



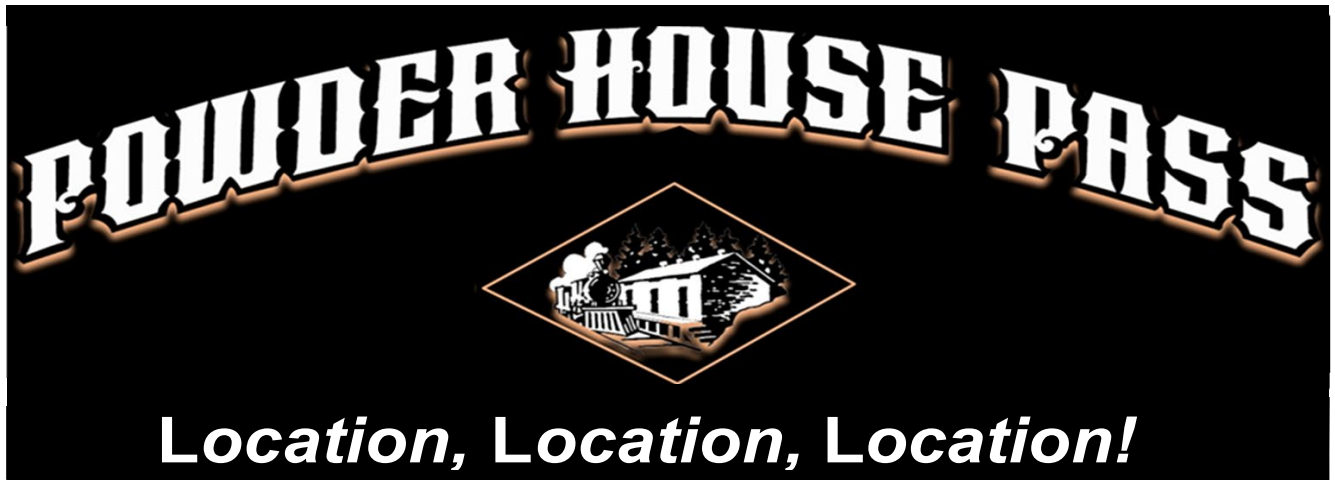
Black Hills of South Dakota



*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:

- Bar/Restaurants
(Potential Liquor License Available)
- 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 (paved) 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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POWDER HOUSE PASS

