



INTERSTATE FRONTAGE LAND

FOR SALE AT BAKKER LANDING



TBD Bakker Landing Ave,
Tea, SD 57064



4 Acres (173,988 SF) +/-



\$1,739,880
(\$10.00 / SF)

LOCATION

Commercial land located just off 271st Street in Tea, SD near the 271st Street and Interstate 29 intersection. This parcel enjoys the benefits of interstate exposure. Bakker Landing is an expanding 270-acre development with the intention of providing a connection between the suburb and Sioux Falls

DESCRIPTION

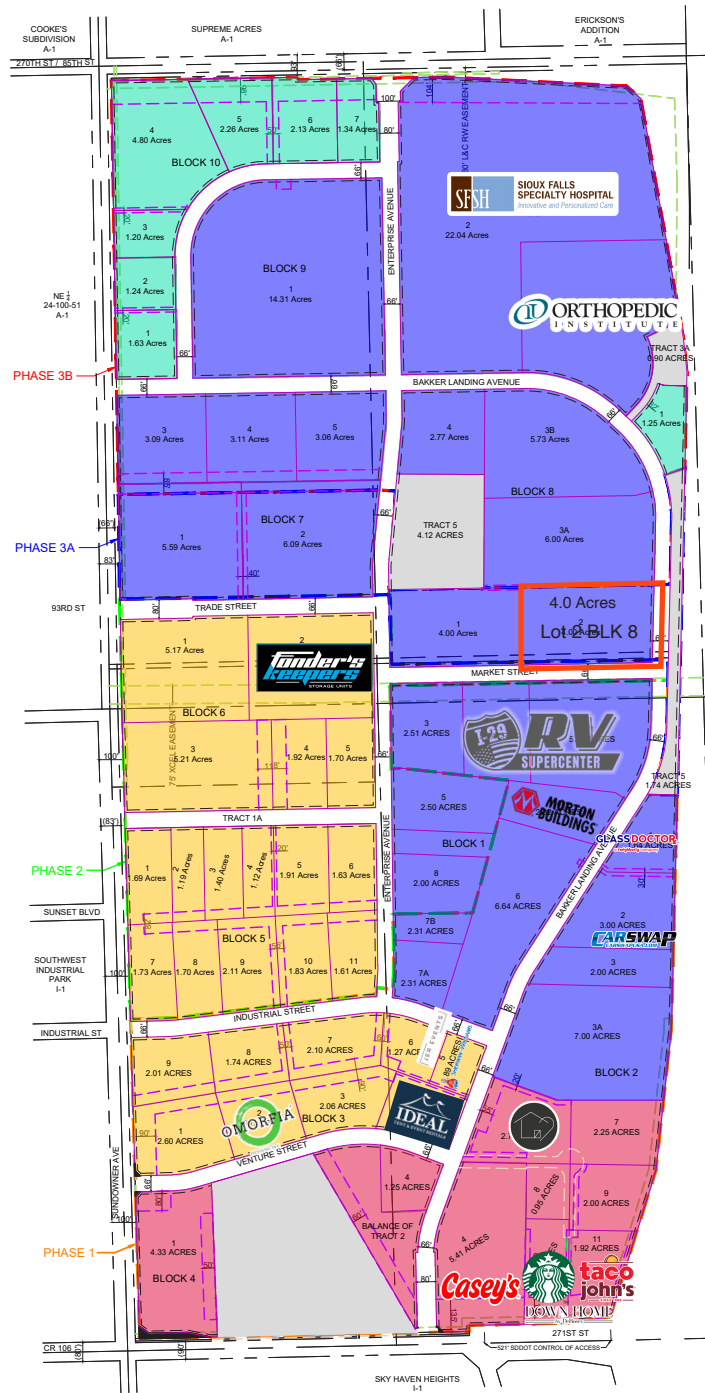
- Zoning: Bakker Landing PUD: Sub area (B)
- Platted lot with development drainage
- Corner lot along Bakker Landing Ave for increased visibility
- Prime visibility with traffic counts of 38,760 VPD on I-29, and 15,295 VPD along 271st Street
- A diverging diamond interchange will begin construction in 2025 at the 85th St/I-29 intersection that is set to revolutionize traffic flow, providing further connection between Tea and Sioux Falls
- The future Veterans Parkway begins at the I-29/271st exit, which will connect I-29 and I-90, mirroring I-229 to provide additional accessibility around the MSA
- Neighboring businesses include I-29 RV Marine & Outdoor, Glass Doctor, CarSwap, Fonders Keepers, and Morton Buildings

