

**POWDER HOUSE PASS**



**Black Hills of South Dakota**

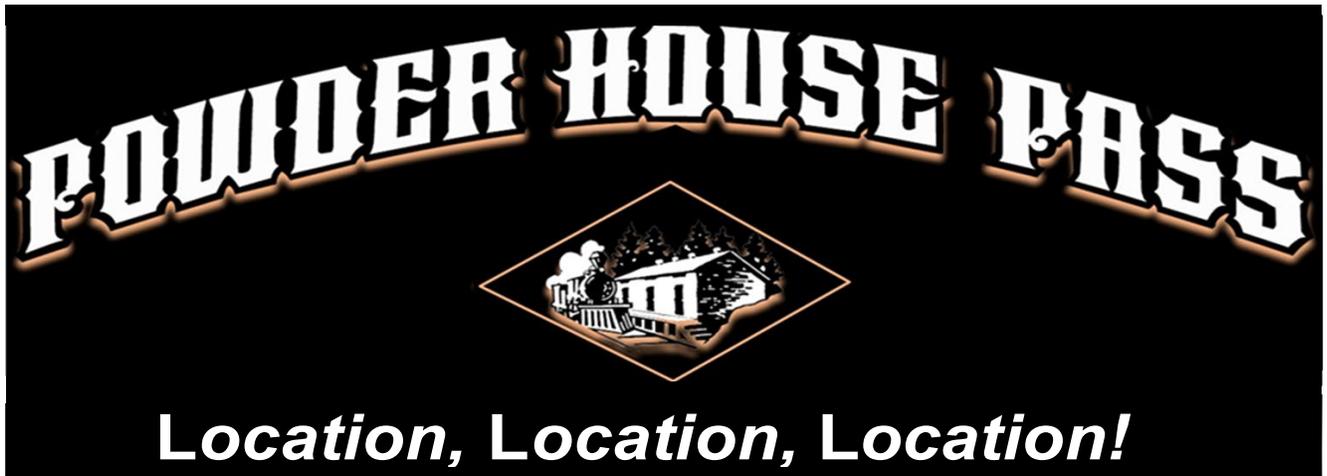


*COMMERCIAL  
AND  
INVESTMENT OPPORTUNITIES*

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

*[www.powderhousepass.com](http://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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# POWDER HOUSE PASS

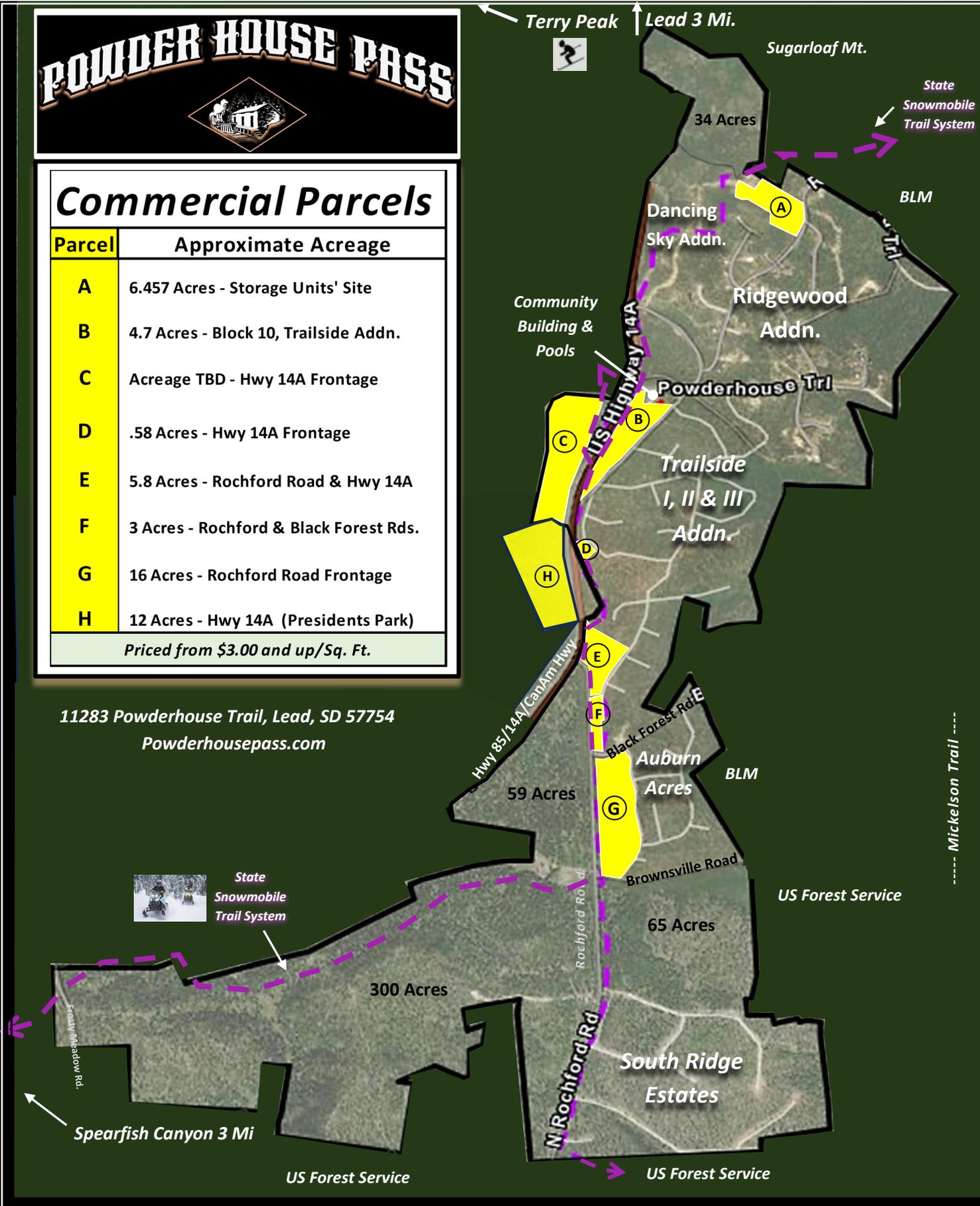


## Commercial Parcels

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)