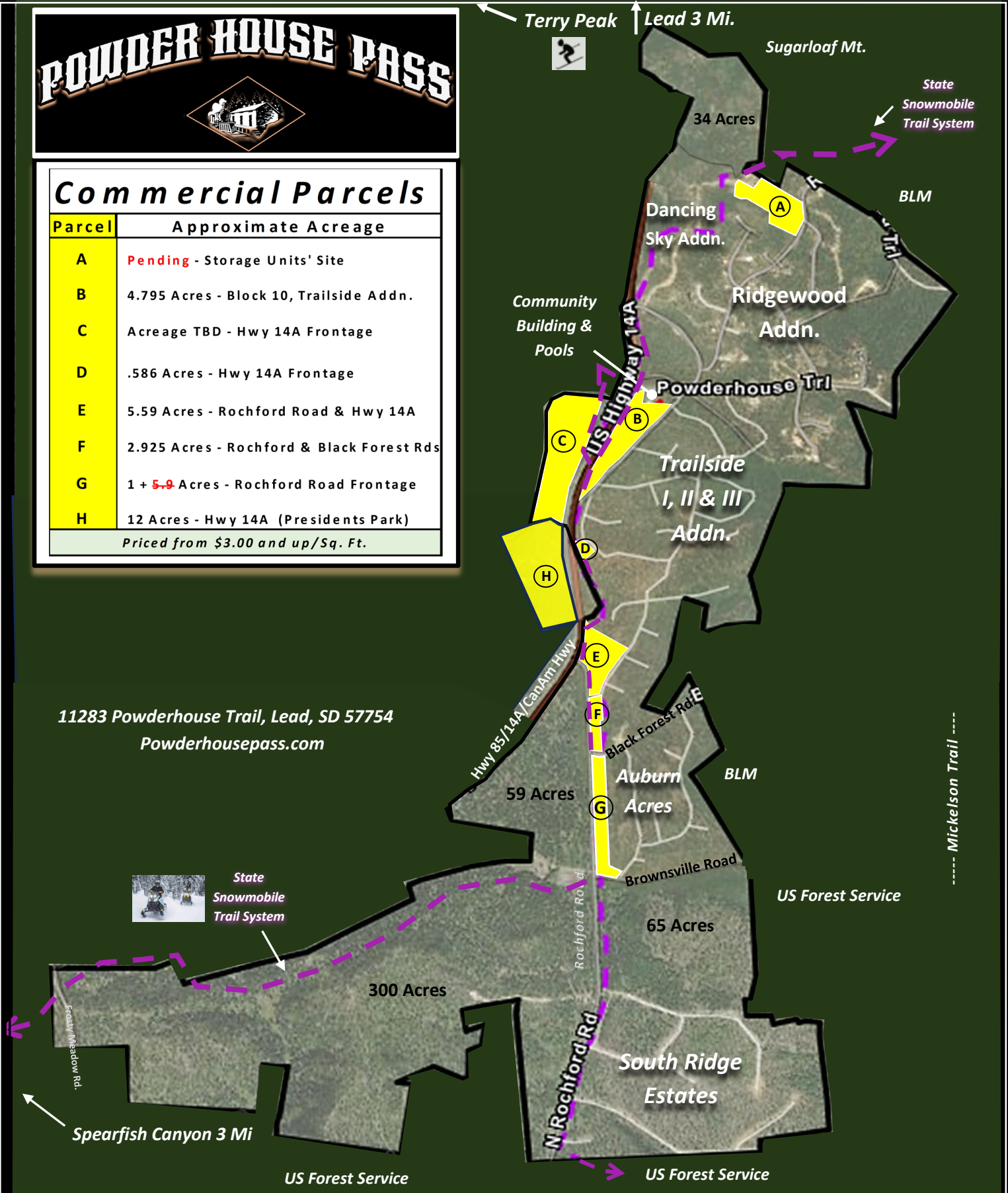


Commercial Parcels

Parcel	Approximate Acreage
A	Pending - Storage Units' Site
B	4.795 Acres - Block 10, Trailside Addn.
C	Acreage TBD - Hwy 14A Frontage
D	.586 Acres - Hwy 14A Frontage
E	5.59 Acres - Rochford Road & Hwy 14A
F	2.925 Acres - Rochford & Black Forest Rds
G	1 + 5.9 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
Powderhousepass.com

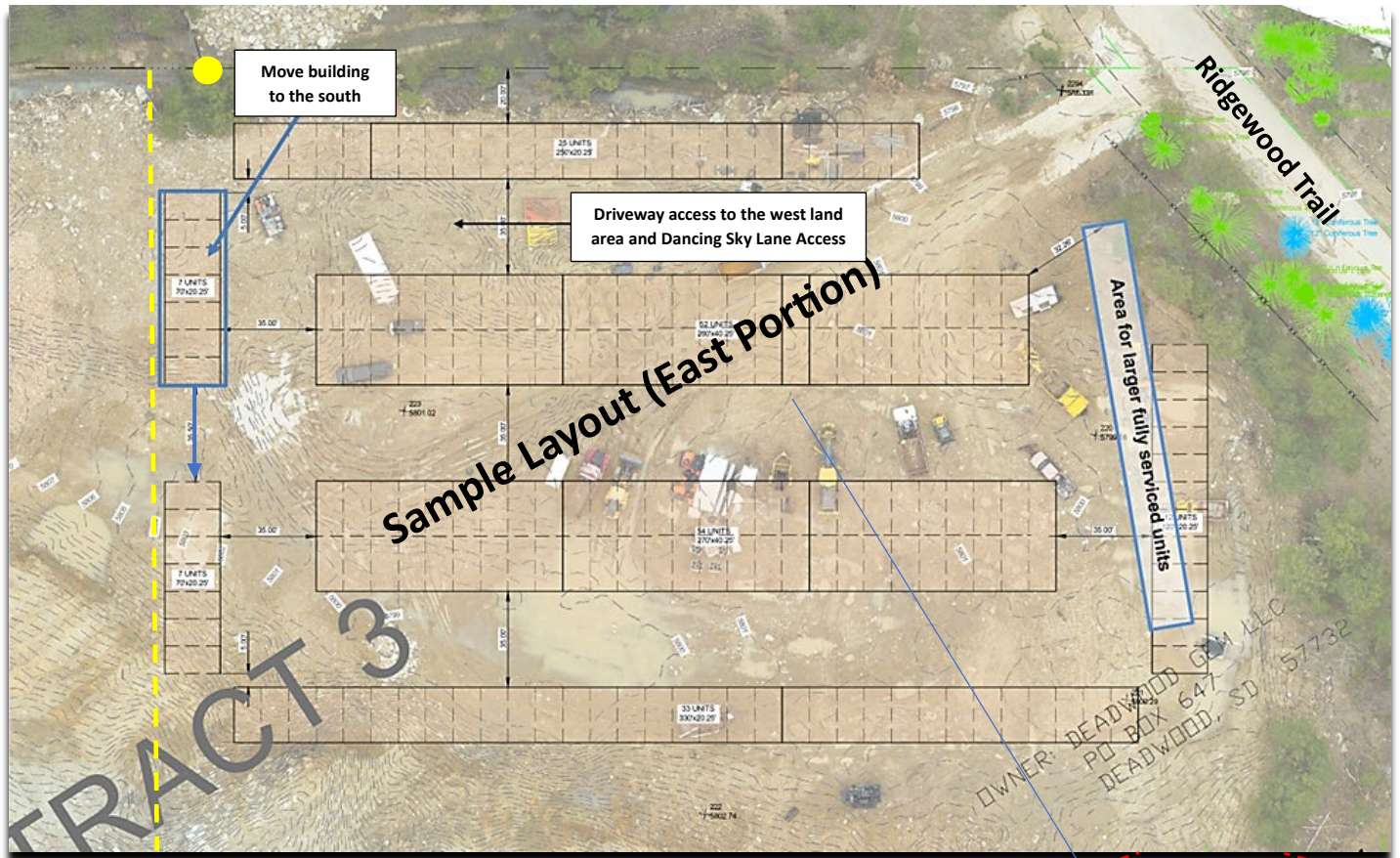


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Powder House Pass Commercial Land