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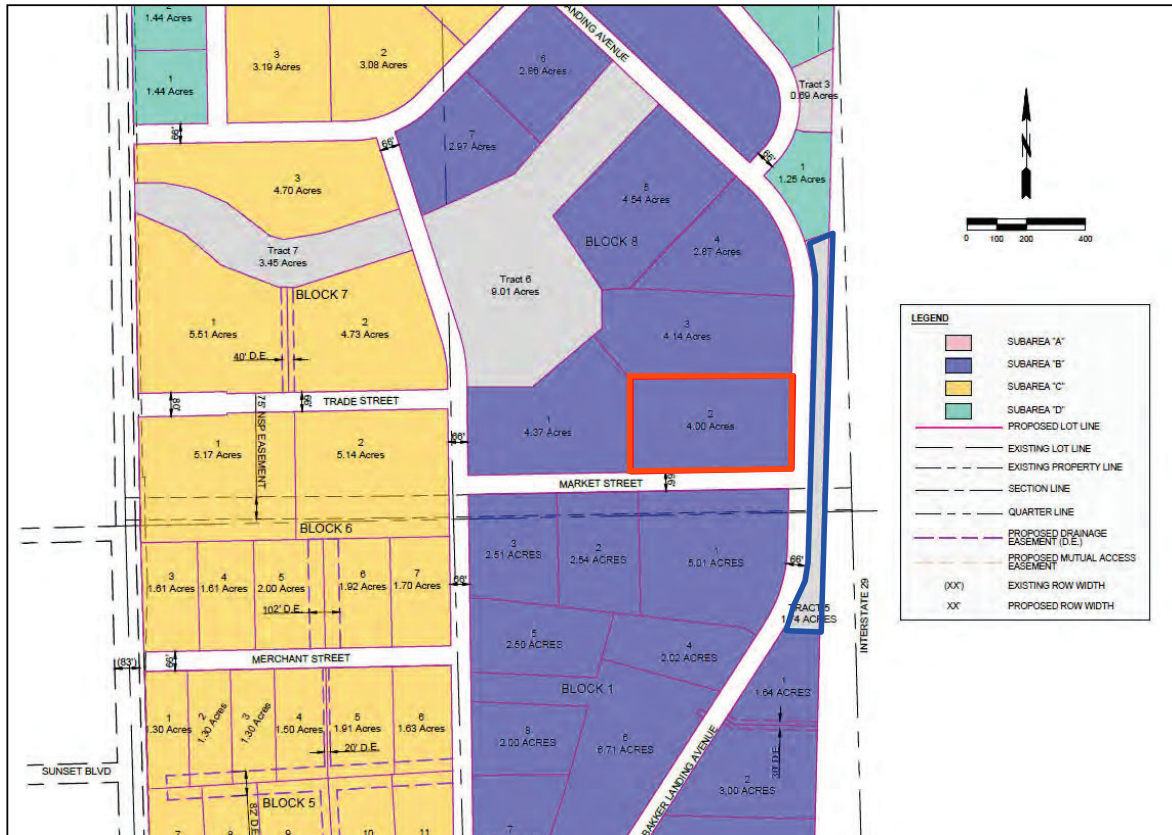
SITE PLAN

Concept only; subject to change



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ZONING MAP



■ = FOR SALE

Bakker Landing Planned Development District:

This district is intended to allow for a combination of office, commercial, business park developments, and other uses within the designated below through the use of aesthetic, architectural, and other standards in a manner that encourages development that is considered appropriate for the main entryways into and through the City of Tea. Such Planned Development shall require increased building design standards as set forth in the following Subarea A, Subarea B, Subarea C, Subarea D or Subarea NRC regulations.

