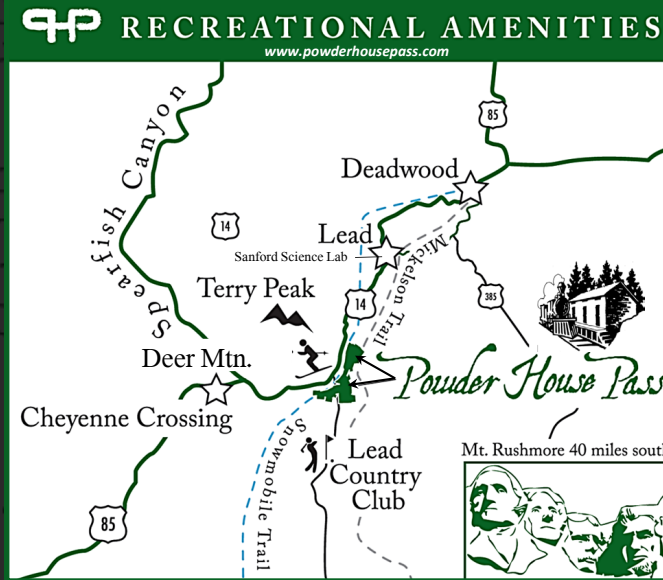


Community Building

To enhance the lifestyles of owners, residents, and guests, the developers of Powder House Pass added a Community Building. Here, residents may try their hand at a game of pool or shuffleboard in the game room. The year-round outdoor heated pool with heated concrete access is the perfect place for a dip after a day of snowmobiling, skiing, ATVing, or hiking. And amidst the backdrop of the Hills, the firepit provides warmth to guests as they socialize.



Powder House Pass DEVELOPMENT



Powder House Pass DEVELOPMENT



11283 Powderhouse Trail
Deadwood, South Dakota 57754

PowderHousePass.com

For more information, contact us at:
administrator@powderhousepass.com

or

605-254-0032

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Welcome Home

A planned community
in the heart of the
Black Hills Recreational Corridor.





Powder House Pass Development

— **HP** —

An Undiscovered Jewel...

Surrounded by Black Hills National Forest, with easy access to outdoor adventure, Powder House Pass (PHP) development is a unique and scenic area of the Black Hills, encompassing more than 1,000 acres just a few miles south of Deadwood and Lead, in the recreational corridor of the Hills. Spearfish Canyon is just five minutes away, while Mount Rushmore, Custer State Park, and other landmarks are an easy drive.

Whether looking for a primary, retirement, or vacation home, a vacation rental property, an investment or residential/commercial development opportunity, Powder House Pass offers prime real estate to suit the need.

Amenities

Unlike anything else in the Black Hills, Powder House Pass harmonizes modern amenities in a natural setting, and various price points allow for diversified lifestyles. PHP offers:

- Paved Roads
- Full Municipal Utilities
- Cell/Wi-Fi Reception
- Natural Gas
- Community Building
- Remote, Yet Connected Location
- Builder-friendly lots



Activities

The location of Powder House Pass at the center of outdoor recreation offers great accessibility to:

- Mickelson Trail Access (Biking/Hiking)
- Terry Peak Skiing
- Snowmobile Trail Direct Access (no need for trailers)
- ATV Trail Access Nearby
- Deadwood & Lead
- Spearfish Canyon
- Horseback Riding
- Golfing
- And much, MUCH MORE!

Benefits of a CID Designation

Receiving a Community Improvement District (CID) designation, Powder House Pass is only one of two such developments in the state of South Dakota. As a CID, the developers believe in the graceful unification of quality development with the environment, upholding its pristine nature and beauty, and are dedicated to:

- Sustainable design principles
- Preservation of native vegetation
- Protection of open spaces
- Sensitive planning



PHOTOS COURTESY SDTOURISM

Vacation Rental

With more vacationers enjoying the conveniences of renting a vacation home versus hotel lodging, the dream of an alluring vacation home, with a financial path to make it a reality, can come true for you in the Black Hills at Powder House Pass! Some PHP property owners offer their lovely homes on the vacation rental market, thereby providing vacationers a more relaxed atmosphere for their time away from home. A revenue stream can then be generated to assist with mortgage payments and other expenses; this can be facilitated through VBO or local property management companies.

Paved roads, easy access, large buildable lots, municipal utilities, and Community Building with year-round heated outdoor pool, all come together to create prominent demand for vacationers to stay in PHP. And Powder House Pass even has its own path to the Mickelson Trail as well as direct access to the snowmobile trail system, extending rental demand well into the winter months, while enjoying the mild "banana belt" weather!

