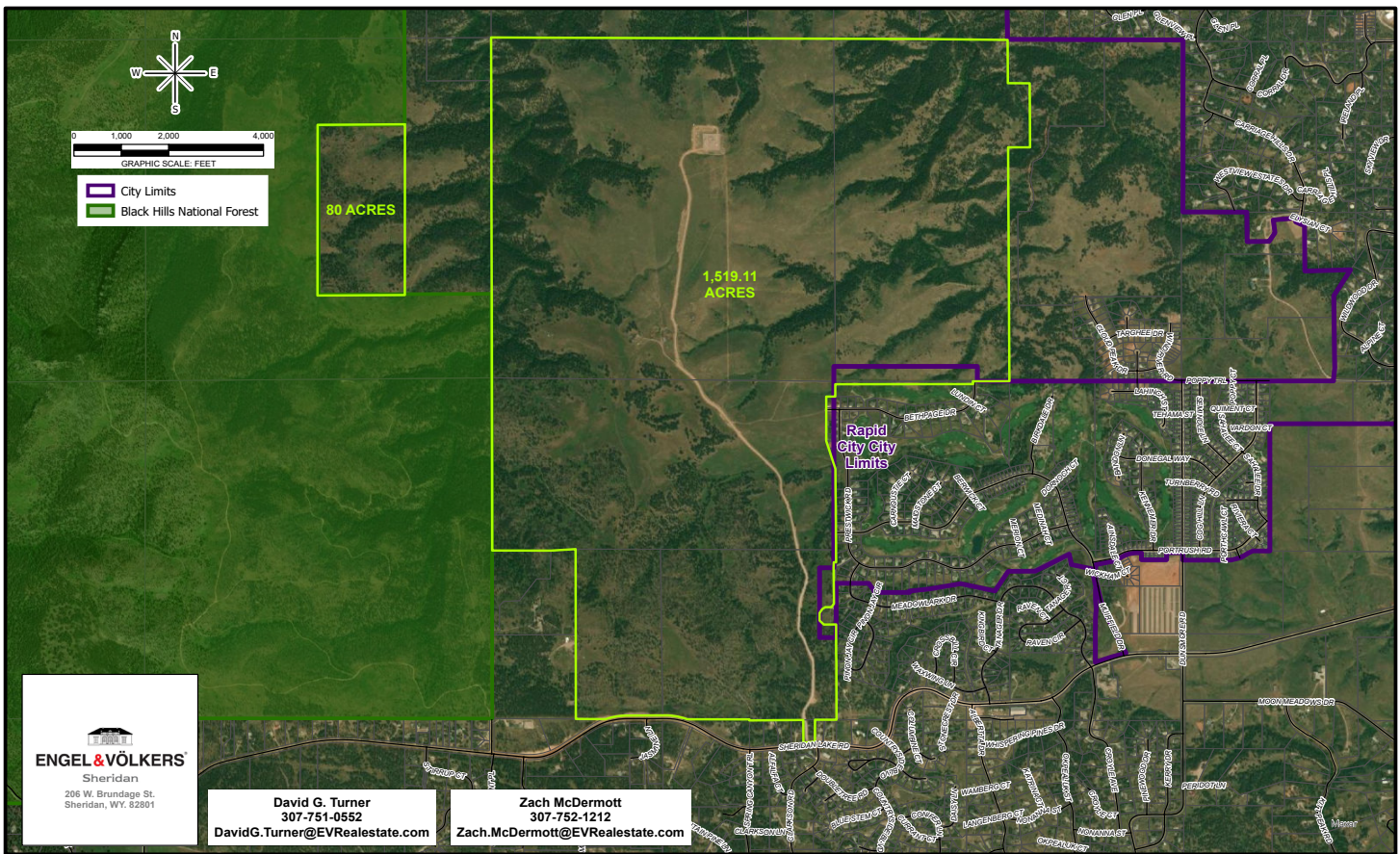
The Selador Ranch is comprised of three non-contiguous parcels located to the north and west of the thriving town of Rapid City, South Dakota. The 4,277+ total acres is comprised of a healthy mix of Ponderosa Pine covered ridges, lush rolling valleys, creek-fed reservoirs and gorgeous meadows with huge mountain views. The beauty of this undisturbed ground paired with the proximity to one of the fastest growing cities in the West makes this a once in a lifetime offering.

Over 1,500 acres of the total 4,277 acre ranch lies directly southwest of Rapid City limits and borders Red Rock Golf Club, the #1-rated golf community in the state. Rolling meadows and timbered draws throughout this parcel provide a classic western setting, with endless recreational opportunities in the neighboring national forest. This parcel is easily accessed off Sheridan Lake Road and borders Rapid City limits, making it a prime candidate for annexation.

