

POWDER HOUSE PASS



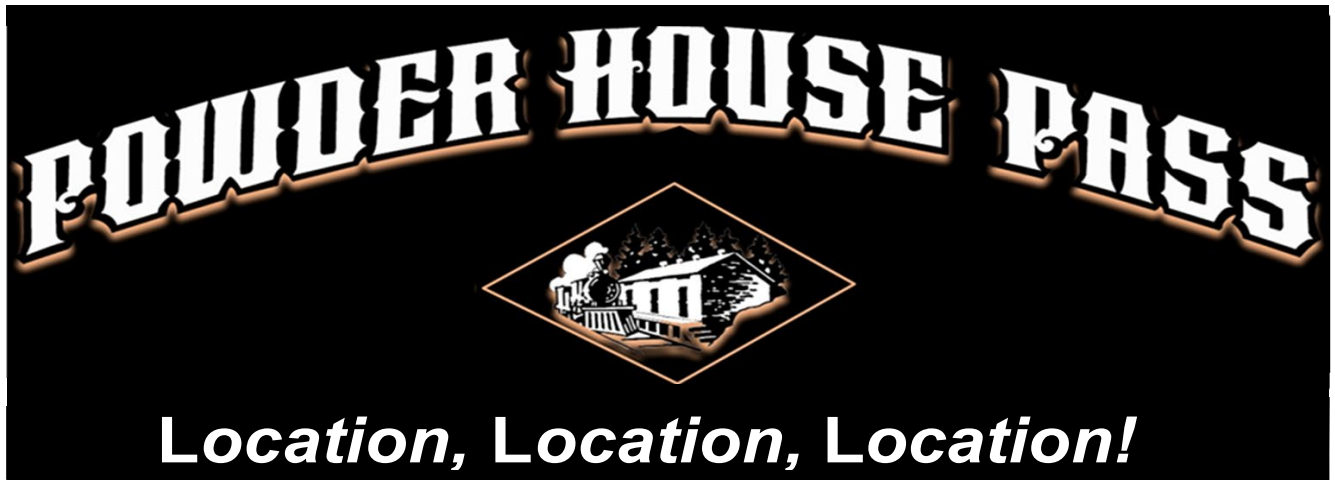
Black Hills of South Dakota



COMMERCIAL
AND
INVESTMENT OPPORTUNITIES

(605) 261-5158 | (605) 215-3105

www.powderhousepass.com



Multiple Target Markets:

- Vacationers
- Tourists
- Snowmobilers
- Powder House Pass residents
- Local area residents
- Skiers

Exponential Growth/Business Venues/Entrepreneurship:

- Restaurants
- Car/ATV Wash
- Spa
- Exercise Facility
- ATV/Snowmobile Rentals
- Offices
- Retail Shops
- Coffee Shop
- C-Store/Gas Station
- Storage-Unit Facilities (**Parcel A**)

Quality Utilities, Buildable Sites:

- Underground Power
- Quality Water
- Sanitary Sewer
- Natural Gas
- High-Speed Internet
- Paved Road Access
- **Parcels B, C, D, E, and H**, frontage along Highway 85/CanAm Highway:
 - Highway that leads to/from Spearfish Canyon, Deadwood, and Lead.
 - State Snowmobile Trail positioned with frontage along most of the parcels.
- **Parcels F and G**, frontage along Rochford Road:
 - Beautiful County highway.
 - State Snowmobile Trail positioned with frontage along each parcel.

For further information, contact a Powder House Pass team member:

John: (605) 215-3105 Jennifer: (605) 261-5158

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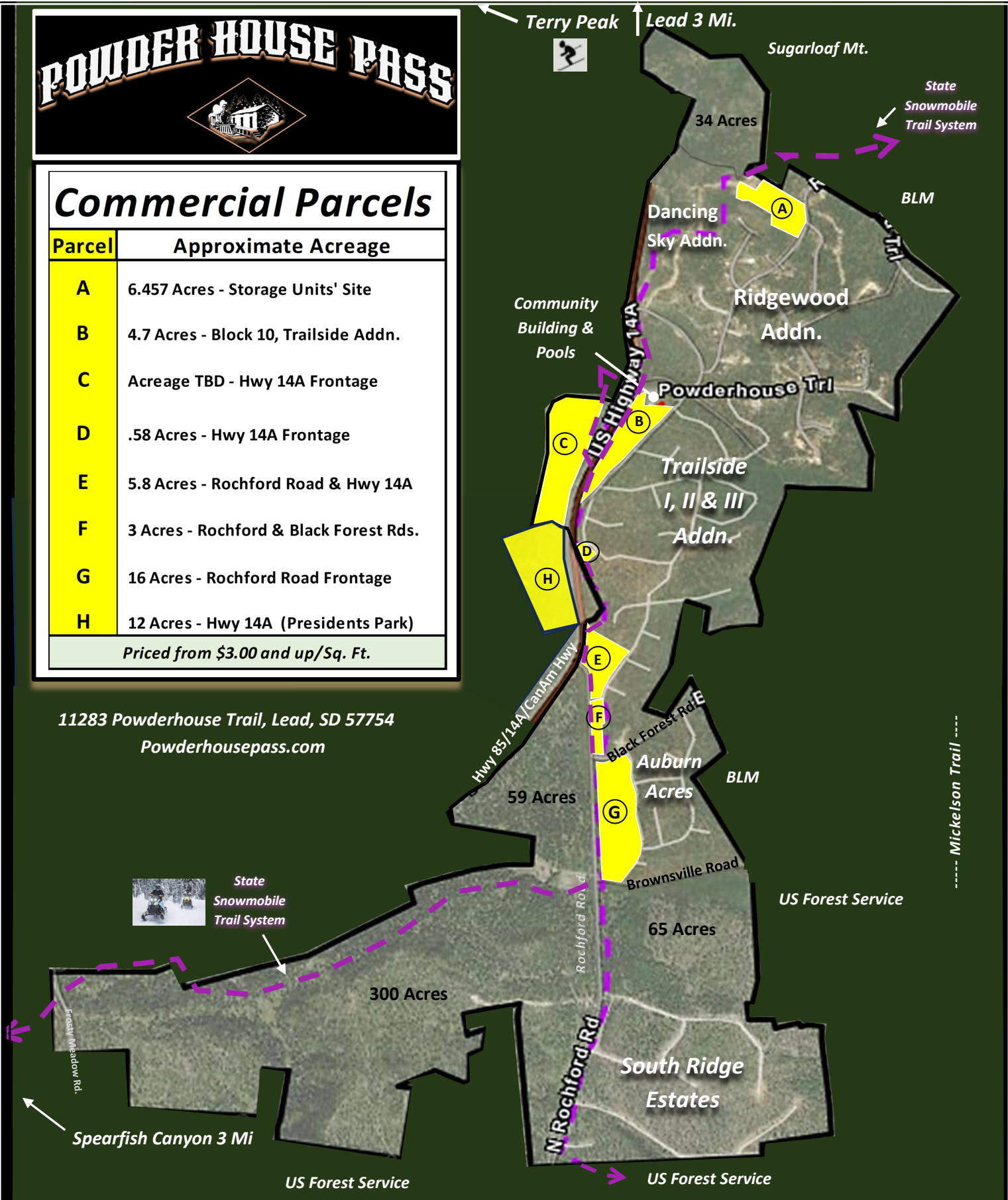




Commercial Parcels

Parcel	Approximate Acreage
A	6.457 Acres - Storage Units' Site
B	4.7 Acres - Block 10, Trailside Addn.
C	Acreage TBD - Hwy 14A Frontage
D	.58 Acres - Hwy 14A Frontage
E	5.8 Acres - Rochford Road & Hwy 14A
F	3 Acres - Rochford & Black Forest Rds.
G	16 Acres - Rochford Road Frontage
H	12 Acres - Hwy 14A (Presidents Park)
Priced from \$3.00 and up/Sq. Ft.	

11283 Powderhouse Trail, Lead, SD 57754
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AMENITIES MAP