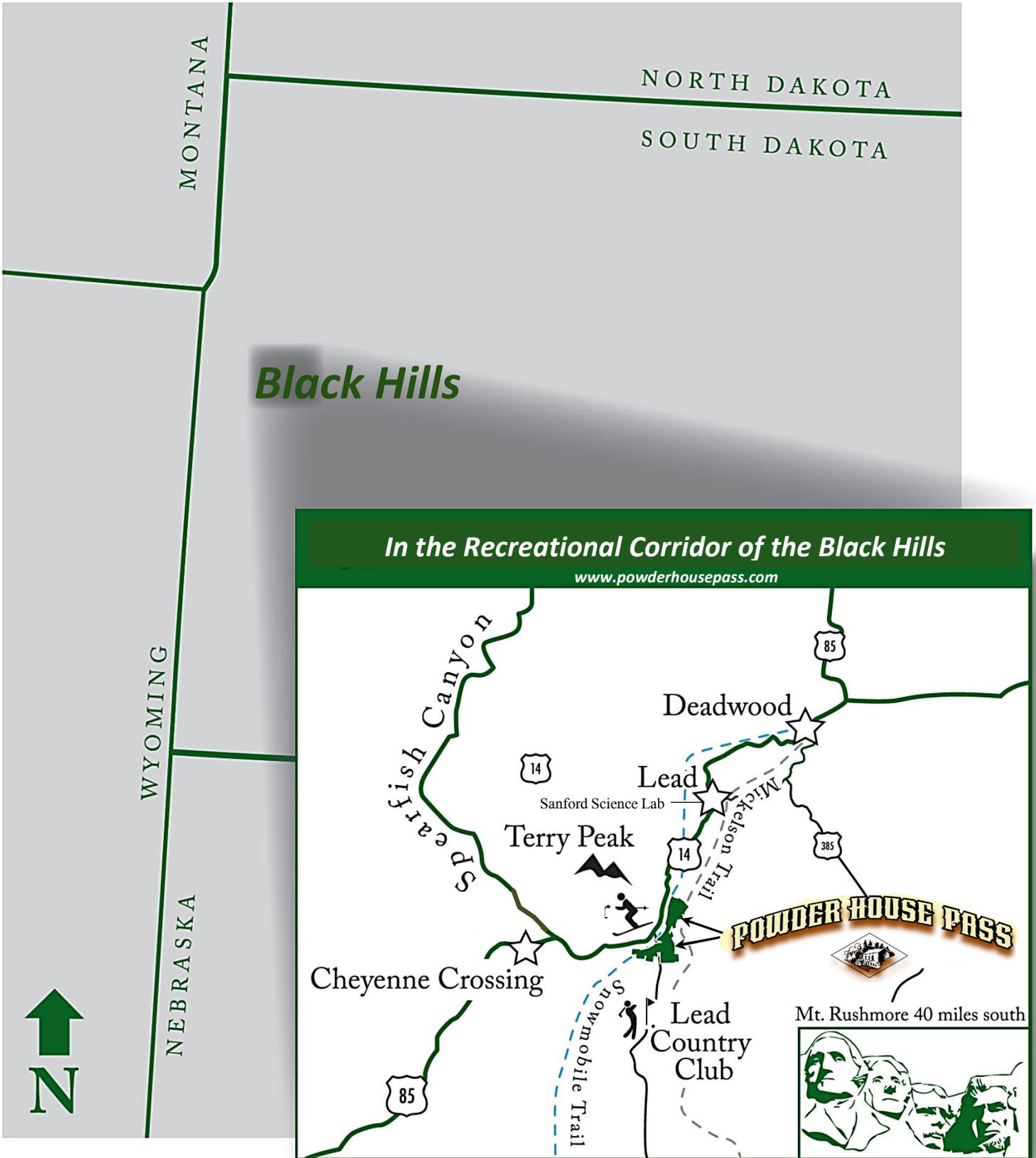
Priced from \$3.00 and up/Sq. Ft.