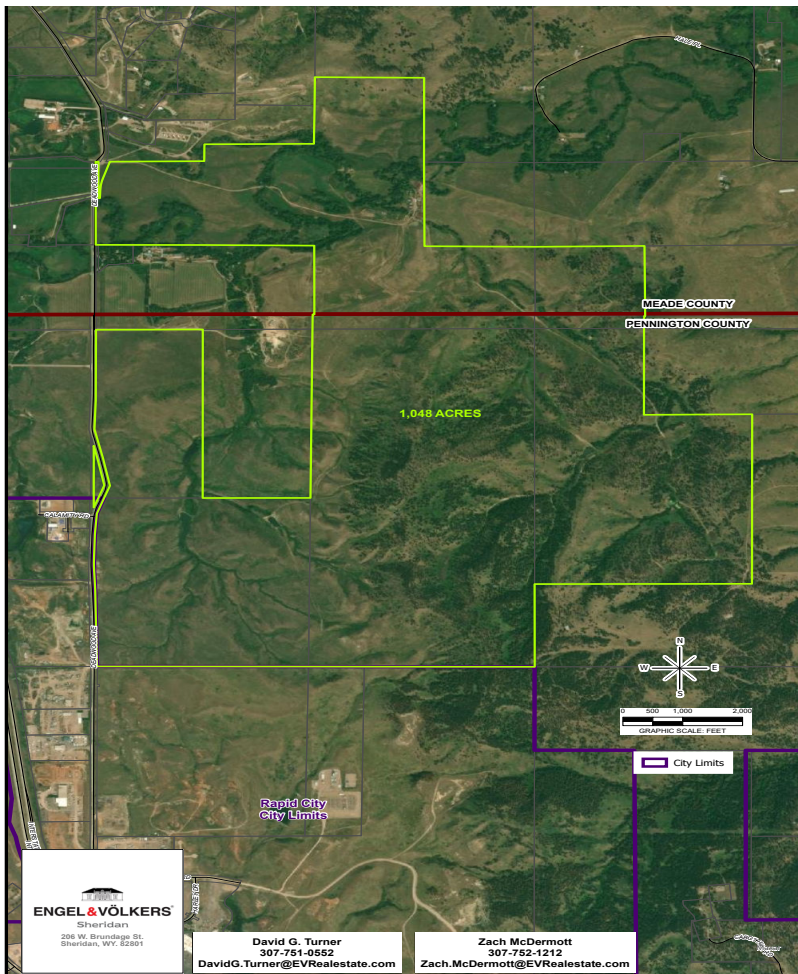


\* Figure 1





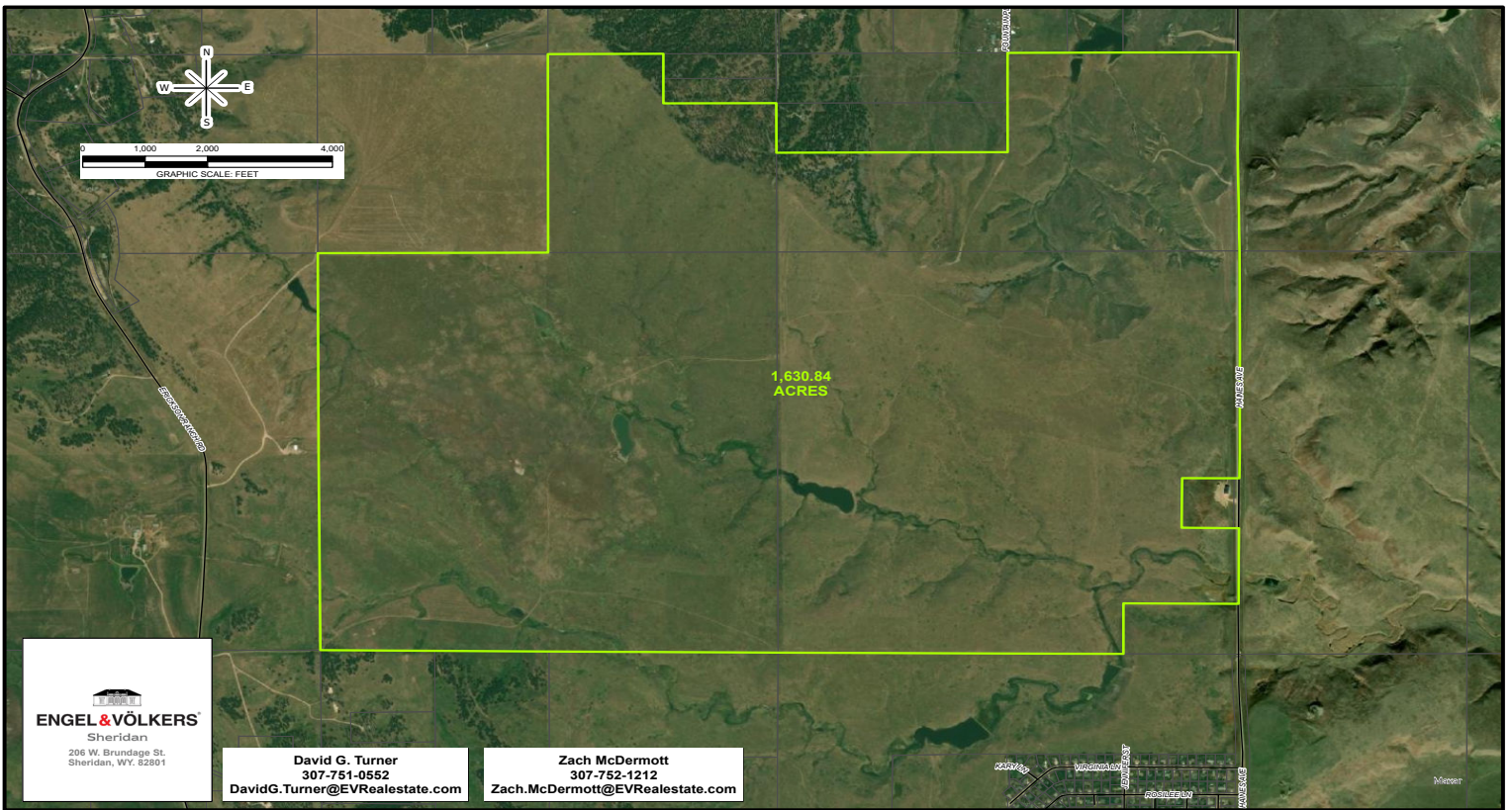
\*Figure 2



\* Figure 3

Adjacent to the northern border of Rapid City limits sits the 1,000+ acre center parcel of the Selador Ranch. Easily accessed a few miles from Interstate 90, this section of the ranch is both diverse in its setting and development potential. Boxelder Creek and Blackhawk creek wind their way through the northern section, creating lush meadows and mature Cottonwood tree-lined banks. Dramatic elevation changes leveling out to flat meadows make up the rest of this parcel.





\* Figure 4

At approximately 1,600 acres, the northern parcel of the Selador Ranch consists of rolling hills , lush grass lands and live water traversing through the center of the property. The accessibility and friendly terrian on this parcel lends itself for the wide range of potential developments, including equestrian style ranchettes, residential neighborhoods and multi-family opportunities.





# • RAPID CITY •

SOUTH DAKOTA



Imagine doing business in a state with no corporate income tax, no personal income tax, no business inventory tax, and no personal property tax. Industries throughout the country are fleeing to tax-friendly environments and seeking refuge in places with lower costs of living and improved quality of life. Factoring in the beautiful scenery of the Black Hills National Park, Mount Rushmore, a growing economic base and a thriving work force, Rapid City is an attractive option for long-term investment.

