INTERSTATE FRONTAGE LAND
DEVELOPMENT LAND FOR SALE

LLOYD

**TBD Market St,
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.
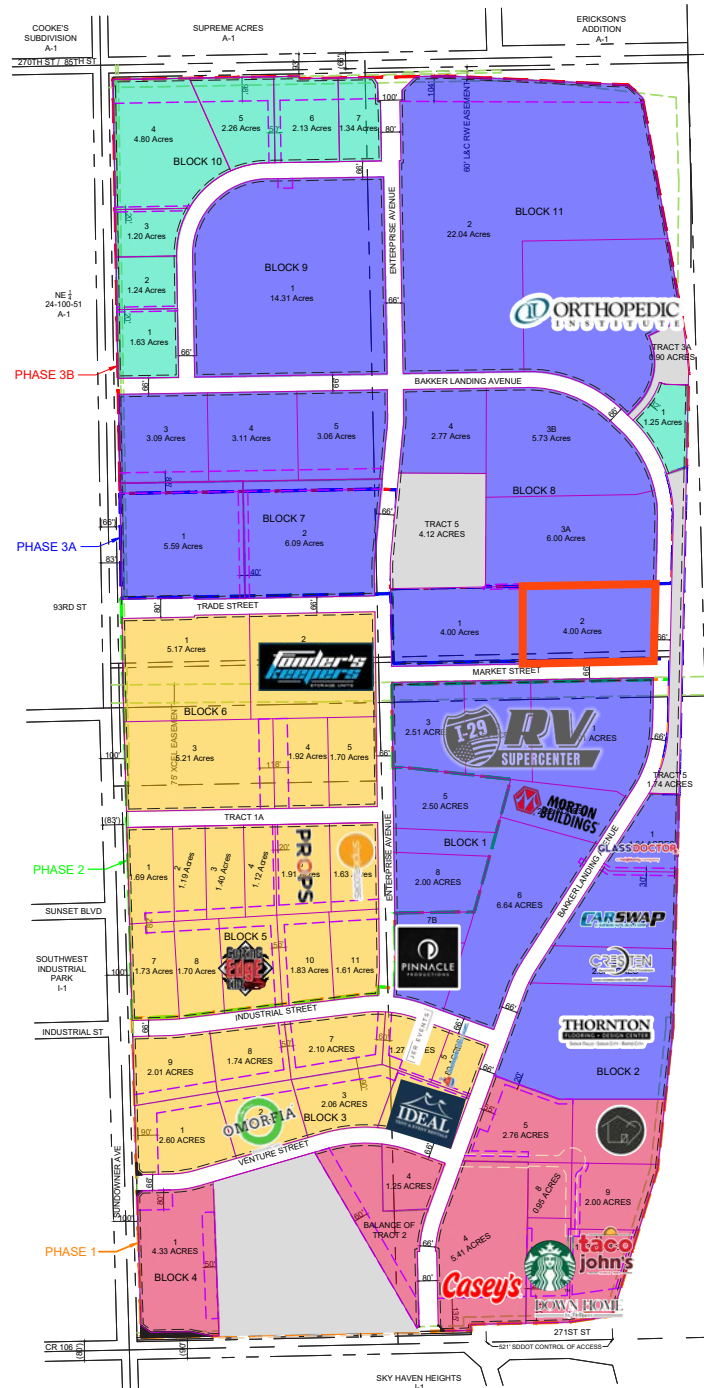
DESCRIPTION

- 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 futher 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
- Businesses within Bakker Landing include Orthopedic Institute, I-29 RV Marine & Outdoor, Glass Doctor, CarSwap, Maker's Exchange, Morton Buildings, JER Events, Thorton Flooring, Casey's, Down Home by DeBoers, Starbucks, and more

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SITE PLAN

Concept only; subject to change

COOKE'S SUBDIVISION

SUPREME ACRES A-1

ERICKSON'S ADDITION A-1

270TH ST. / 85TH ST.