2.01 Intent:

This subarea is designed to accommodate numerous commercial and business park uses with significant visual impact along I-29. The Subarea is also intended to allow for a combination of high density residential, office, limited light industrial and other business park uses as outlined in the Tea Comprehensive plan. The area designated below through the use of aesthetic, architectural, and other standards in a manner that encourages development that is considered appropriate for the main entryways into the City of Tea.

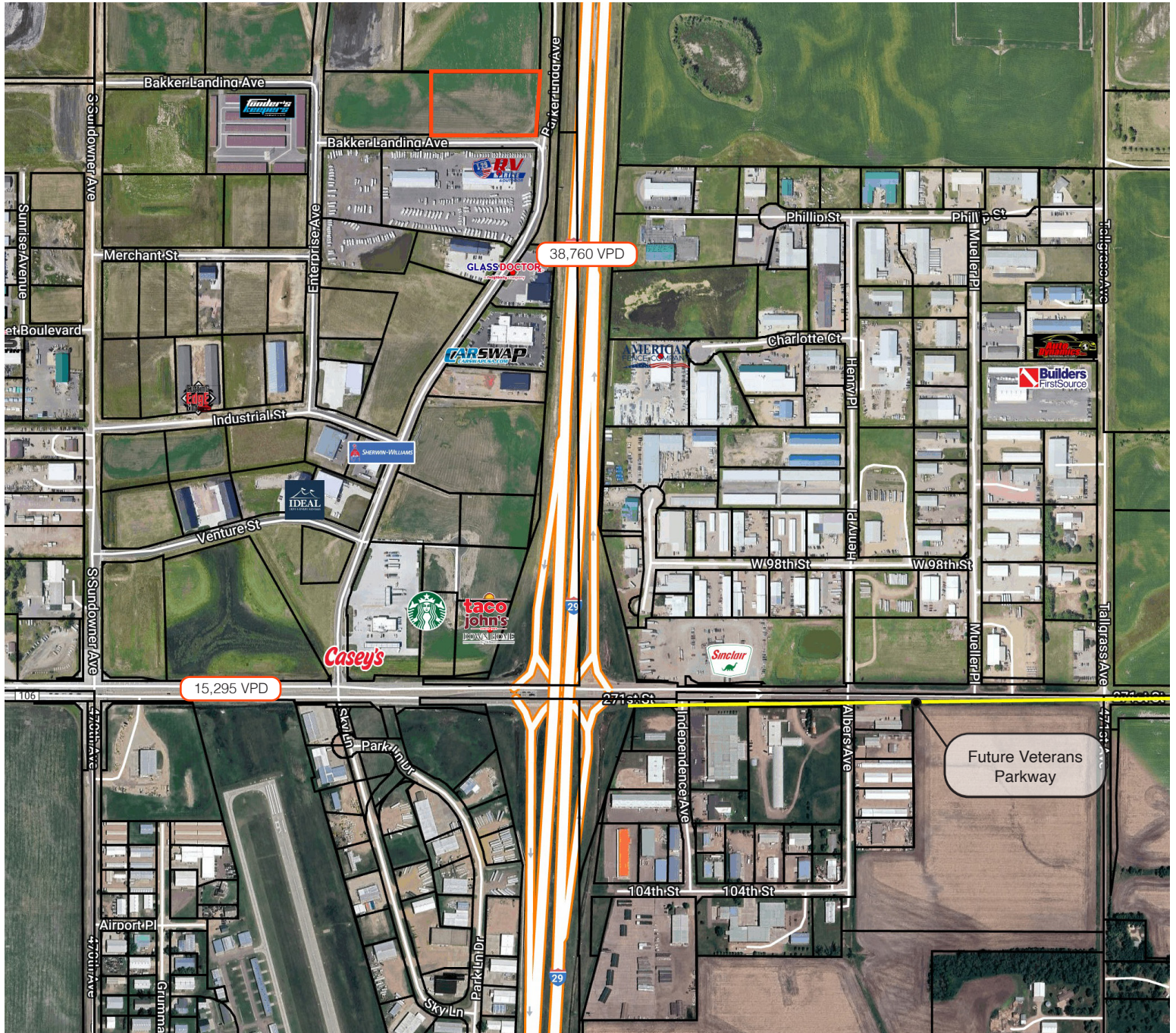
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SITE MAP