## Labor Stats

Civilian Labor Force: 76,674 with a  
68.6% participation rate.  
Median Annual Wage: \$53,760.  
Unemployment Rate: 2.6%  
Largest Sector: Healthcare, Military,  
Agriculture and Technology  
Largest Major Occupation Group:  
Monument Health and Ellsworth Air  
Force Base

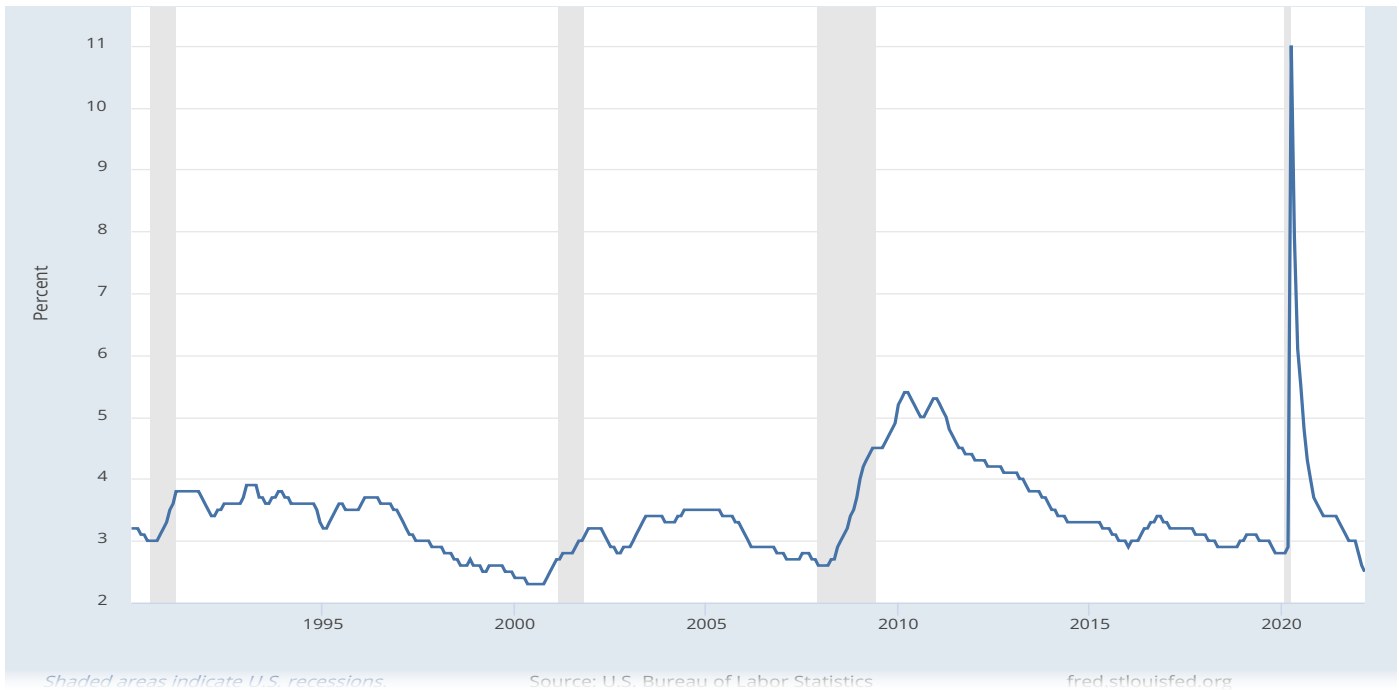
## Area Demographics

Population: 76,184  
Median Age: 37  
Bachelor's Degree or Higher Edu-  
cation: 39.5%  
Males: 50.1% Females: 49.9%  
Fastest Growing Metro-Area in  
the Midwest

## Culture and Growth

Downtown Rapid City  
Mount Rushmore  
Black Hills National Park  
SD Air and Space Museum  
Badlands National Park  
Crazy Horse Memorial  
Mount Terry Ski Area  
Sturgis Motorcycle Rally