4 — 4.80 Acres

6 — 2.26 Acres

6 — 2.13 Acres

7 — 1.34 Acres

BLOCK 10

3 — 1.20 Acres

2 — 1.24 Acres

1 — 1.63 Acres

BLOCK 9
1 — 14.31 Acres

2 — 22.04 Acres

BLOCK 11

NE 1/4 24-100-51 A-1

ENTERPRISE AVENUE

60' L&C RIVE EASEMENT

ORTHOPEDIC INSTITUTE

TRACT 3A 3.90 ACRES

PHASE 3B

BAKKER LANDING AVENUE

1.25 Acres

3 — 3.09 Acres

4 — 3.11 Acres

5 — 3.06 Acres

4 — 2.77 Acres

3B — 5.73 Acres

BLOCK 8

BLOCK 7
1 — 5.59 Acres
2 — 6.09 Acres

TRACT 5 4.12 ACRES

3A — 6.00 Acres

PHASE 3A

93RD ST

TRADE STREET

1 — 4.00 Acres

2 — 4.00 Acres

1 — 5.17 Acres

2

Finder's Keepers STORAGE UNITS

3 — 2.51 Acres

I-29 RV SUPERCENTER

1 ACRES

BLOCK 6

3 — 5.21 Acres

4 — 1.92 Acres

5 — 1.70 Acres

MARKET STREET

TRACT 5 1.74 ACRES

75' XCEL EASEMENT

TRACT 1A

MORTON BUILDINGS

5 — 2.50 Acres

BLOCK 1

8 — 2.00 ACRES

GLASS DOCTOR

1

PHASE 2

1 — 1.69 Acres

2 — 1.18 Acres

3 — 1.40 Acres

4 — 1.12 Acres

PR PS 1.91

1.63

ENTERPRISE AVENUE

6 — 6.64 Acres

SUNSET BLVD

SOUTHWEST INDUSTRIAL PARK I-1

BLOCK 5

7 — 1.73 Acres

8 — 1.70 Acres

EDGE FITNESS

10 — 1.83 Acres

11 — 1.61 Acres

PINNACLE PRODUCTIONS

7B

CARSWAP

CRESTEN

INDUSTRIAL STREET

9 — 2.01 ACRES

8 — 1.74 ACRES

7 — 2.10 ACRES

THORNTON FLOORING + DESIGN CENTER

BLOCK 2

INDUSTRIAL ST

LANDOWNER AVE

OMORFIA 2

1 — 2.60 ACRES

3 — 2.06 ACRES

BLOCK 3

IDEAL

5 — 2.76 ACRES

VENTURE STREET

4 — 1.25 ACRES

BALANCE OF TRACT 2

8 — 0.86 ACRES

9 — 2.00 ACRES

PHASE 1

1 — 4.33 ACRES

BLOCK 4

4 — 5.41 ACRES

Casey's

Starbucks

taco john's

DOWN HOME

271ST ST

521' SDDOT CONTROL OF ACCESS

INTERSTATE INTERSTATE 29

CR 106

SKY HAVEN HEIGHTS I-1

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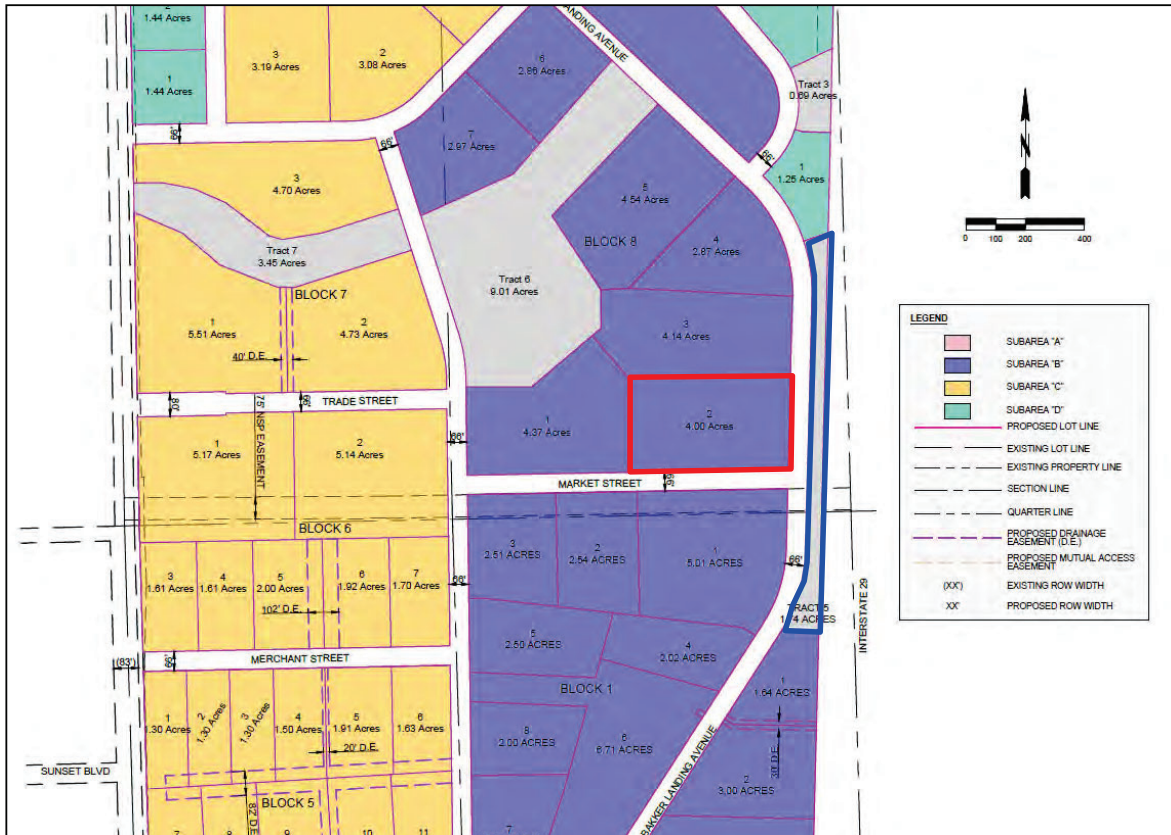
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PHOTOS