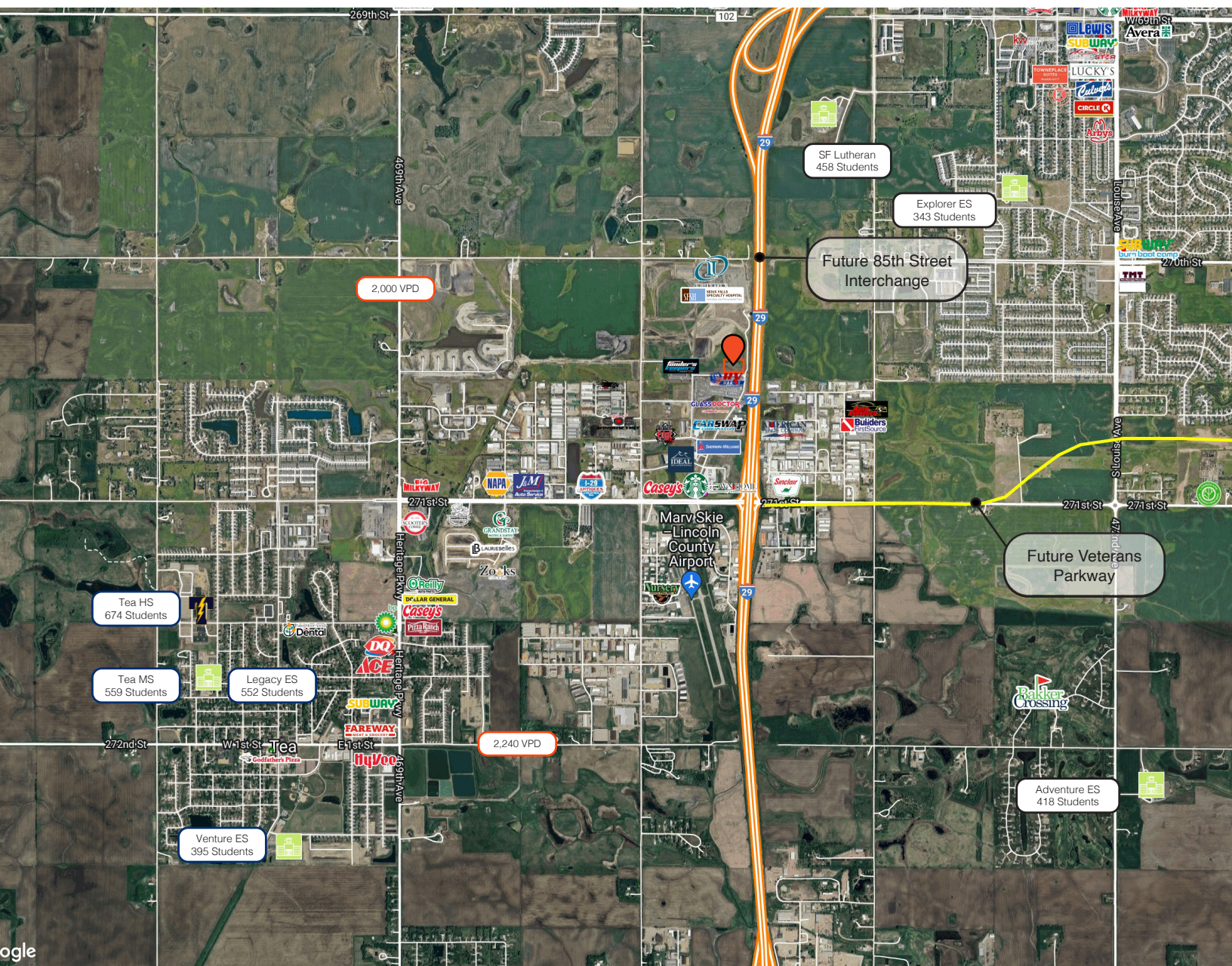
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NEIGHBORHOOD MAP