11283 Powderhouse Trail, Lead, SD 57754  
 Powderhousepass.com



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# Powder House Pass

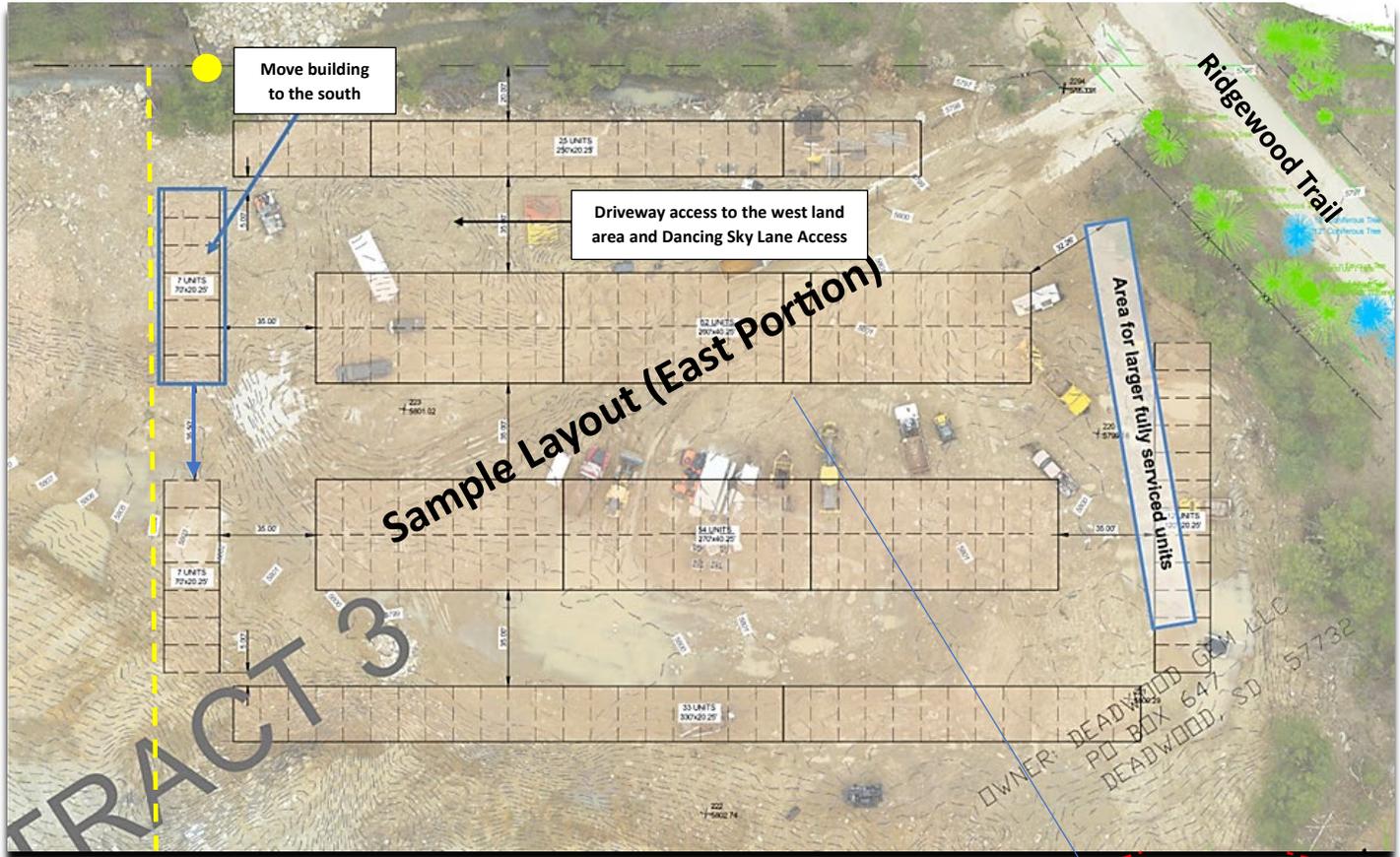


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# Powder House Pass Commercial Land