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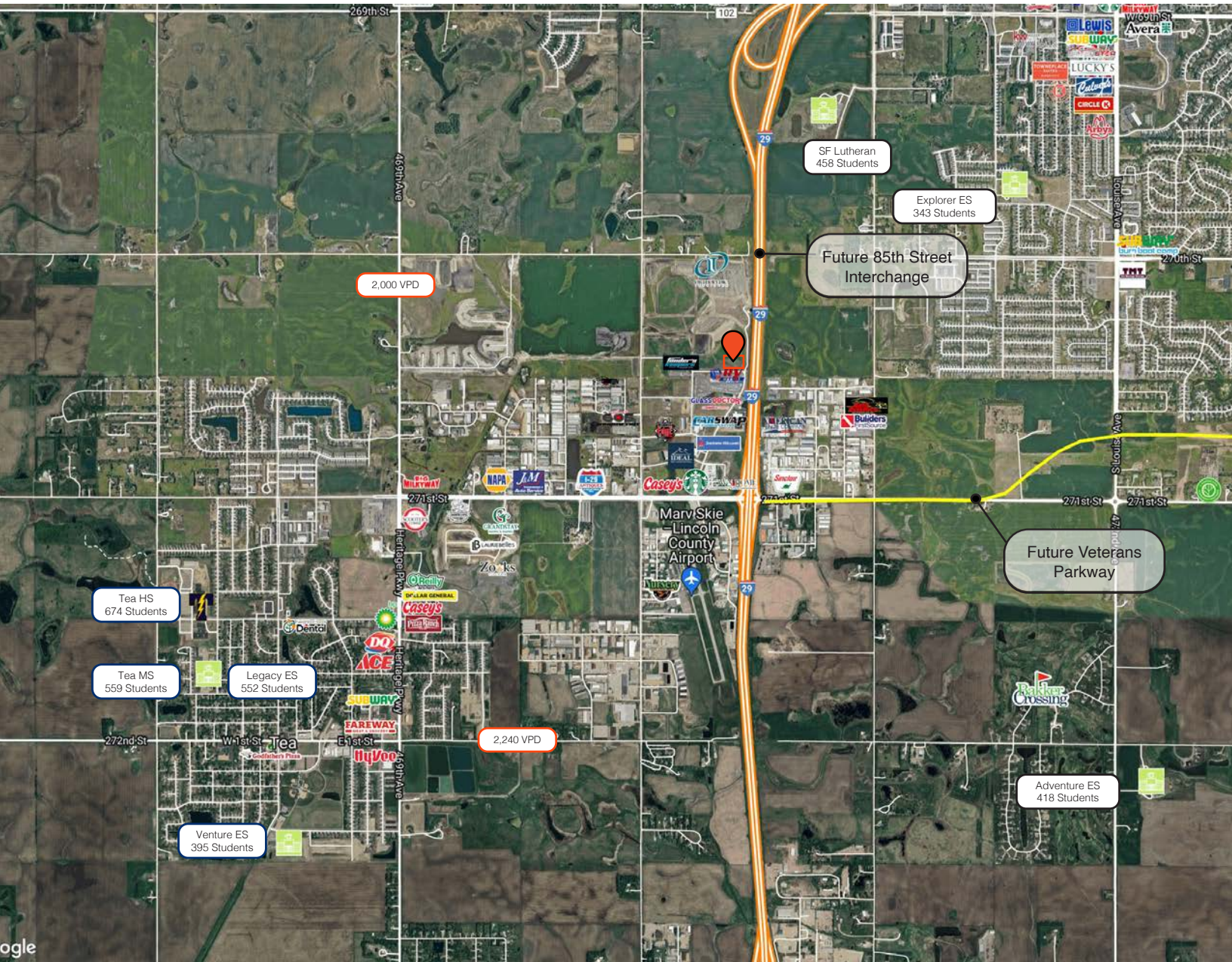**RAQUEL BLOUNT, SIOR**   *605.728.9092* | raquel@lloydcompanies.com