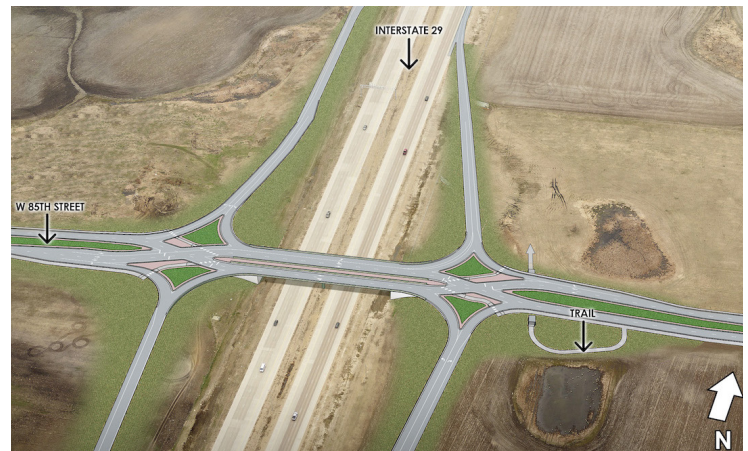
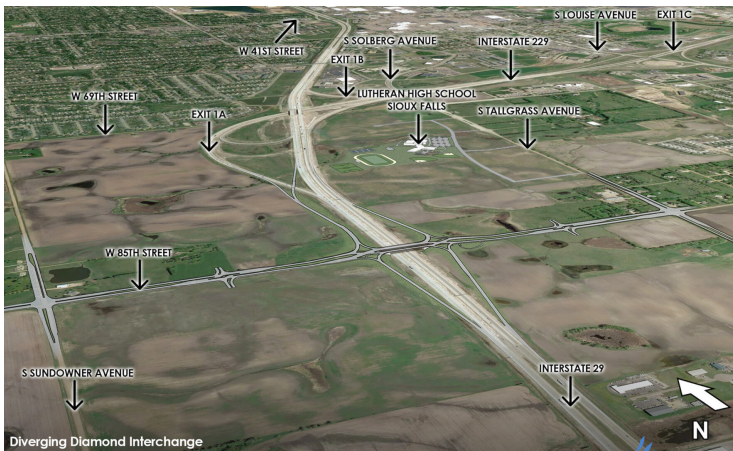
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85TH STREET INTERCHANGE

A diverging diamond interchange has received federal approval for construction at the 85th Street and I-29 intersection in Sioux Falls, South Dakota. This innovative design, set to break ground in 2025 and open in early 2027, will revolutionize traffic flow and safety in this rapidly expanding area. By allowing two directions of traffic to cross seamlessly, the interchange will reduce congestion and improve accessibility, addressing the transportation demands of the growing southern Sioux Falls region.

The interchange will enhance connectivity between Sioux Falls and Tea, with 85th Street serving as the boundary between the two cities. Tea's city engineer, Ben Scholtz, highlights the added access to I-29 as a major benefit for commuters and future development. With Tea experiencing substantial growth, particularly in the northern part of the city near 85th Street, this project will unlock significant opportunities for commercial and residential development. Both cities are collaborating on a joint pavement project for 85th Street to support this growth.

For investors and developers, the land parcel near the future interchange presents an unparalleled opportunity to capitalize on enhanced accessibility and increased traffic flow. As the area continues to grow, this property is strategically positioned to benefit from the economic momentum of one of the region's most dynamic corridors.