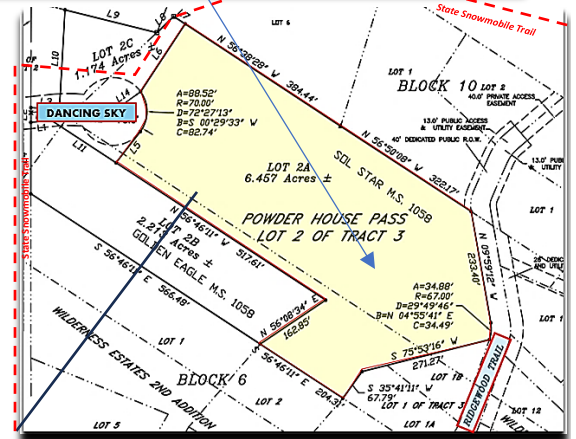
Parcel A



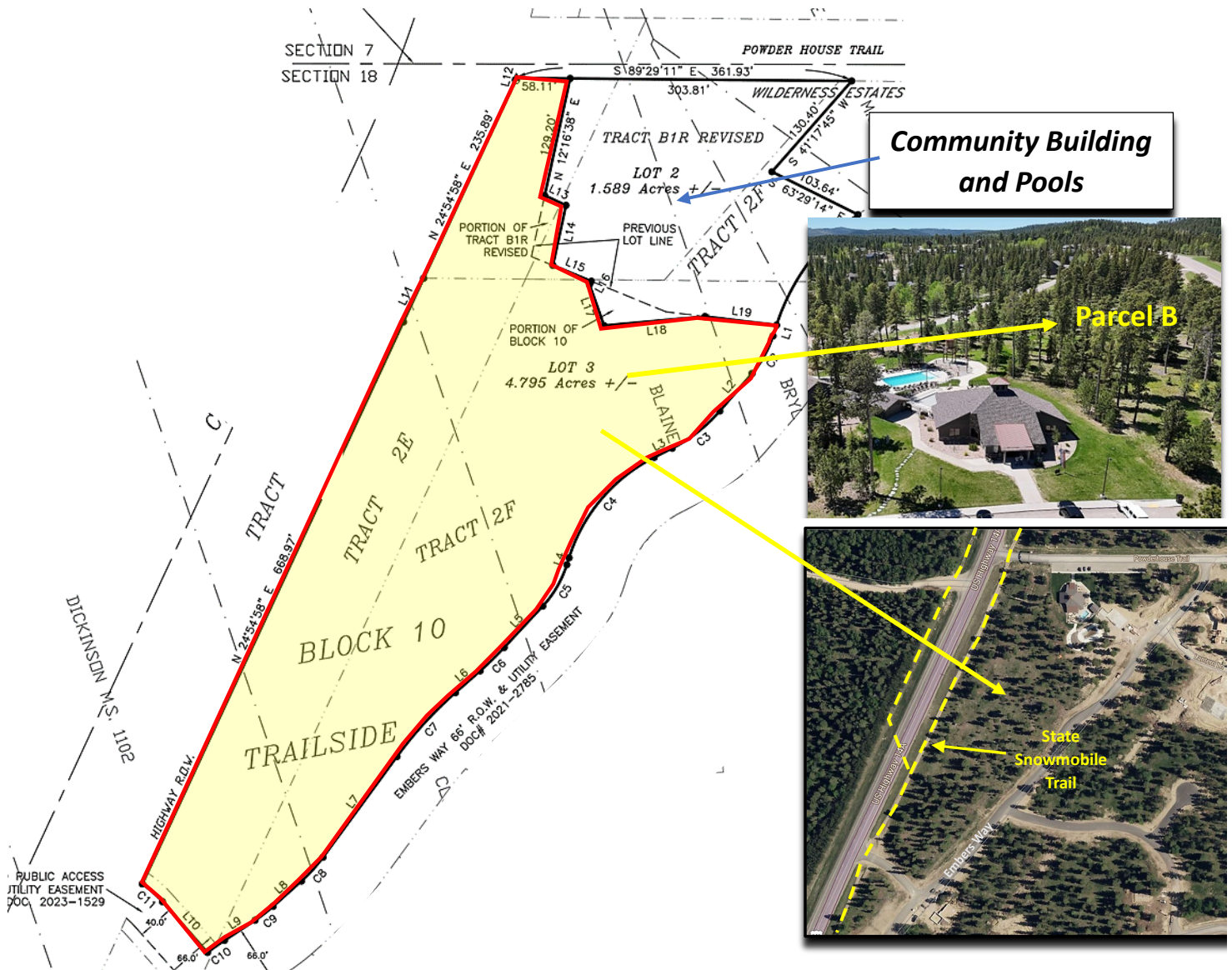
Parcel A: 6.457 acres - North Ridgewood Trail

Great Opportunity For:

- Storage Units
 - High Demand
 - Located in Recreational Corridor;
 - Options for enclosed, covered or open storage;
 - Overflow parking for growing number of residents, tenants, etc.;
- Full Topography Map Available;
- Paved Access from Ridgewood Trail on the East and Dancing Sky Lane on the West;
- Quality Gravel Base;
- All Utilities Available to Site;
- Any Number of Storage Types, Layout and Variations
- **Bonus: Adjacent to State Snowmobile Trail System;** Close Accommodations for Snowmobile Storage.