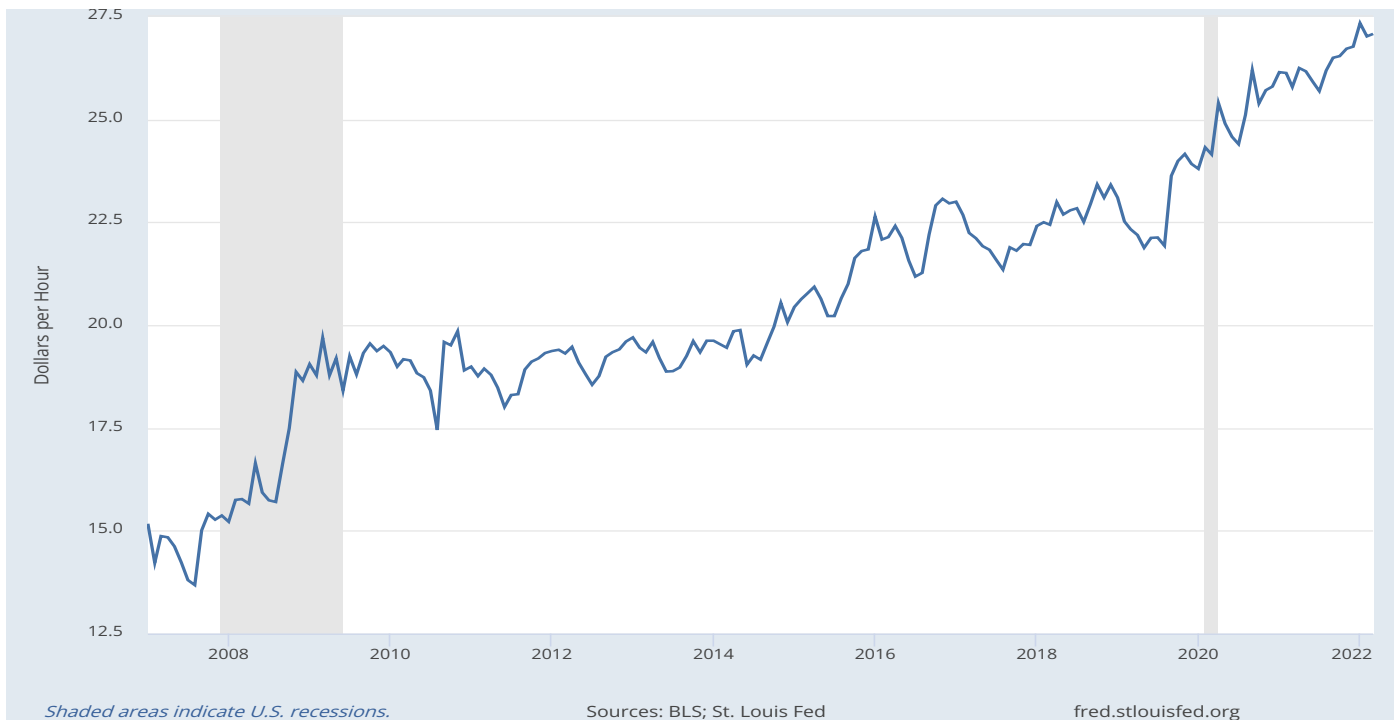




Rapid City, SD Unemployment Rate

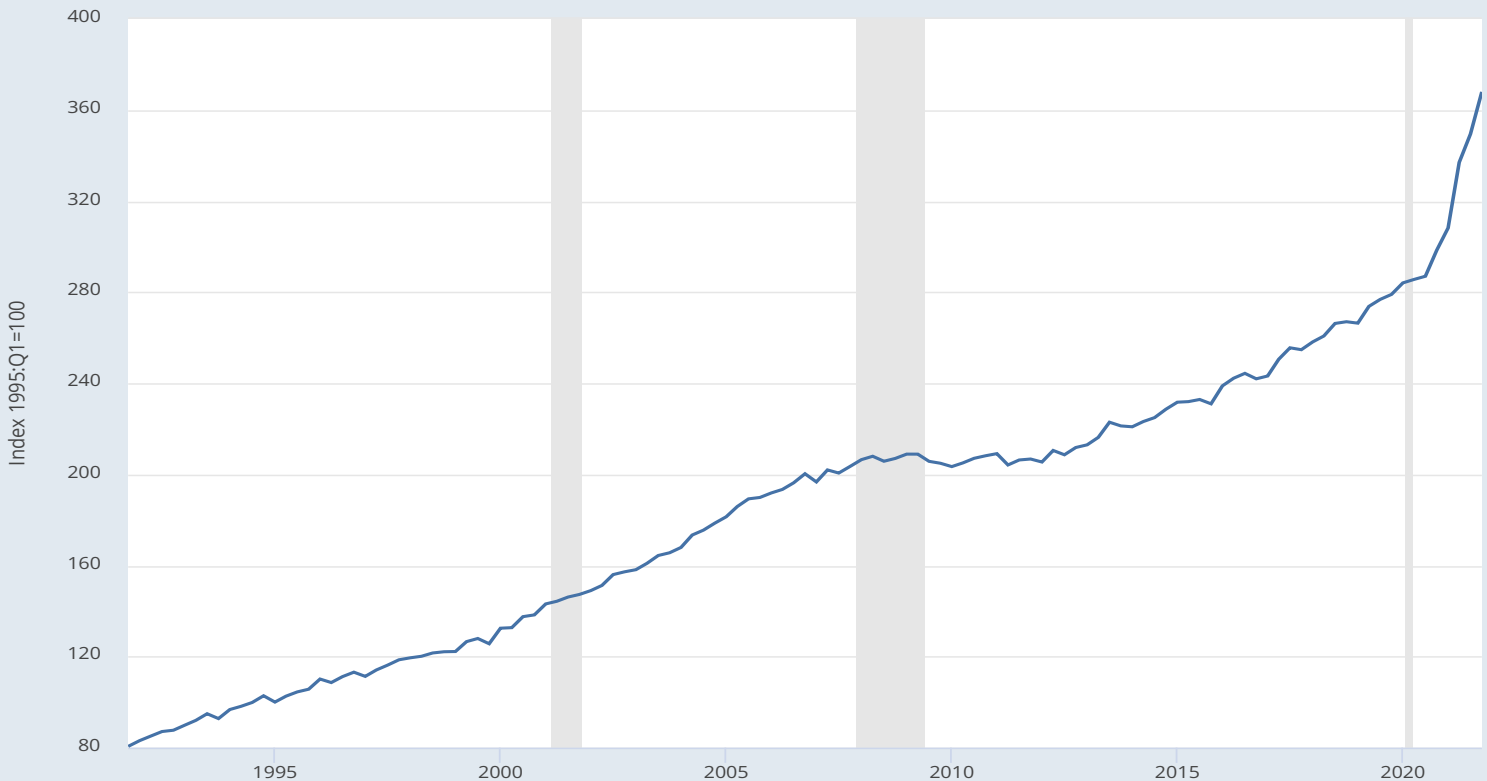
*“Here in Rapid City, the technology companies are really finding that this is a special place to be, and this can be the Silicon Prairie.”*

*- Gov. Kristi Noem*



Rapid City, SD Wage Growth





Rapid City, SD Housing Price Growth

*#4 in emerging housing markets out of the largest 300 metropolitan areas in the country..  
#1 in biggest market mover year over year..*

- Wall Street Journal/Realtor.com

Rapid City's robust local economy and abundant natural resources have proven attractive to a diverse group of industries. Taking advantage of extensive fossil and renewable energy resources, energy giant Black Hills Corporation chose Rapid City as its headquarters. The city's central location makes it a great fit for other corporate and regional headquarters and an appealing option for transportation companies. Dominant players in the area include Monument Health and Ellsworth Air Force Base. Other strong economic sectors ripe with opportunities include engineering, business services, banking and finance, insurance, IT, research and development, and manufacturing.