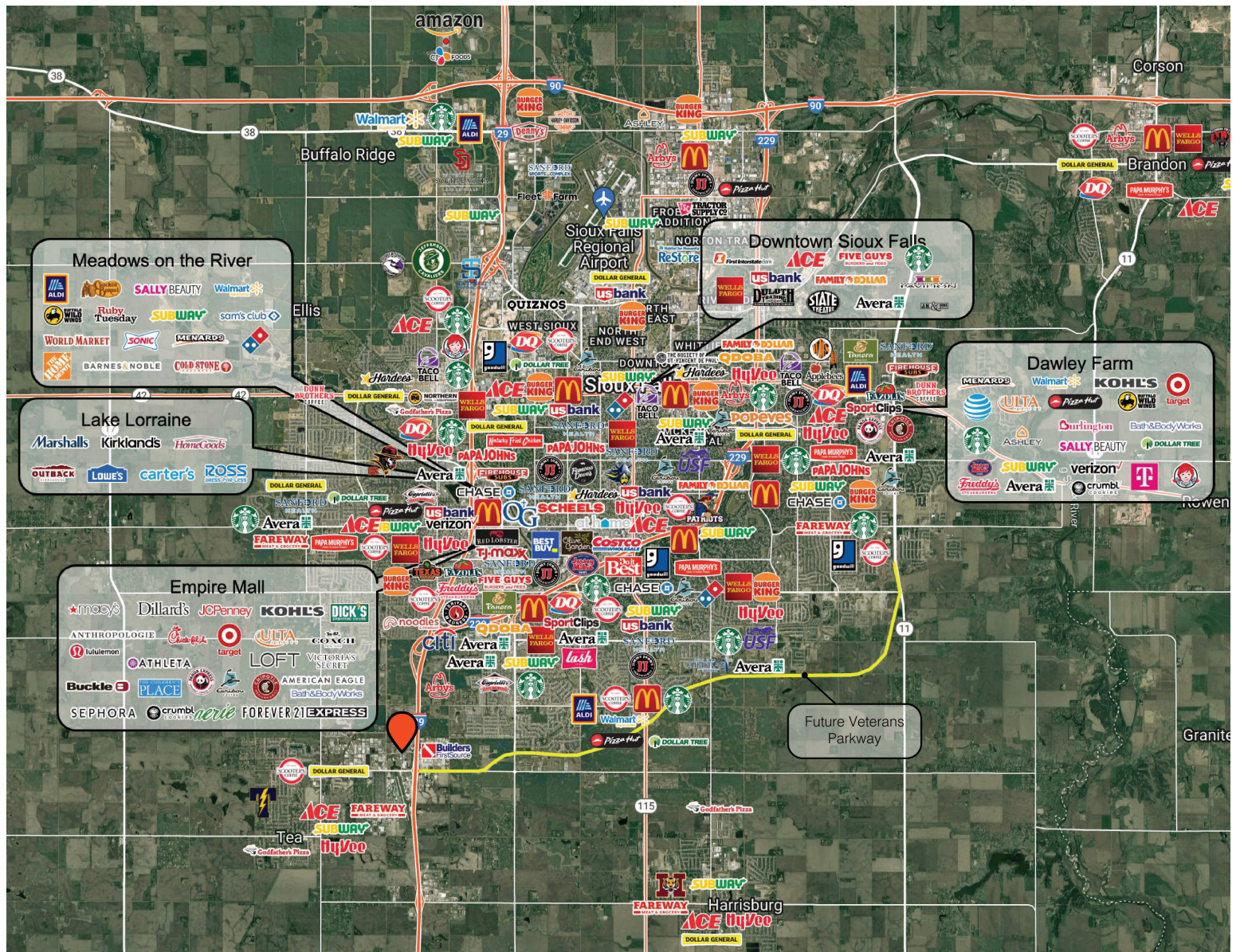
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MSA MAP