Parcel B



Parcel B: 4.795 acres +/- Area south and adjacent to Powder House Pass Community Bldg./Pools.
This large parcel offers the opportunity to create a unique commercial venue/shopping complex.

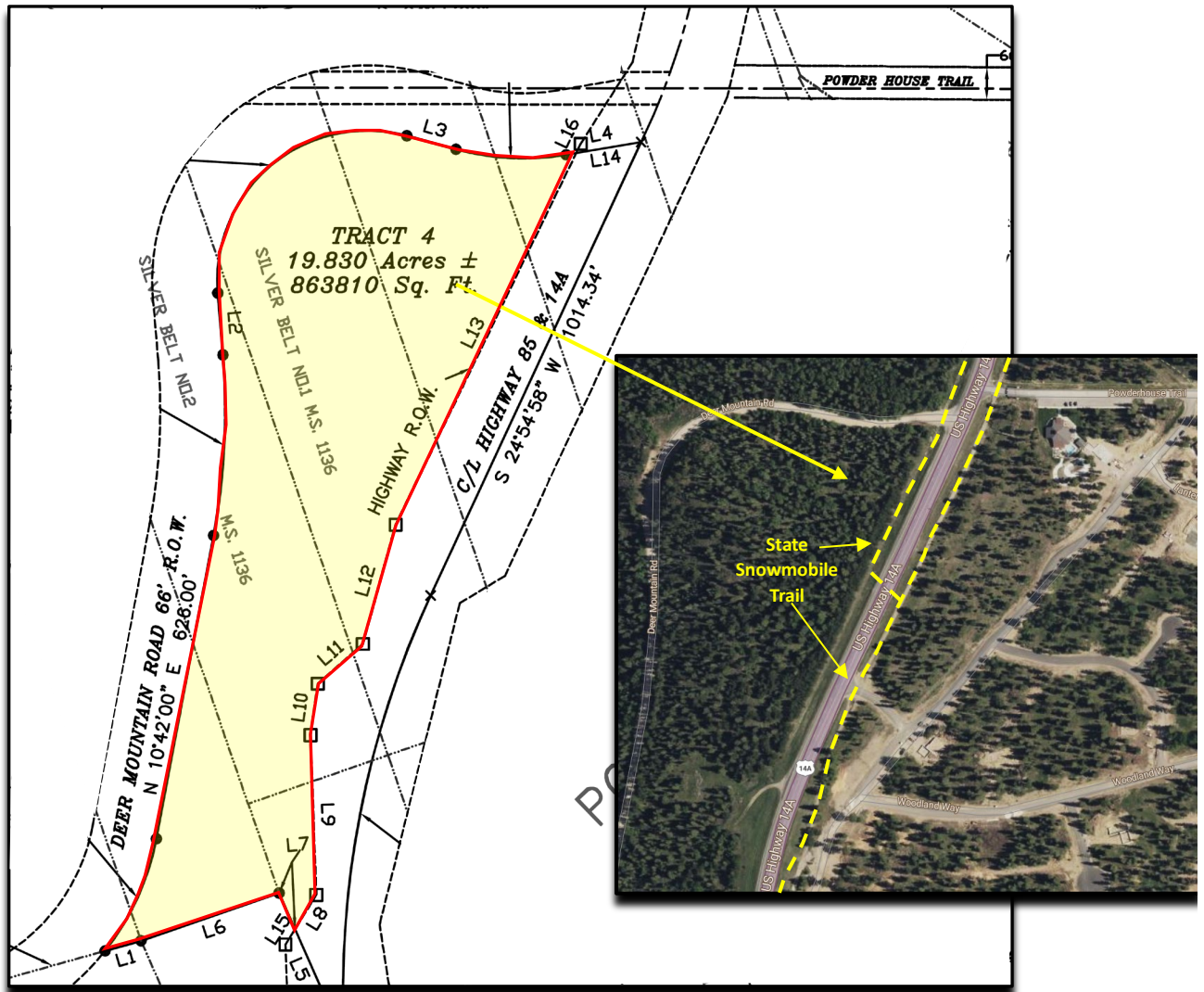
- **Suggested Opportunities:**

- Restaurant/Bar;
- Coffee Shop;
- Retail Shops;
- Spa;
- Fitness Center;
- Offices;

- Good access;
- Great exposure to Hwy. 85/14A/CanAm (40 MPH Speed Limit);
- All utilities to site (water, sewer, natural gas, power, high- speed internet);
- State Snowmobile Trail system along ROW frontage, as shown above.