Lloyd Companies Commercial Real Estate | 150 E. 4th Place Suite 600, Sioux Falls, SD 57104 | 605.323.2820
Find out more at LloydCompanies.com | *Information deemed reliable, but not guaranteed.*

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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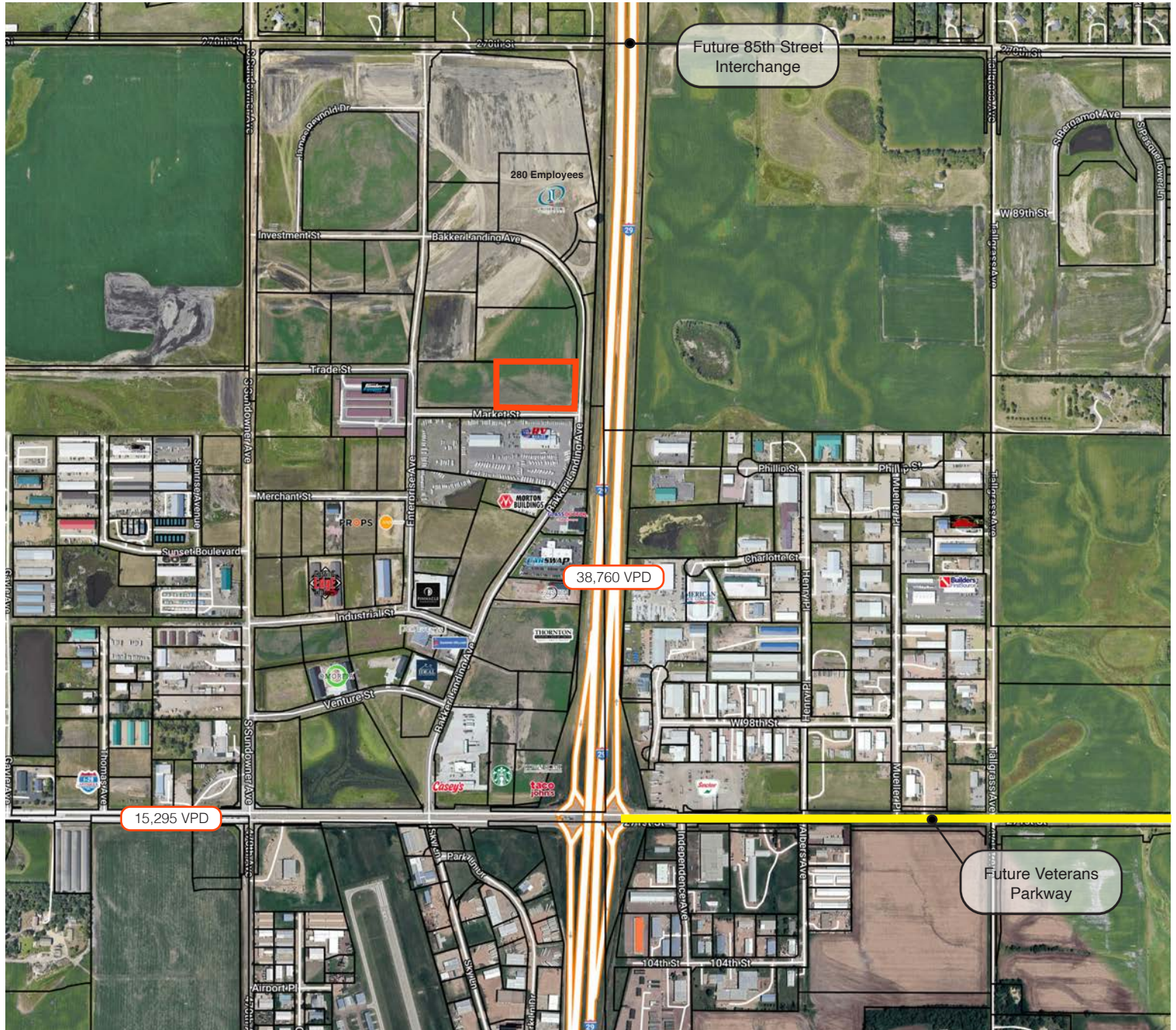
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SITE MAP