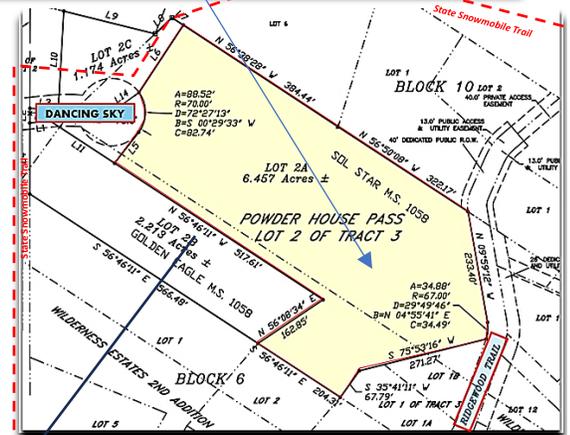
## Parcel A



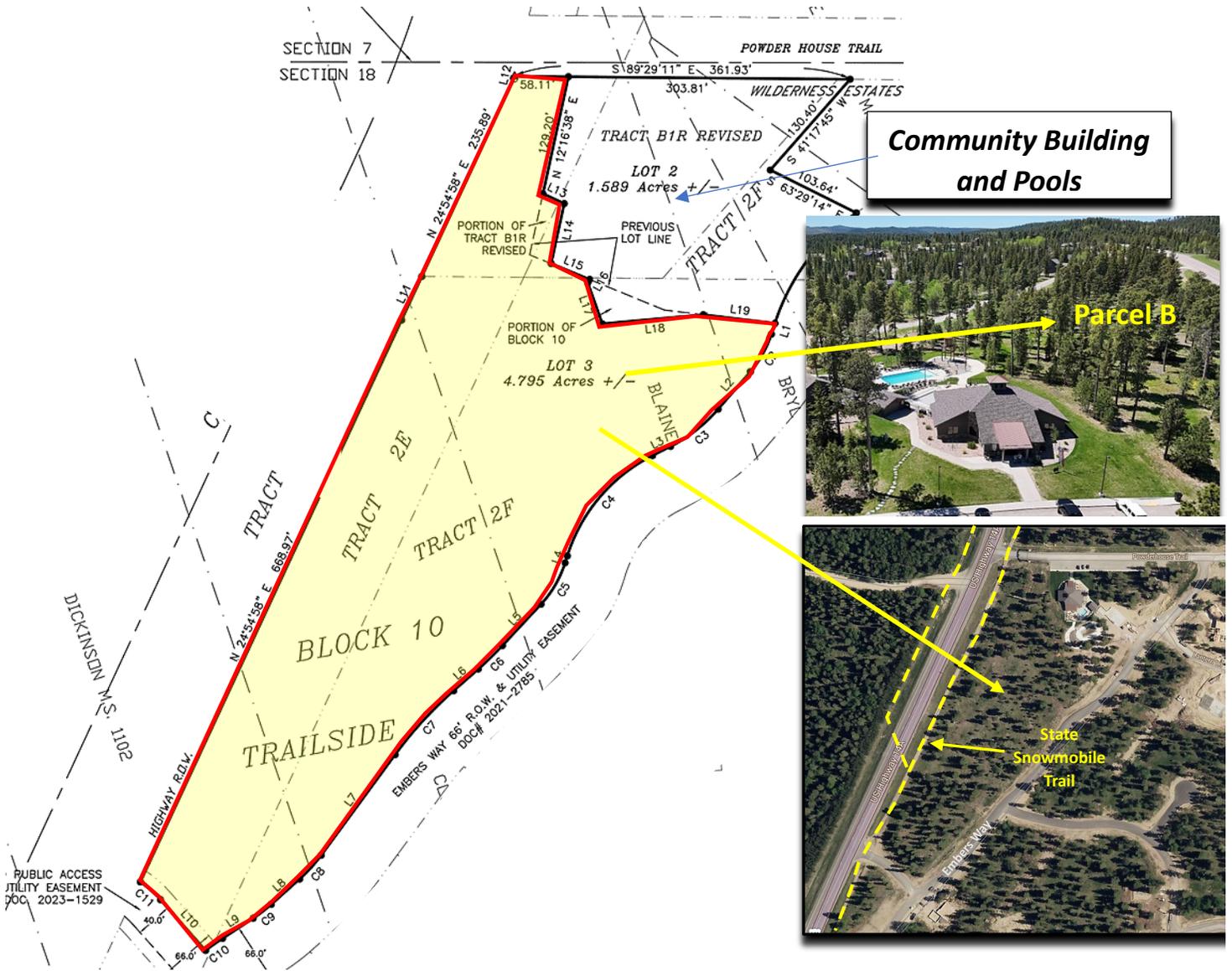
**Parcel A: 6.457 acres - North Ridgewood Trail**

**Great Opportunity For:**

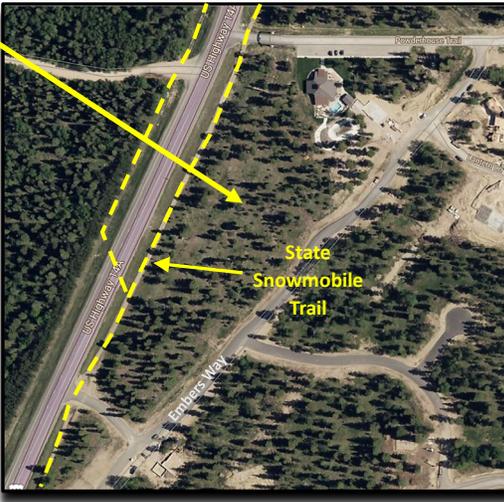
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- Storage Units
  - High Demand
    - Located in Recreational Corridor;
    - Options for enclosed, covered or open storage;
    - Overflow parking for growing number of residents, tenants, etc.;
- Full Topography Map Available;
- Paved Access from 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