Parcel C

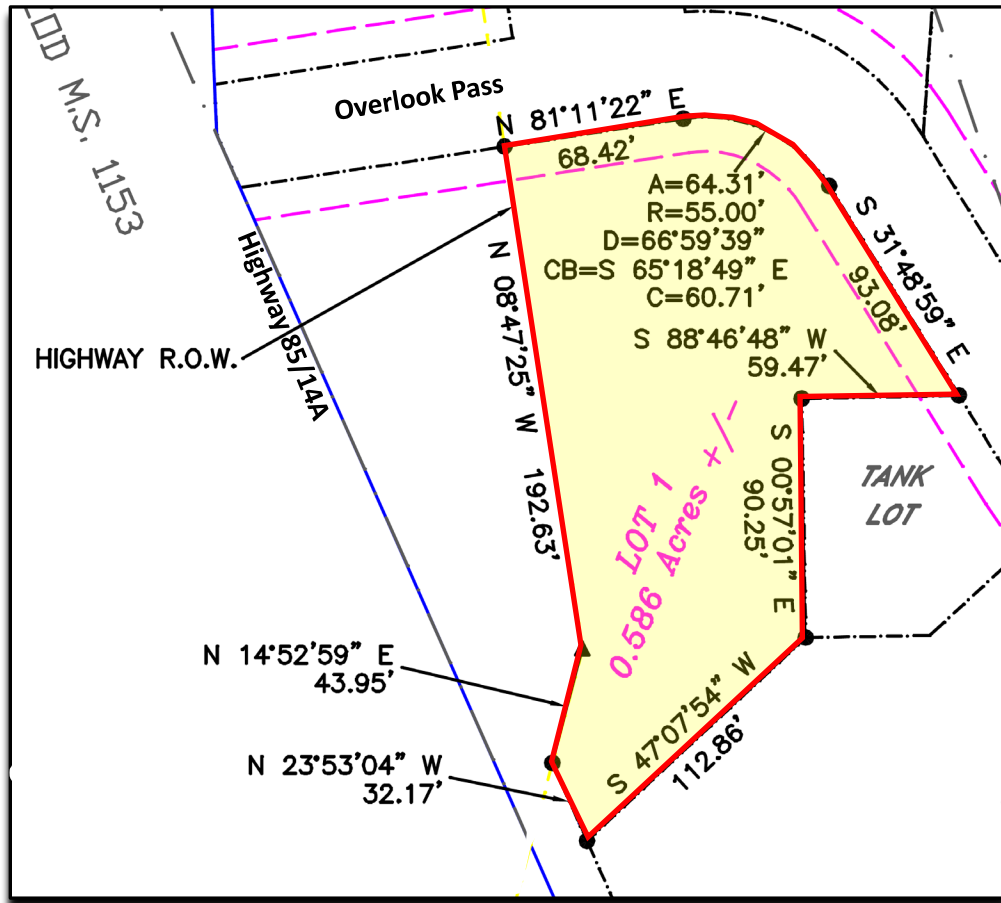


Parcel C: Acreage/Site TBD Corner Portion of Hwy. 85/14A and Deer Mt. Road

- **Suggested Opportunities:**
 - C-Store;
 - Hotel;
 - Various types of Commercial Development;
- Across from the main entrance to Powder House Pass and Community Building;
- Several existing homes in close proximity;
- Direct access from Hwy. 85/14A/CanAm Highway (40 MPH Speed Limit);
- All utilities available to property;
- State Snowmobile Trail system along ROW frontage, as shown above.