Future 85th Street Interchange

280 Employees

38,760 VPD

15,295 VPD

Future Veterans Parkway

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NEIGHBORHOOD MAP

Labels visible on map:

- SF Lutheran 458 Students
- Explorer ES 343 Students
- Future 85th Street Interchange
- 2,000 VPD
- Future Veterans Parkway
- Tea HS 674 Students
- Tea MS 559 Students
- Legacy ES 552 Students
- 2,240 VPD
- Adventure ES 418 Students
- Venture ES 395 Students
- Marv Skie Lincoln County Airport

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TRANSPORTATION UPGRADES
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Future 85th Street Interchange
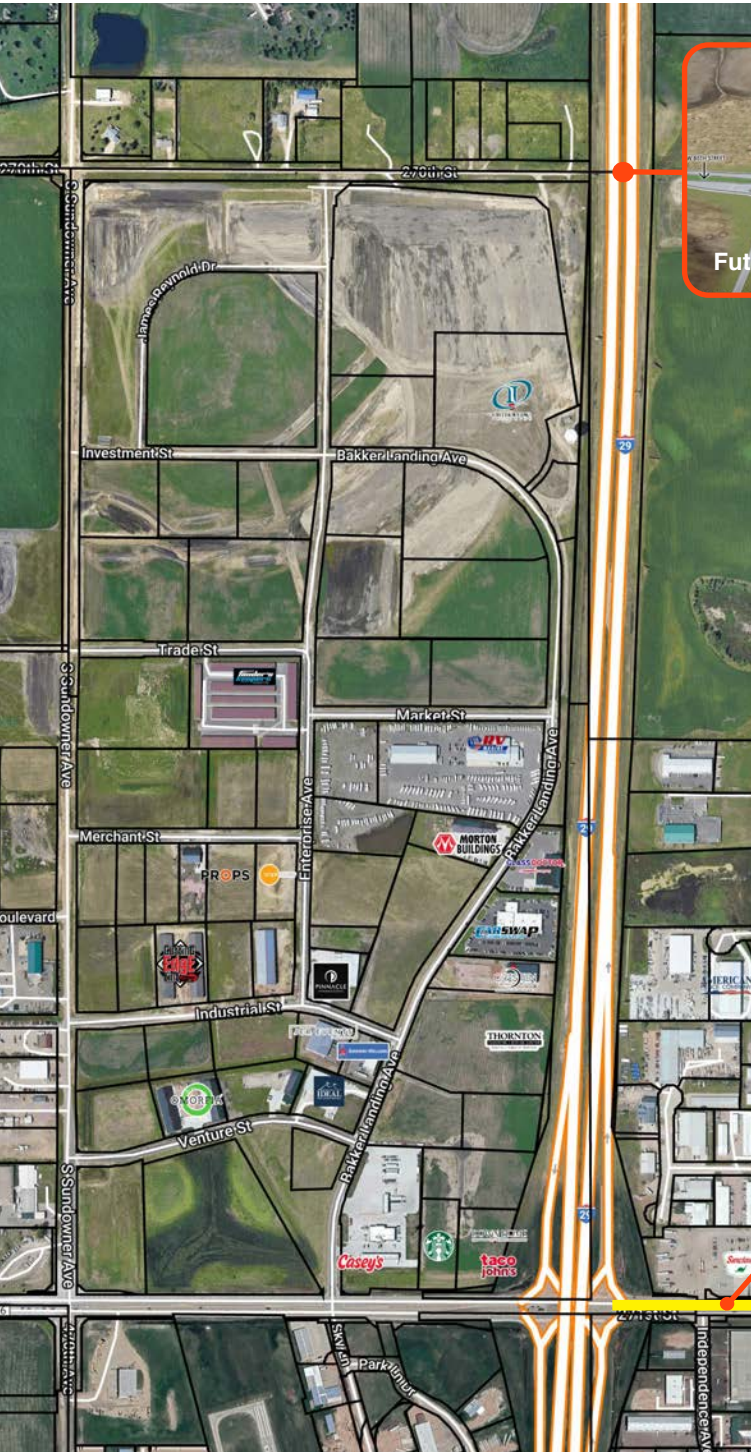
Future 85th Street Interchange