**Community Building and Pools**



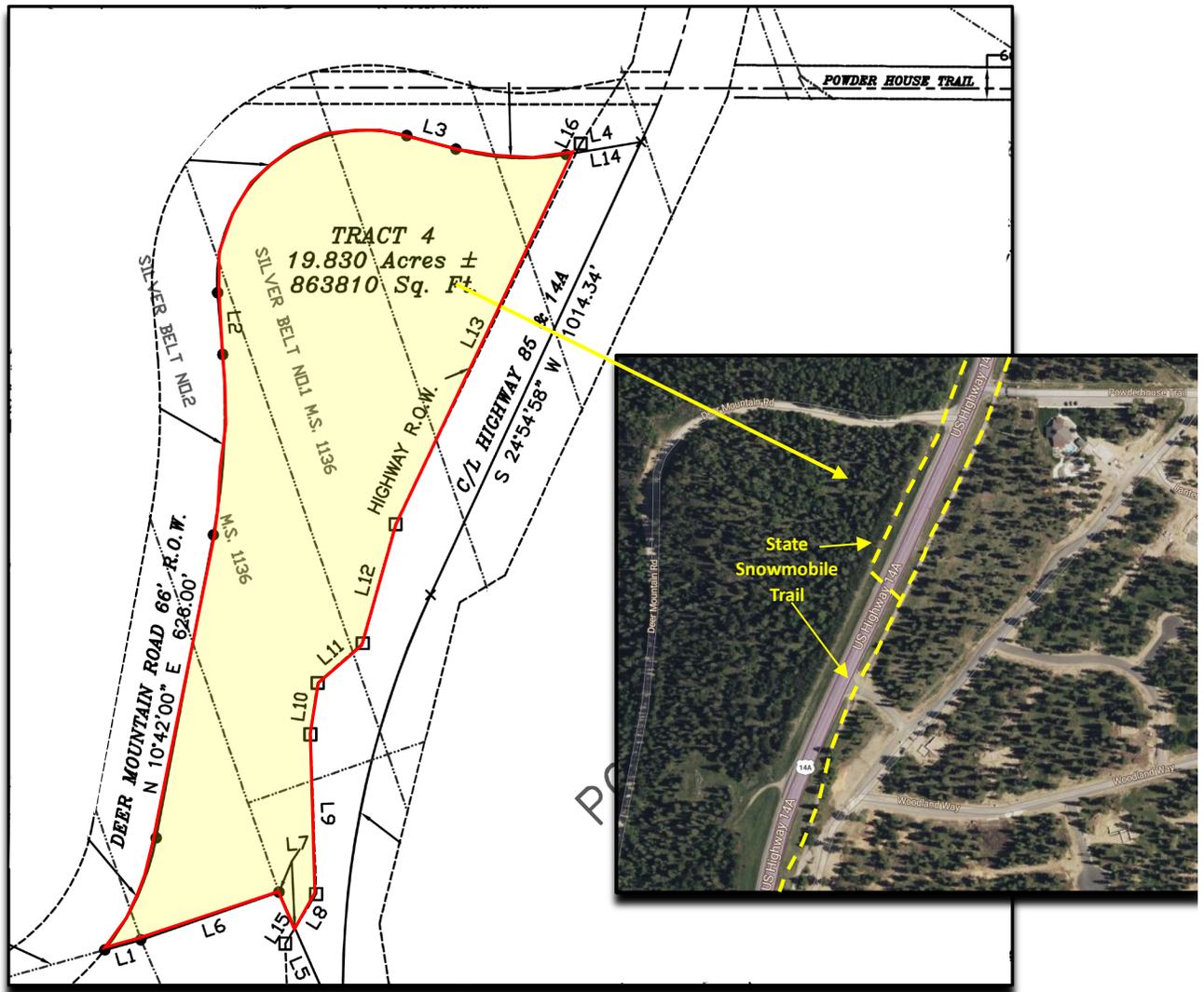
**Parcel B: 4.795 acres +/-** Area south and adjacent to Powder House Pass Community Bldg./Pools.  
*This large parcel offers the opportunity to create a unique commercial venue.*

**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

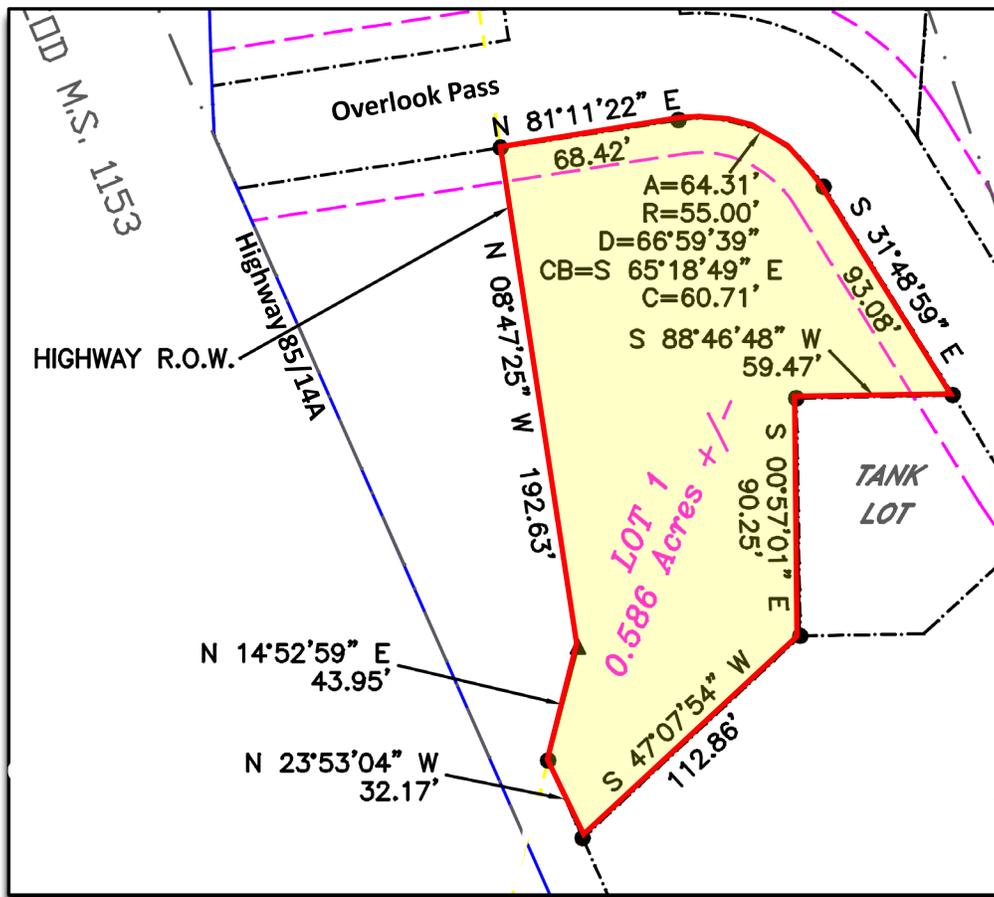


### Parcel C: Acreage/Site TBD Corner of Hwy. 85/14A and Deer Mt. Road

- **Suggested Opportunities:**
  - C-Store;
  - Hotel;
  - Various types of Commercial Development;
- Across from 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

