

$1,100,000

ACTIVE

RESIDENTIAL LOT/ACREAGE

TBD S Colorado Boulevard, Spearfish, SD, 57783

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Property Details

Type	**Residential Lot/Acreage**
MLS #	**87977**
Subdivision	**OTHER**

Description

MOTIVATED SELLER! PRICE REDUCED TO $1,100,000! 36.83-acre development opportunity located between the Spearfish Sports Complex at Exit 17 and the City of Spearfish in one of South Dakota's fastest-growing communities. Situated at the highly visible intersection of Colorado Boulevard and Rainbow Road, this prime parcel offers outstanding access, visibility, and future development potential. City water, electricity, and fiber optic service are available, and the property includes several historic outbuildings as well as an impressive 118' x 42' Morton building. Located just south of the Spearfish Airport and minutes from Interstate 90, the site benefits from excellent accessibility, strong traffic counts, and proximity to the area's expanding residential and commercial growth corridors. As Spearfish continues to experience significant population and economic growth, this property offers an opportunity to bring your vision to life—whether through a residential subdivision, commercial development, mixed-use project, or long-term investment strategy. For more information on this exceptional opportunity in the heart of the Northern Black Hills call Listing Agent Casey Raftevold | 605-863-5282 | eXp Realty.