- **Federal Approval & Timeline:** A diverging diamond interchange at 85th Street & I-29 has received federal approval, with construction starting in 2025 and completion expected in early 2027.
- **Fueling Growth & Development:** As one of the region's fastest growing corridors, the interchange will fuel economic momentum, unlocking opportunities for residential, commercial, and infrastructure development. Tea and Sioux Falls are collaborating on a joint pavement project to support this expansion.
- **Strategic Investment Potential:** Increased traffic flow and accessibility enhance land value, making the area a prime opportunity for investors and businesses looking to capitalize on future growth.

Future Veterans Parkway Connection

- **Veterans Parkway Expansion:** The State of South Dakota approved an 8.5 mile segement of Veterans Parkway, completing the connection between I-29 and I-90. Construction began in 2023, with completion expected in 2026. The final segment, from Tea to Cliff Avenue, is set to begin construction in 2026.
- **Improved Traffic Flow & Infrastructure:** The 6-lane expansion (3 lanes each direction) is designed to mirror I-229, reduce congestion on surrounding roadways and support the city's long-term transportation needs through 2050.
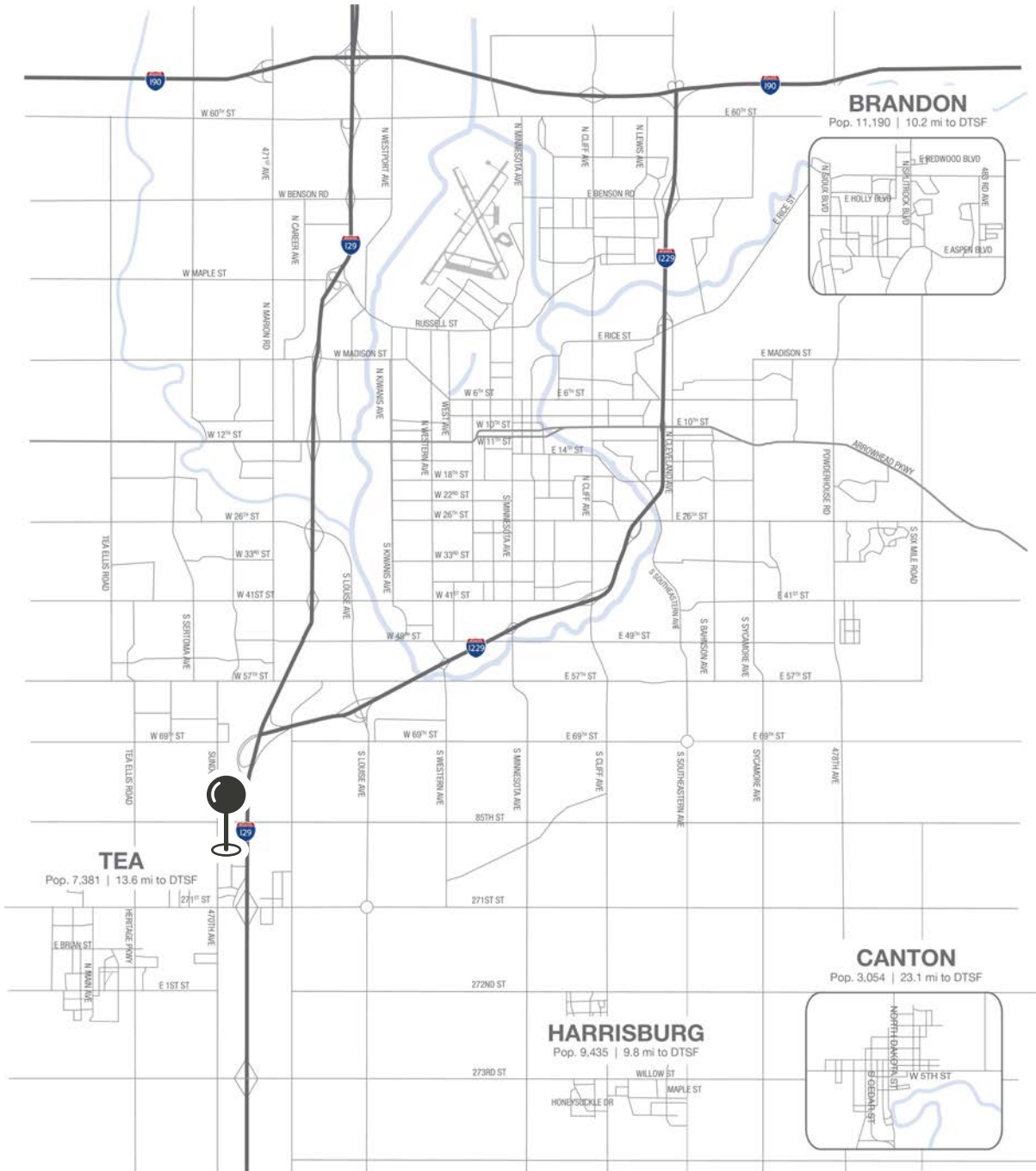
Future Veterans Parkway