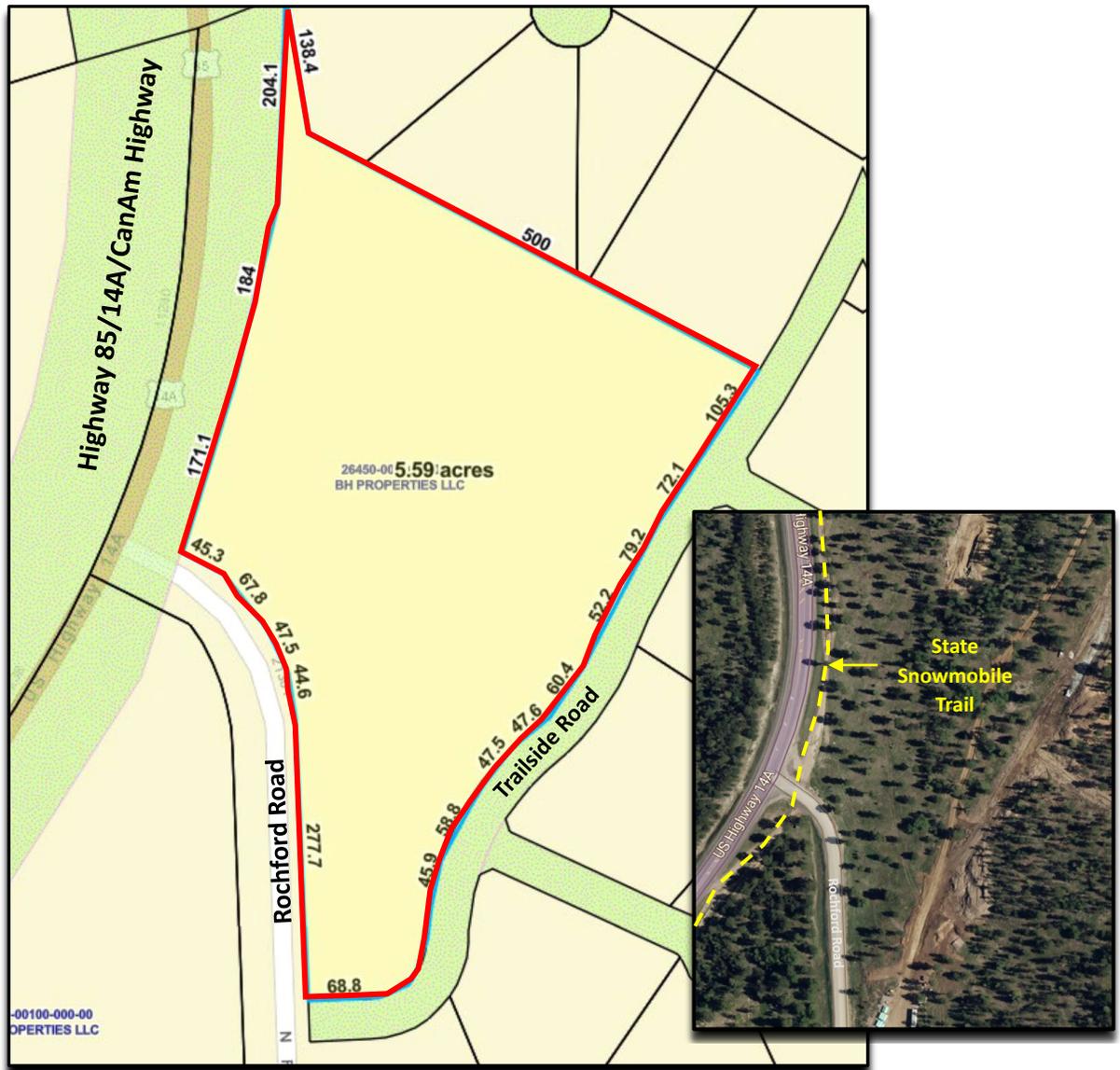


### Parcel D: .586 Acres Hwy. 85/14A and Overlook Pass.

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