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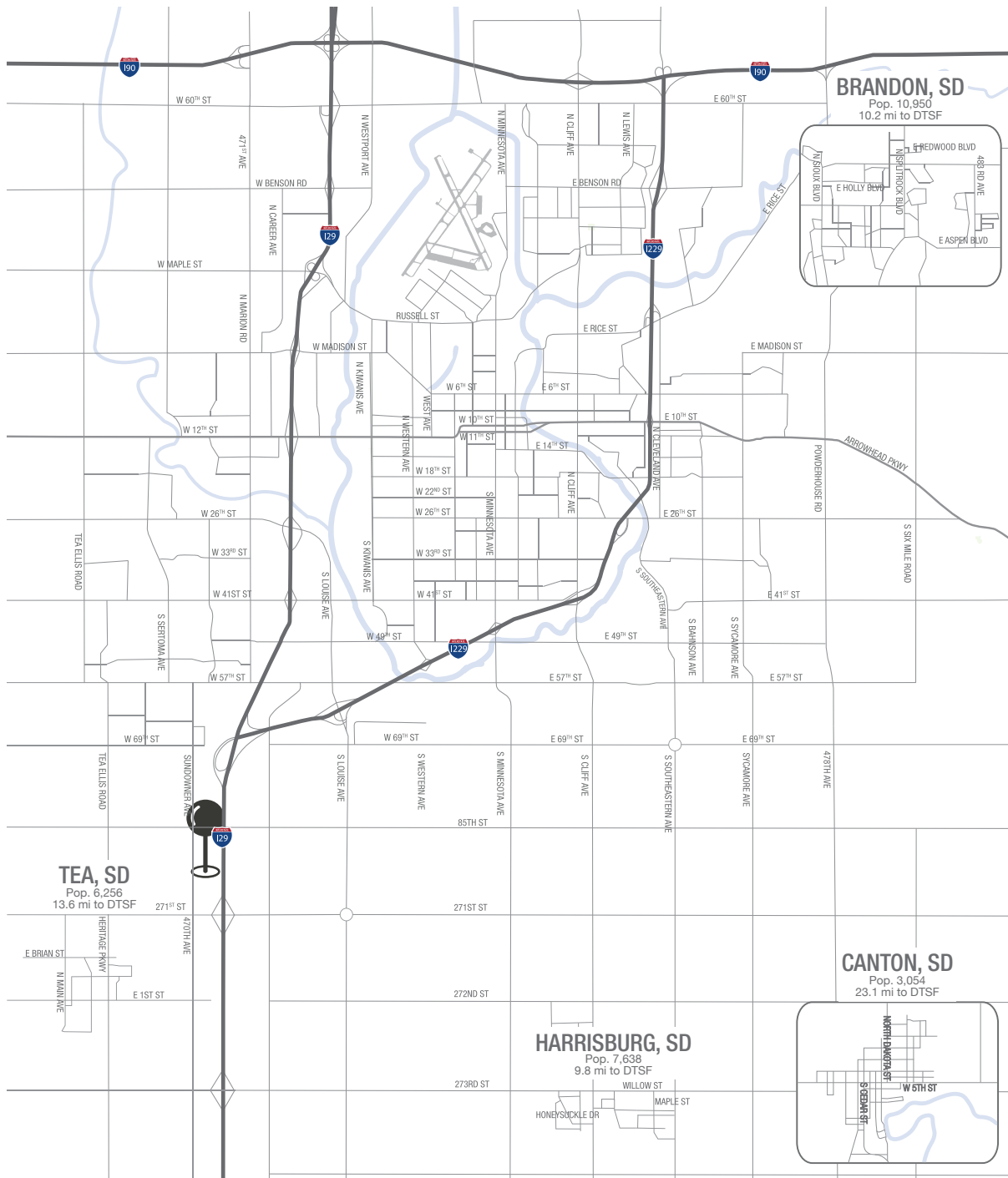
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Find out more at LloydCompanies.com | Information deemed reliable, but not guaranteed.

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MSA MAP



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DEMOGRAPHICS

Tea, South Dakota, is a rapidly growing community with a population growth rate of 2.83%, significantly above the national average. Located just minutes from Sioux Falls and 13.6 miles from downtown Sioux Falls, Tea acts as a charming suburb, offering the benefits of proximity to a larger city while maintaining its small-town charm.

Known for its excellent schools and strong sense of community, Tea offers a welcoming atmosphere for all. The town has experienced rapid development, with over 887 homes being built since 2018, reflecting its appeal. Tea offers a variety of amenities and services, making it an attractive destination for both residents and visitors. Located in the midwest, Tea draws in people from surrounding states, contributing to its dynamic and thriving community.

POPULATION PROJECTION		
Year	Tea	MSA
2023	6,539	304,555
2028	7,606	312,586

FAST FACTS - SIOUX FALLS



#2 Best Tax Climate in the U.S.
(Tax Foundation 2024)



Best City for Young Professionals
(SmartAsset 2023)

2.1%

Minnehaha Unemployment Rate
(January 2024)



#3 Hottest Job Market
(ZipRecruiter 2023)

2.2M

of Visitors to Sioux Falls in 2023



Third City in Economic Strength
(Policom 2023)



No Corporate Income Tax



Top Eight Happiest Cities in America
(WalletHub 2023)

TOP EMPLOYERS - MSA



10,750



8,298



3,688



3,600



2,939



2,505