Parcel D

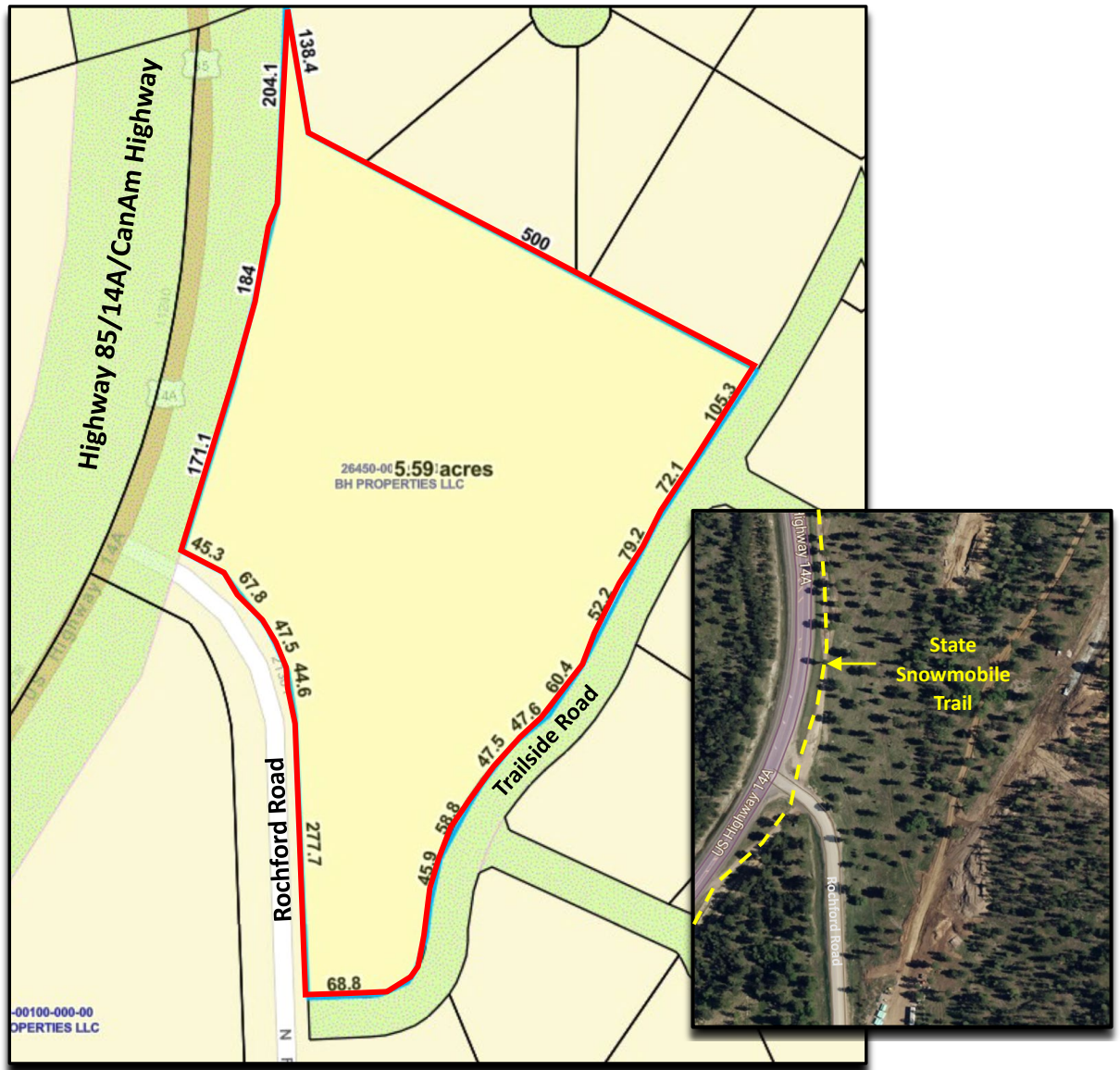


Parcel D: .586 Acres Hwy. 85/14A and Overlook Pass.

- **Suggested Opportunities:**
 - Carwash/ATV Wash, etc.;
 - ATV/Snowmobile Rentals;
- Paved road access;
- All utilities available to site;
- State Snowmobile Trail system along ROW frontage, as shown.



Parcel E



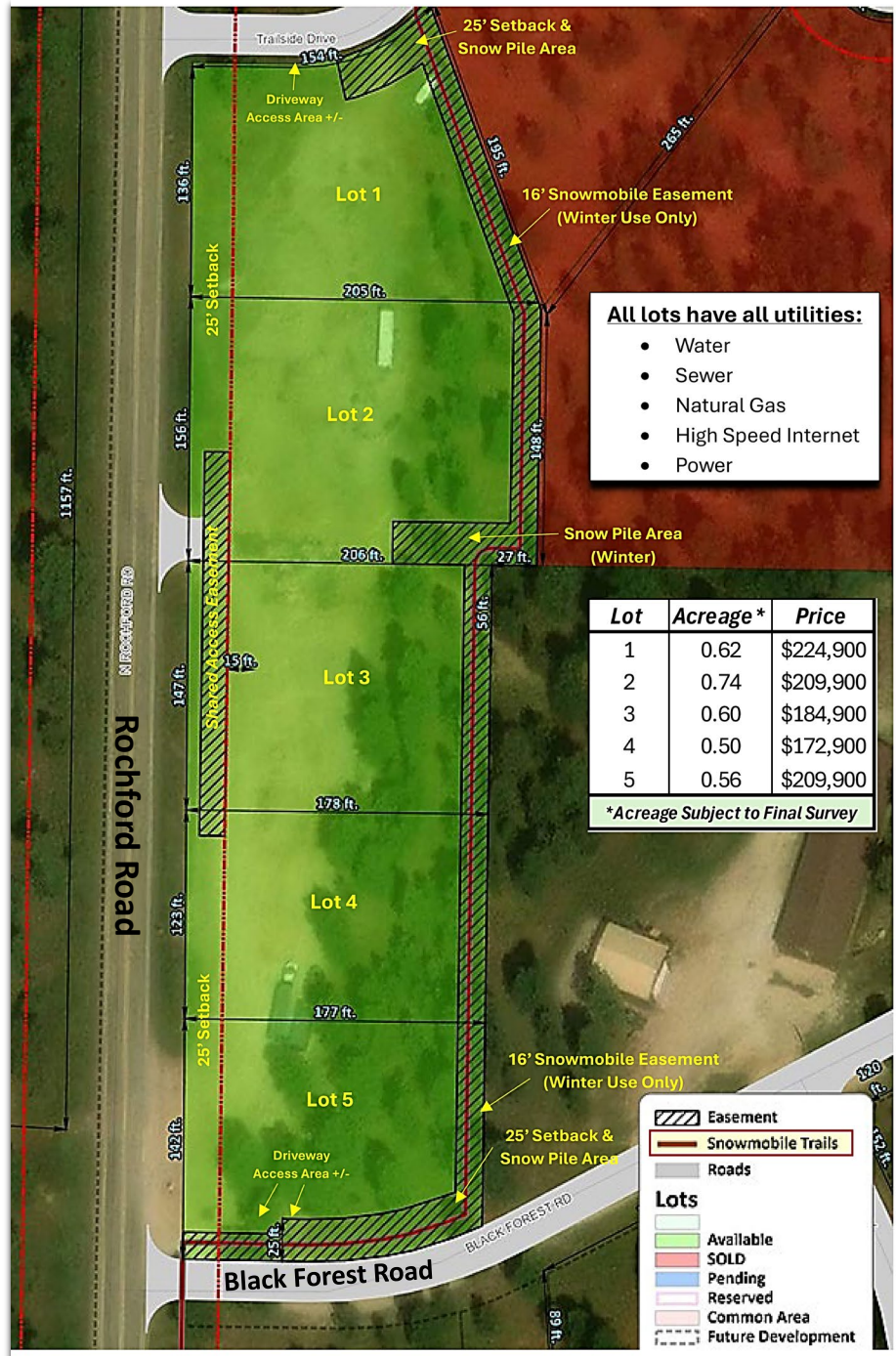
Parcel E: 5.59 acres +/- Corner of Hwy. 85/14A/CanAm Highway and Rochford Road, outlined in **Red**.