## Parcel E



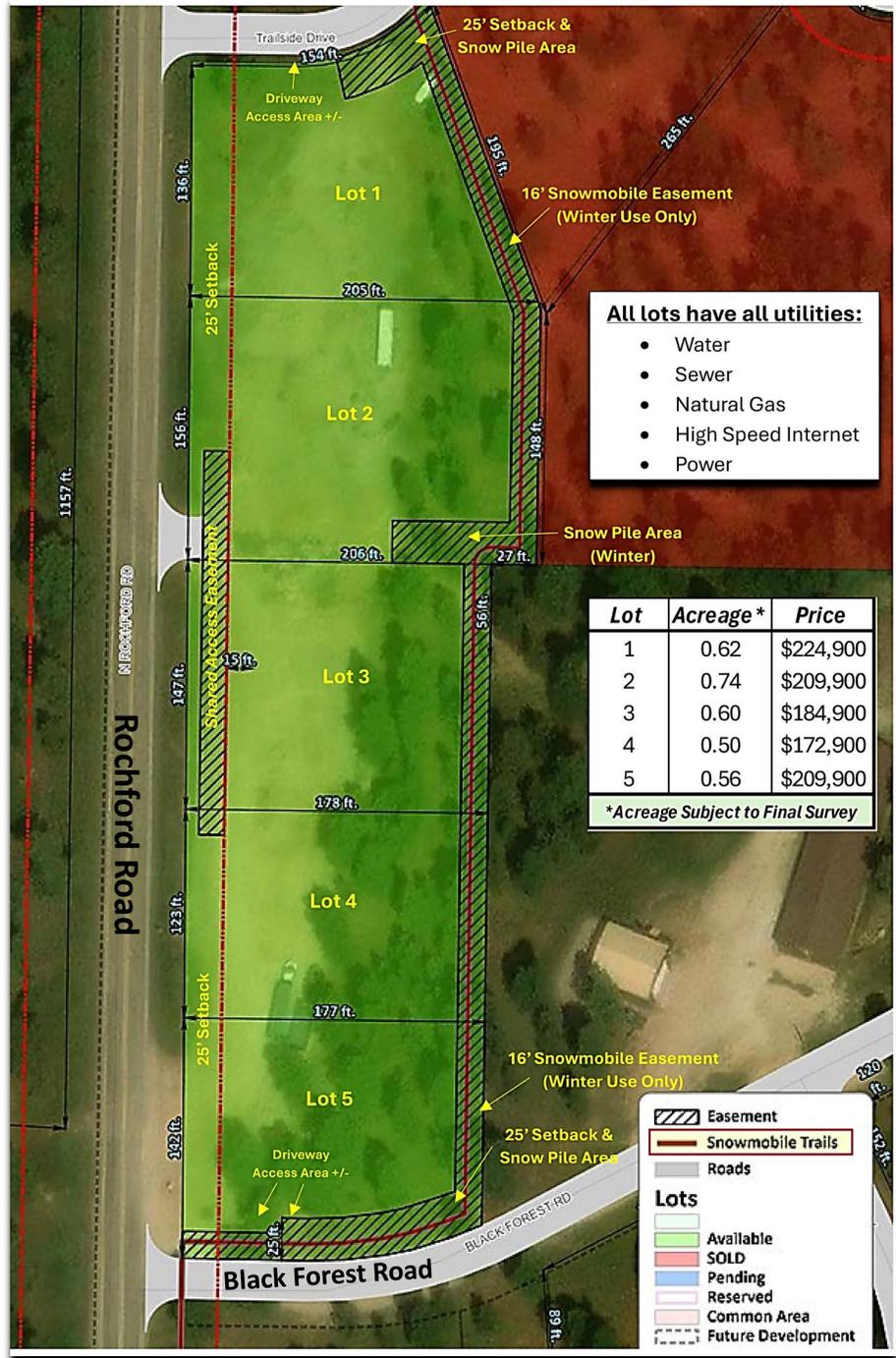
**Parcel E: 5.59 acres +/-** Corner of Hwy. 85/14A/CanAm Highway and Rochford Road, outlined in Red.