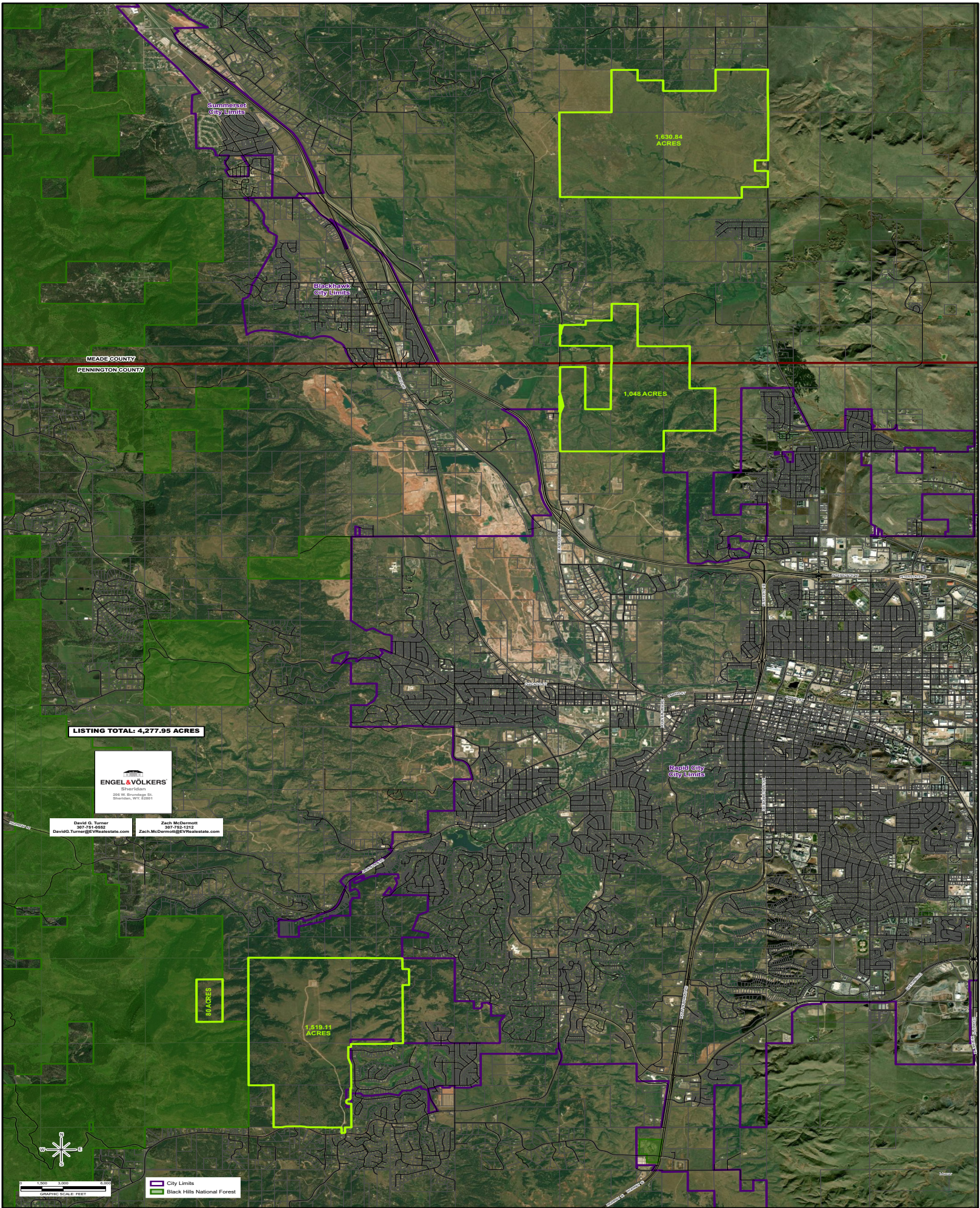


Figure 1