- **Suggested Opportunities:**

- Hotel:
 - Area has great ability to accommodate trailer parking for ATV's, Snowmobiles, Motorcycles, etc. Parcel F, an adjacent 2.9-acre land parcel, could be added for additional parking, etc.;
- C-store;
- Large Tract presents Mixed Opportunities;
- Great commercial exposure and paved road access;
- All utilities to site;
- State Snowmobile Trail along frontage as shown above.



Parcel F

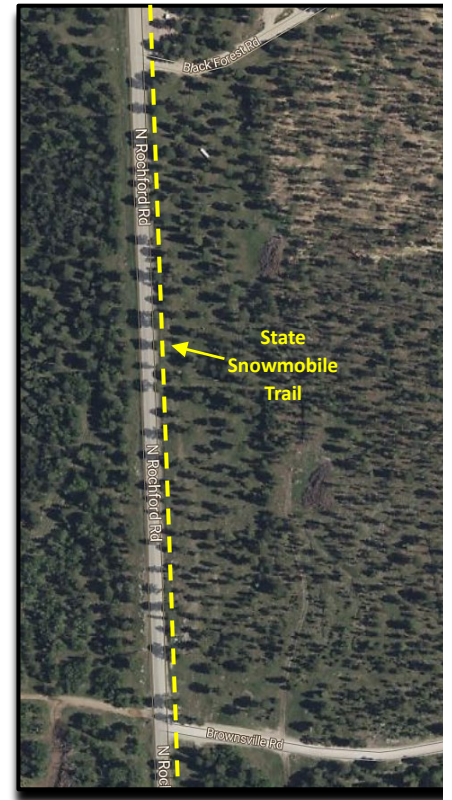
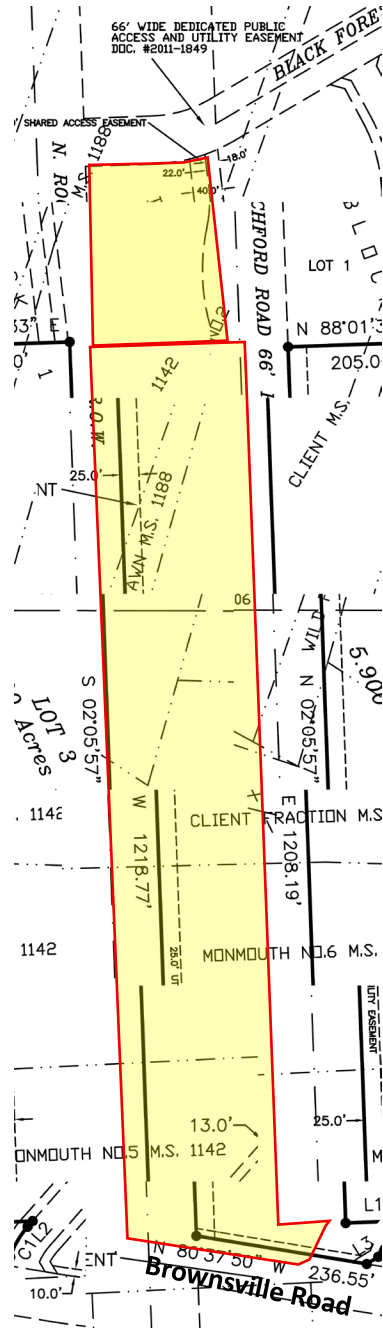


Parcel F: 2.925 Acres Frontage on Rochford Road, Black Forest Road and Trailside Drive.