- **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

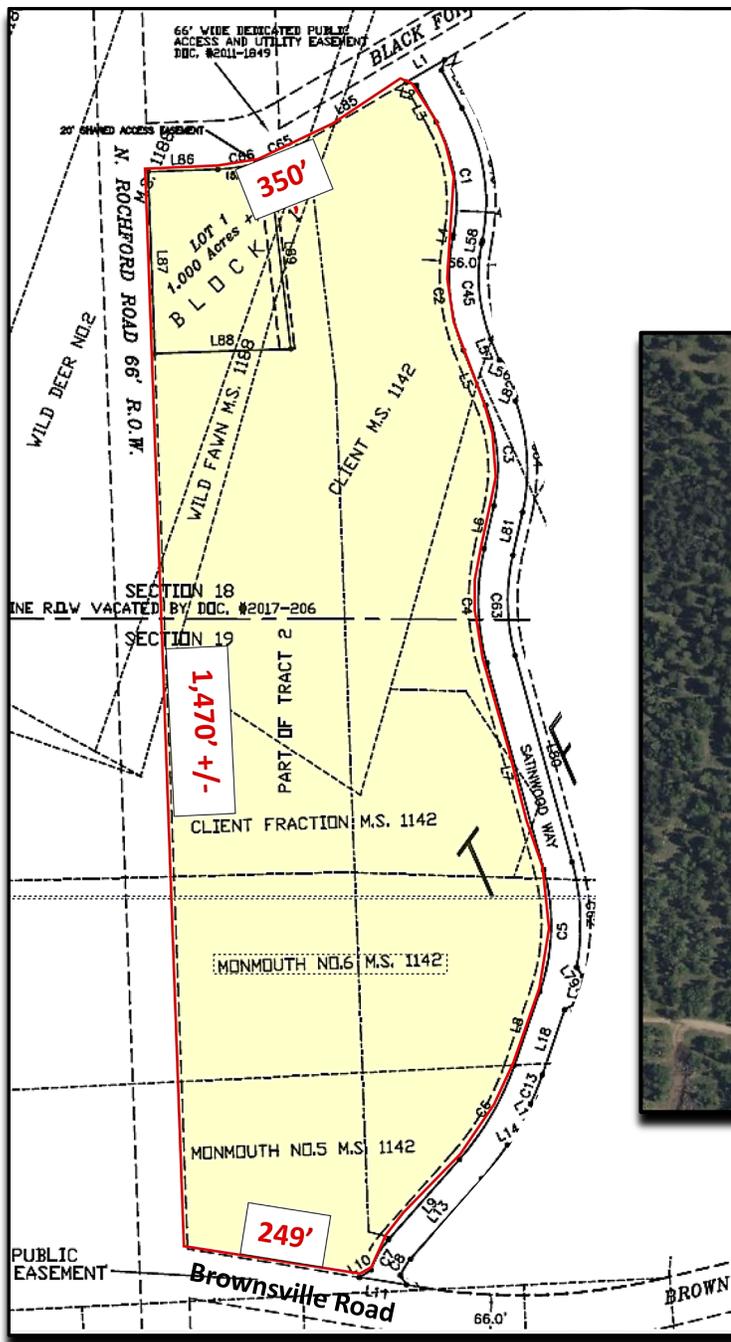


**Parcel F: 2.925 Acres** Frontage on Rochford Road, Black Forest Road and Trailside Drive.

- **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 frontage, as shown above.



## Parcel G

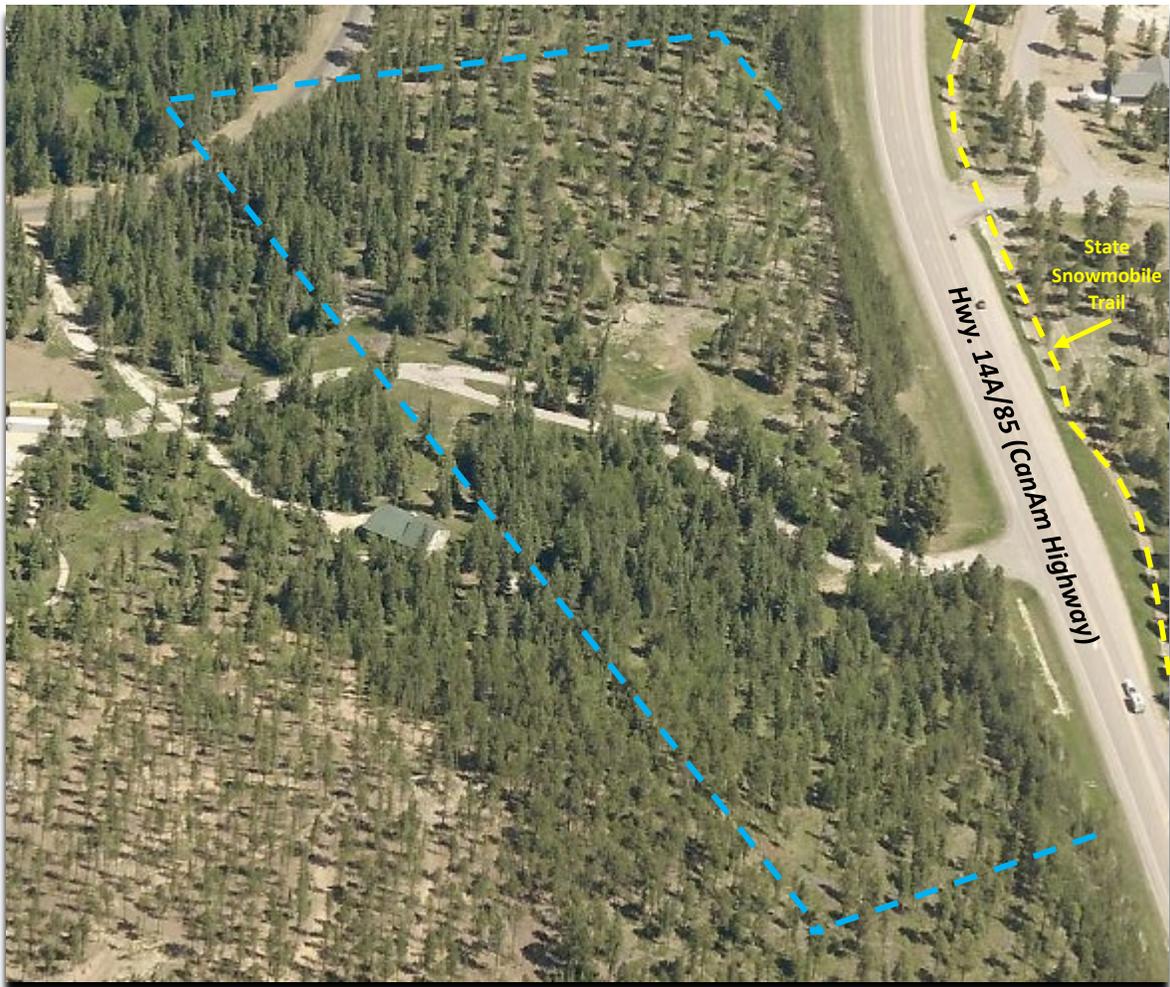


**Parcel G: 16 Acres +/-** Frontage on Rochford Road, Black Forest Road, and Brownsville Road.  
*Multiple tracts/lots could be created for different purposes, and priced accordingly.*

- **Suggested Opportunities:**
  - Snowmobile/ATV Rentals;
  - Car Wash;
  - Retail/Light Industrial/Shops;
  - Multi-Family Units, Single Family Homes;
- 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