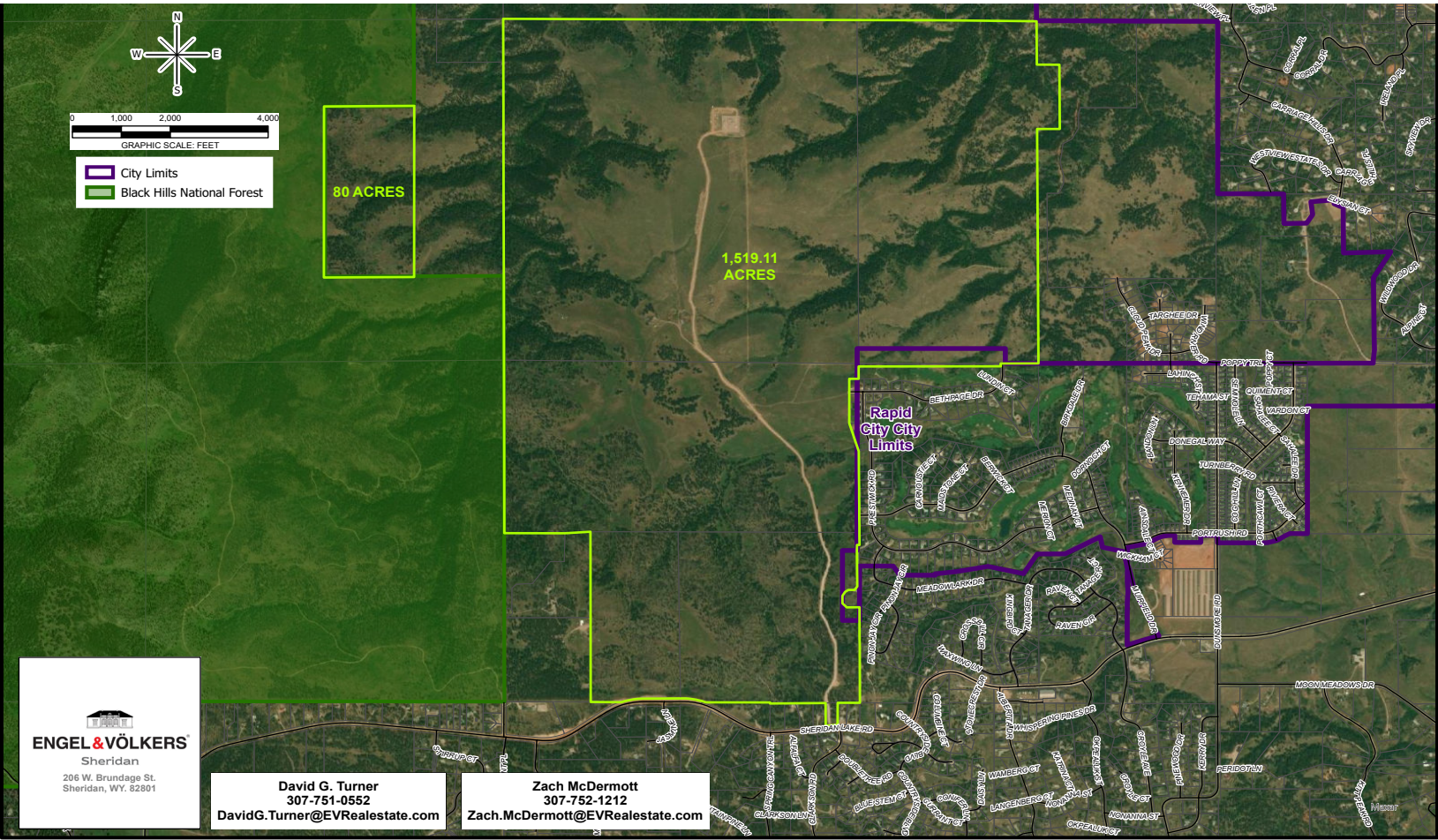
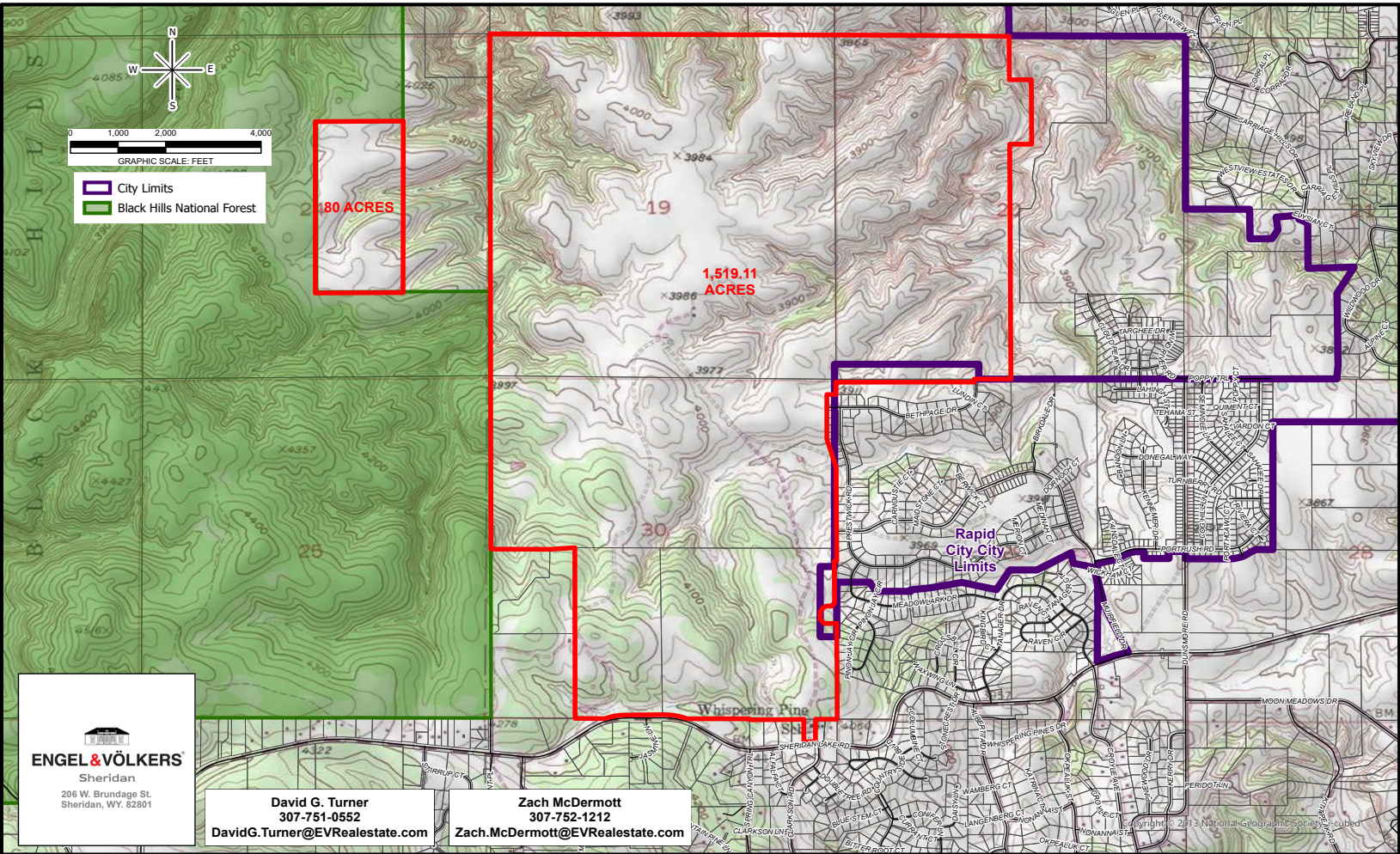