- **Suggested Opportunities:**
 - Snowmobile/ATV Rentals;
 - Car Wash;
 - Retail/Light Industrial/Shops;
- Good, paved access (Black Forest Road will be paved in this area);
- All utilities to property;
- State Snowmobile Trail system along rear of the lots, as shown above.



Parcel G

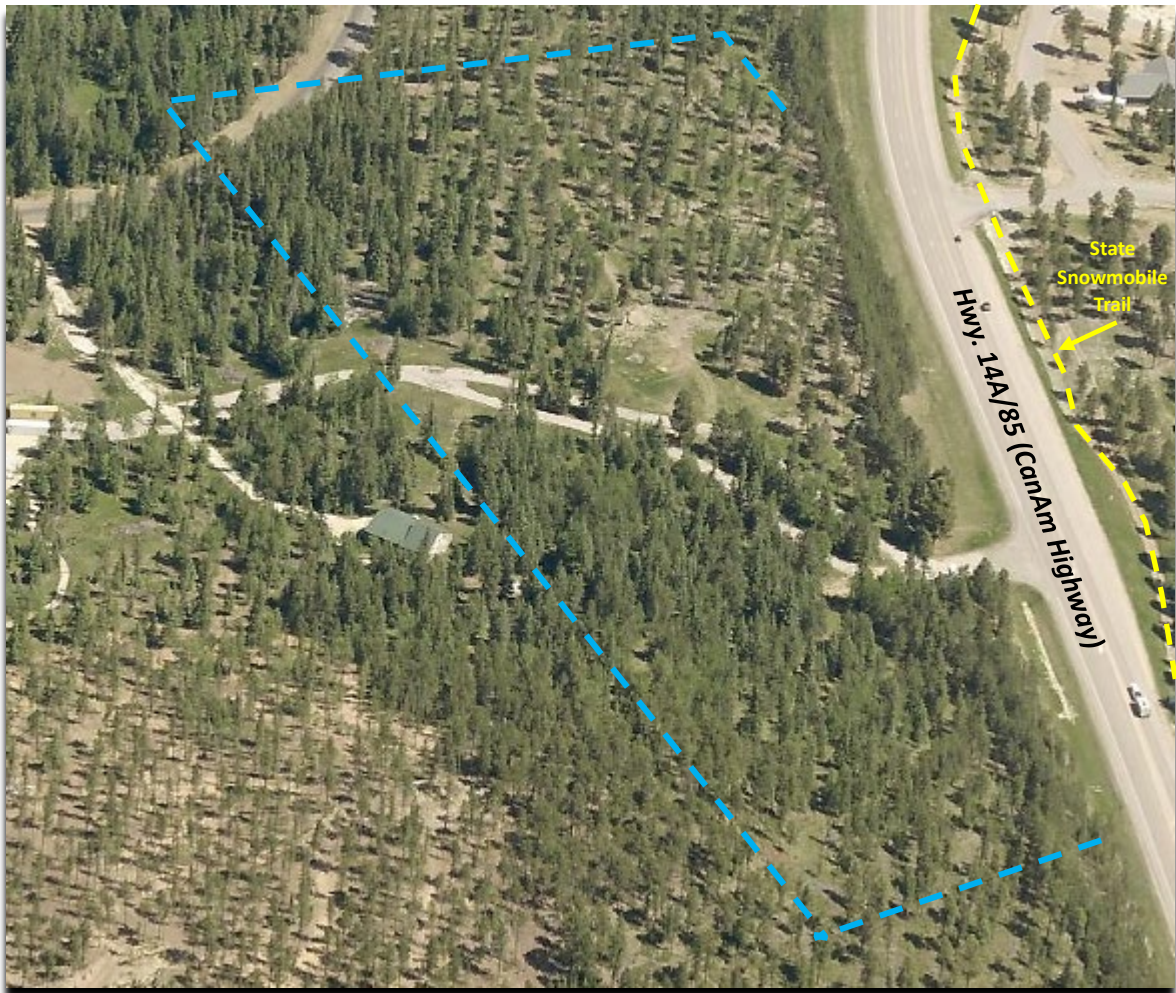


Parcel G: 1 Acre + 5.9 Acres +/- Frontage on Rochford Road, Black Forest Road, and Brownsville Road.
Multiple tracts/lots could be created for different purposes and priced accordingly.

- **Suggested Opportunities:**
 - Snowmobile/ATV Rentals;
 - Retail/Light Industrial/Shops;
 - Multi-Family Units, Single Family Homes, Condo Units;
- Good, paved access (Black Forest Road will be paved in this area);
- All utilities to property;
- State Snowmobile Trail along frontage, as shown above.



Parcel H



Parcel H: 12 Acres Frontage on Hwy. 14A/85 (CanAm Highway)

- **Suggested Opportunities:**
 - C-Store/Gas Station;
 - Hotel/Motel;
 - Residential/Condo/Apartment Complex;
 - Retail/Shops/Restaurants;
- Direct access from highway;
- All utilities available to property;
- Adjacent to Parcel C (contiguous ownership)
- Former Presidents Park



Powder House Pass