2025-2026 CONSTRUCTION
Cliff Avenue to Sycamore Avenue
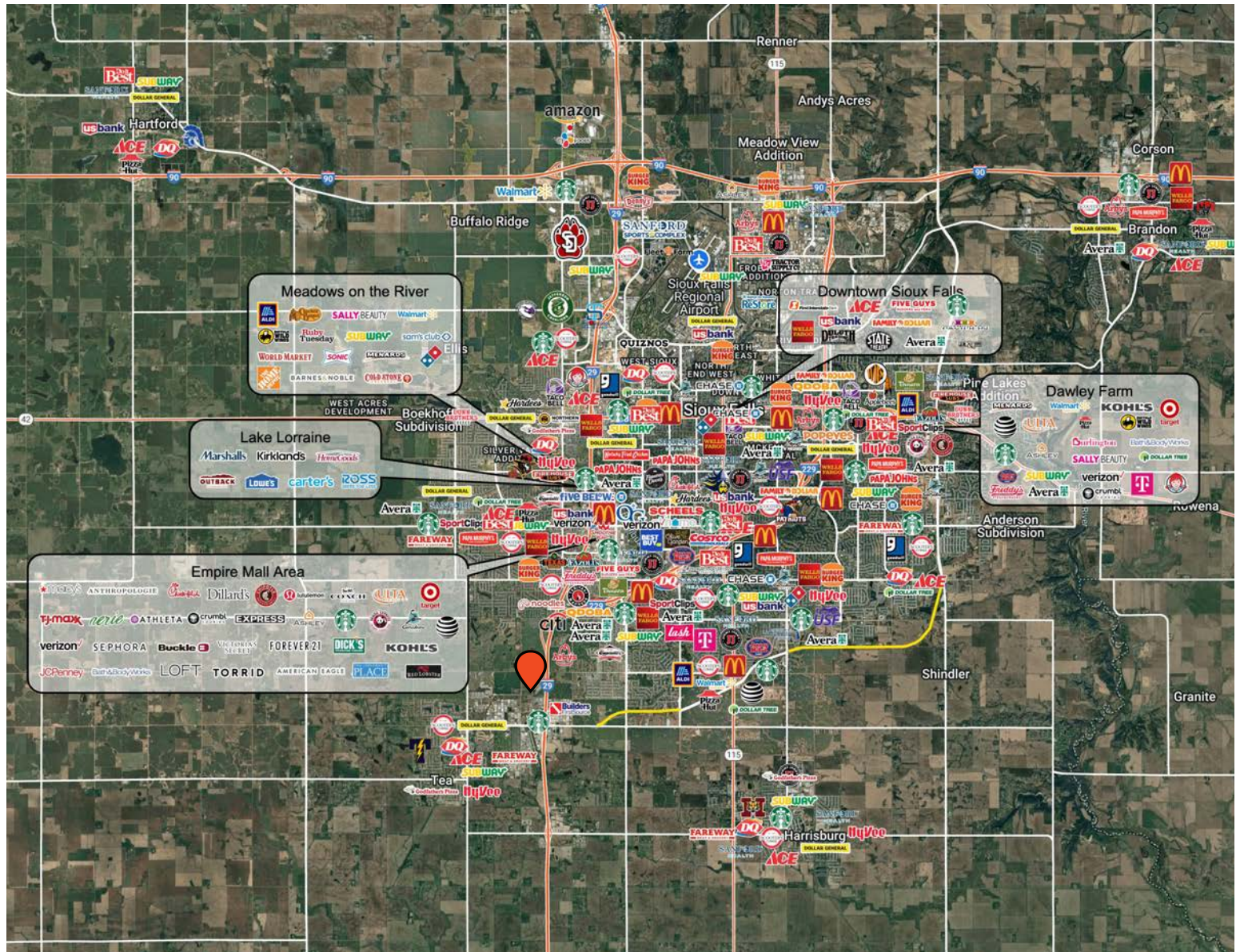
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MSA MAP