Figure 2





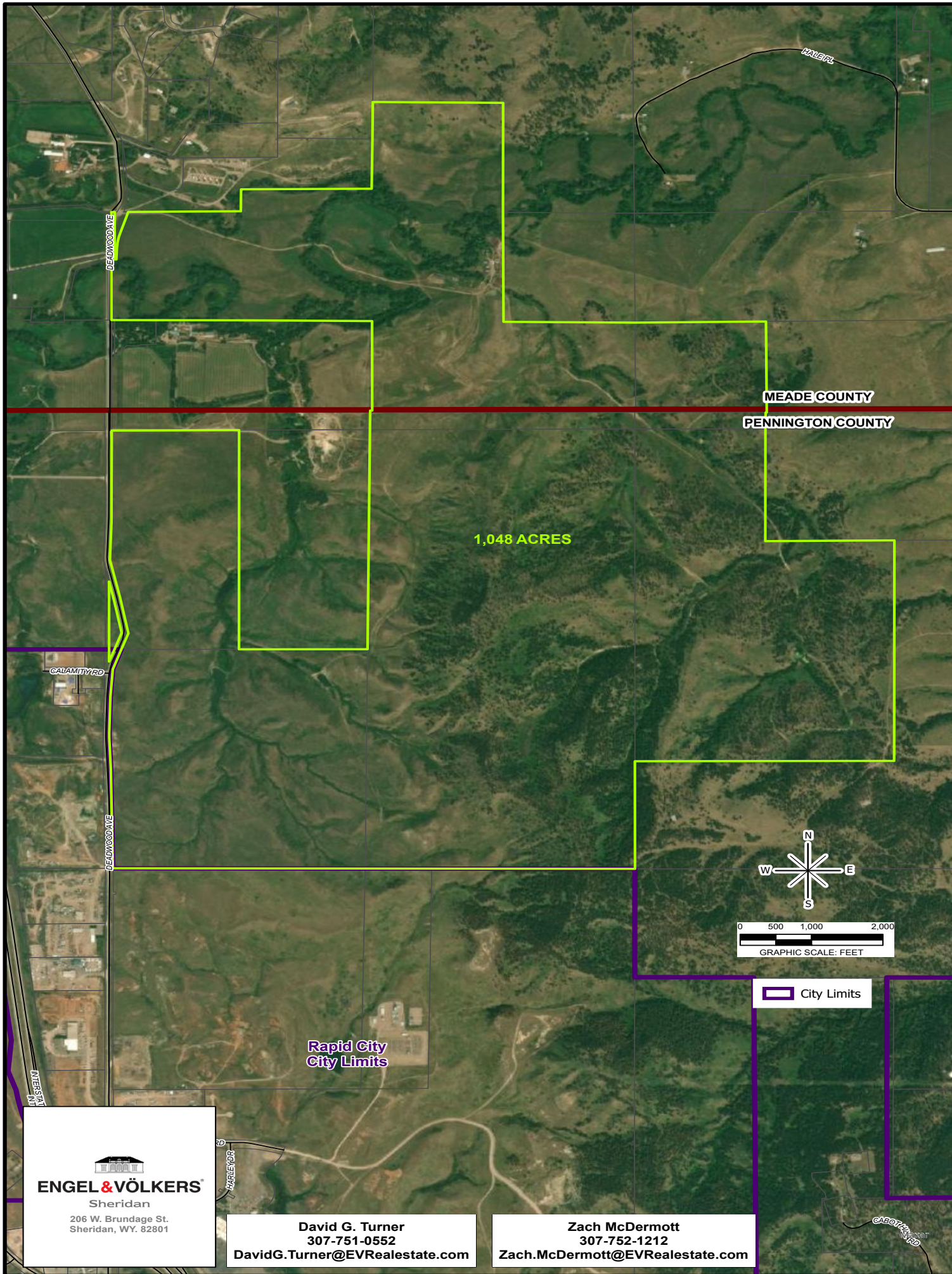
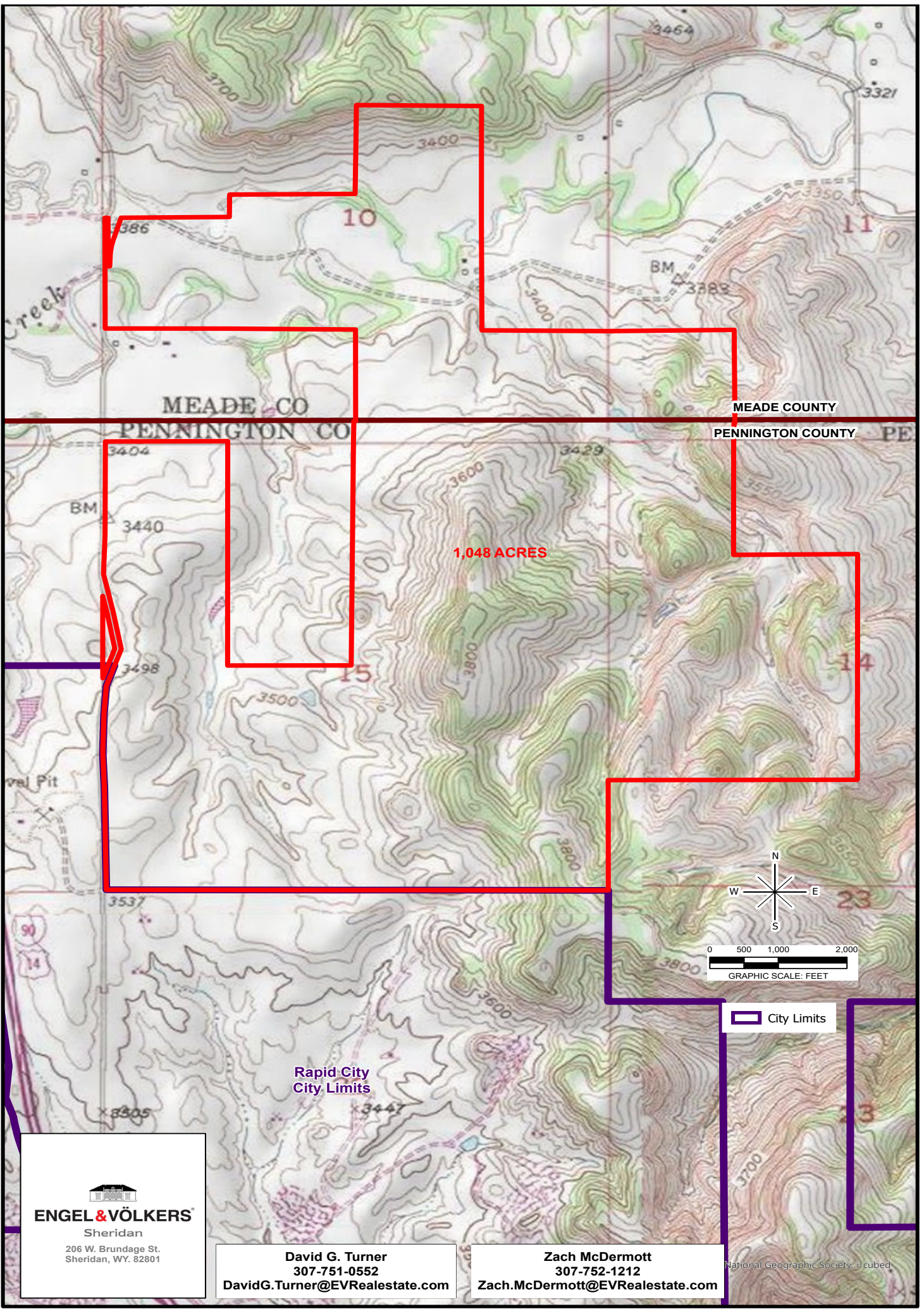
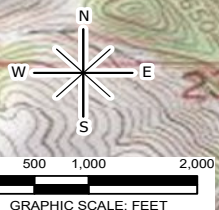


Figure 3





1,048 ACRES



City Limits

Rapid City  
City Limits

  
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National Geographic Society, i-cubed



