

Multi-Family Residential
Development Land
Opportunity

Price: \$2,206,859

Copperfield Vistas

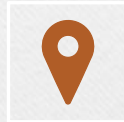
Property Overview



Offering Price:
\$2,206,859



Zoning: Medium
Density Residential



Adjacent to established
residential growth



Development
opportunity within
expanding corridor



Newly approved TIF
directs the City to
install improvements
within 5 years

Copperfield Multi-Family

**PROJECT
LOCATION**



VICINITY MAP
NTS



Future E Anamosa Connection

13.51 ACRES



Fran Way



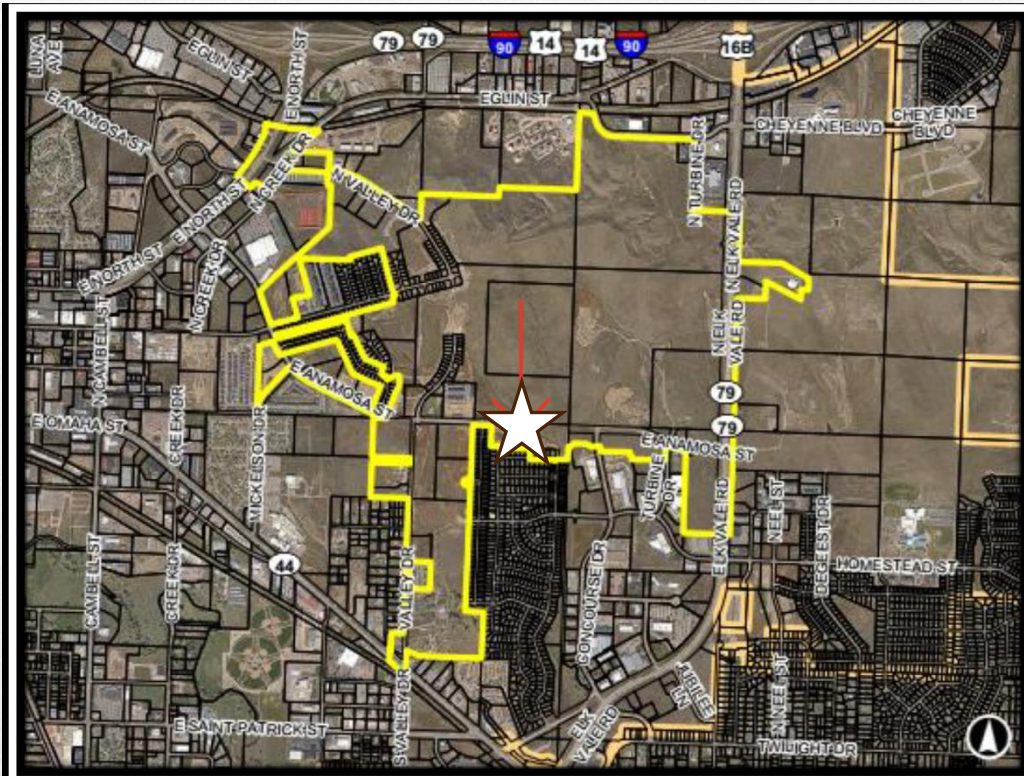
Copperfield Drive

Fran Way

TIF #103

East Rapid City

Transportation Improvement District



- Complete the extension of East Anamosa between N Valley Drive and Elk Vale Road
- Bring utility improvements, park improvements, and pond 303 (north of project)
- Extend Diamon Ridge to allow access to RCAS School site
- Five-year timer began May 2026

NORTHSTAR

COMMERCIAL



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NORTHSTAR

REALTY