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MSA MAP

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	7,381	311,500
2028	8,486	336,494

FAST FACTS - SIOUX FALLS

#1 City for Small Businesses

(B2B Review 2025)

#2 Best Tax Climate in the U.S.

(Tax Foundation 2024)

#3 Hottest Job Market

(ZipRecruiter 2023)

Top 25 Safest Cities in America

(WalletHub 2025)

2.2M

# of Visitors to Sioux Falls in 2023

1.4%

Minnehaha Unemployment Rate

(September 2024)

No Corporate Income Tax

Third City in Economic Strength

(Policom 2023)

TOP EMPLOYERS - MSA

SANFORD HEALTH
10,929

Avera
8,200

SIOUX FALLS SCHOOL DISTRICT
3,627

Smithfield
3,239

HyVee EMPLOYEE OWNED
2,390

amazon
1,600

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MARKET PROFILE

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	222	27,562	67,404
2020 Total Population	492	37,238	87,113
2020 Group Quarters	2	202	1,071
2024 Total Population	539	41,654	96,156
2024 Group Quarters	2	202	1,070
2029 Total Population	739	45,976	104,333
2023-2028 Annual Rate	6.52%	1.99%	1.65%
2024 Total Daytime Population	1,570	37,179	92,489
Workers	1,333	18,459	49,379
Residents	237	18,720	43,110
Household Summary			
2010 Households	113	10,836	26,859
2010 Average Household Size	1.96	2.53	2.44
2020 Total Households	241	14,452	34,986
2020 Average Household Size	2.03	2.56	2.46
2024 Households	245	15,719	38,090
2024 Average Household Size	2.19	2.64	2.50
2029 Households	331	17,044	40,907
2029 Average Household Size	2.23	2.69	2.52
2023-2028 Annual Rate	6.20%	1.63%	1.44%
2010 Families	76	7,118	17,138
2010 Average Family Size	2.29	3.06	3.01
2024 Families	150	9,962	23,381
2024 Average Family Size	2.60	3.24	3.17
2029 Families	200	10,720	24,928
2029 Average Family Size	2.65	3.31	3.21
2023-2028 Annual Rate	5.92%	1.48%	1.29%
2024 Housing Units	245	16,448	40,383
Owner Occupied Housing Units	64.9%	60.3%	58.7%
Renter Occupied Housing Units	35.1%	35.3%	35.7%
Vacant Housing Units	0.0%	4.4%	5.7%
Median Household Income			
2024	$68,512	$81,899	$82,840
2029	$70,621	$93,033	$98,224
Median Age			
2010	29.0	30.5	32.9
2020	31.6	33.2	35.3
2024	32.2	33.9	35.6
2029	33.7	35.4	36.8
2024 Population by Sex			
Males	275	20,696	47,547
Females	264	20,958	48,609
2029 Population by Sex			
Males	374	22,628	51,220
Females	365	23,348	53,113
Data for all businesses in area	**1 mile**	**3 miles**	**5 miles**
Total Businesses:	197	1,382	3,946
Total Employees:	1,462	15,411	47,142

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