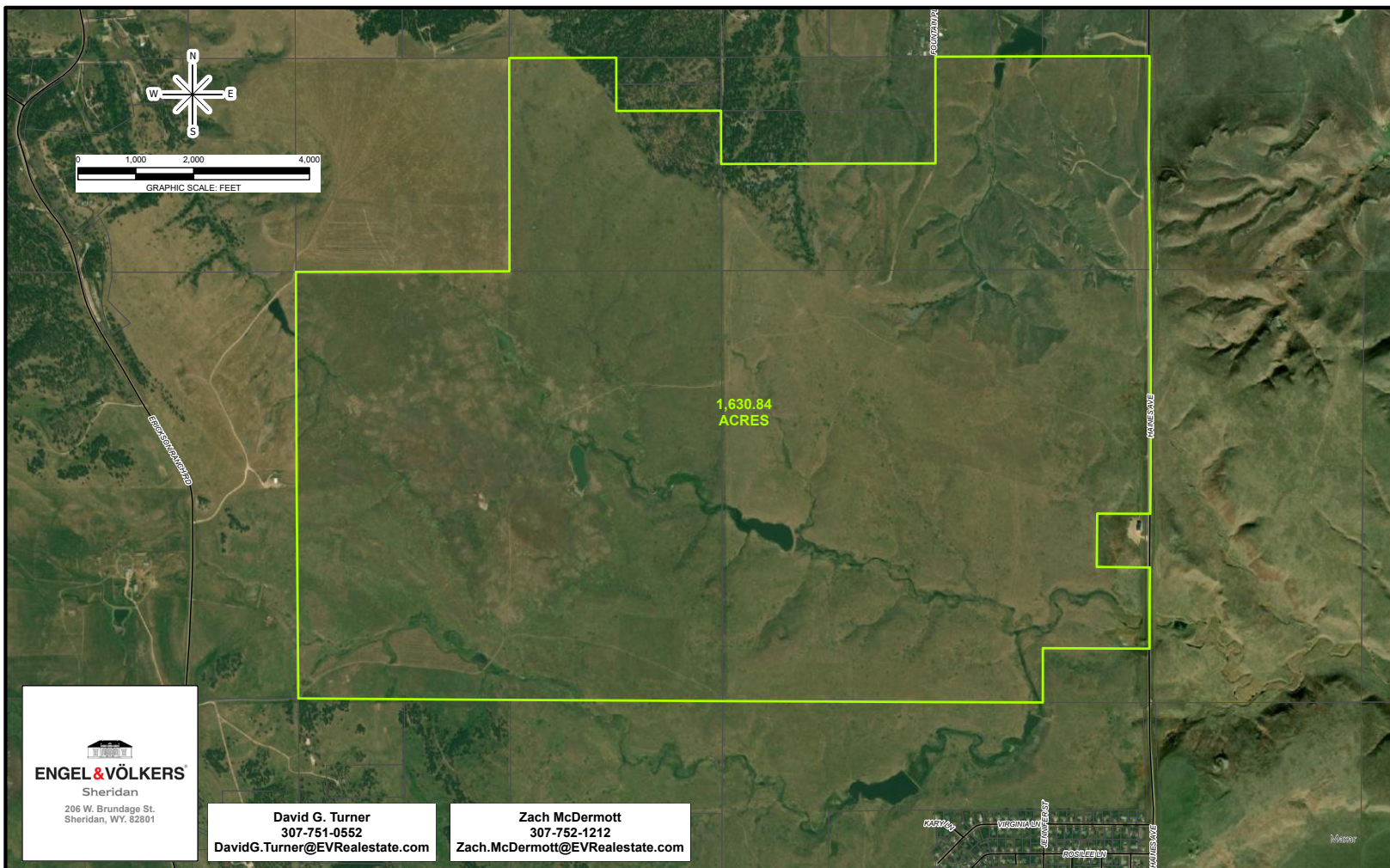
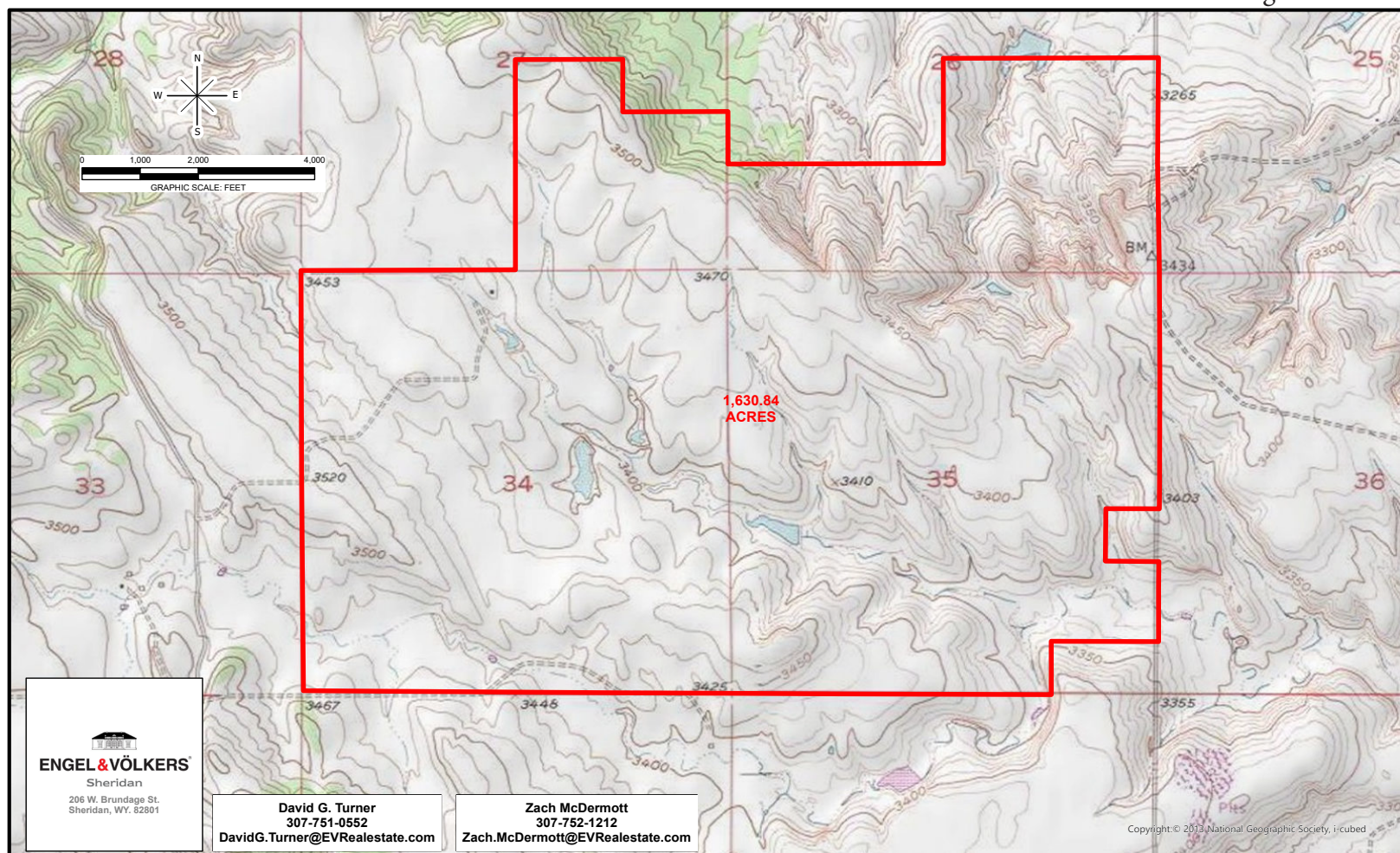


Figure 4







# THE SELADOR RANCH

RAPID CITY | SOUTH DAKOTA

OFFERED AT \$44,995,000

CASH OR TERMS ACCEPTABLE TO SELLER  
ALL SHOWINGS MUST BE ACCOMPANIED BY LISTING  
AGENT FROM ENGEL & VOLKERS.

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