



# BAKKER LANDING STRIP MALL II

RETAIL SPACE FOR LEASE



TBD Venture Place  
Tea, SD 57064



1,335 - 7,003 SF +/-



Endcap: \$30.00 / SF NNN  
In-line: \$25.00 / SF NNN  
Est NNN: \$6.25 / SF  
TIA: \$35.00 / SF

## LOCATION

Located just off 271st St in Tea, South Dakota, near the 271st & I-29 intersection. The future Veterans Parkway begins at this intersection, which will connect I-29 and I-90, mirroring I-229 to provide additional accessibility around the MSA.

## DESCRIPTION

- Bakker Crossing is a 270-acre development in Tea, SD that started in 2018 with the intention of providing a connection between the Tea suburb and Sioux Falls
- Built to the right of Bakker Strip Mall I, which includes Starbucks, Down Home by DeBoers, Legacy Med Spa, and Dakota Players Club
- Confirmed co-tenant includes Taco John's
- Area neighbors include Casey's, Sherwin Williams, Car Swap, Glass Doctor, Thornton Carpet, Orthopedic Institute, Sioux Falls Specialty Hospital, and more
- Prime visibility with traffic counts of 38,760 VPD on I-29, and 15,295 VPD along 271st Street
- ~246 businesses and 1,977 employees within a 1-mile radius
- 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

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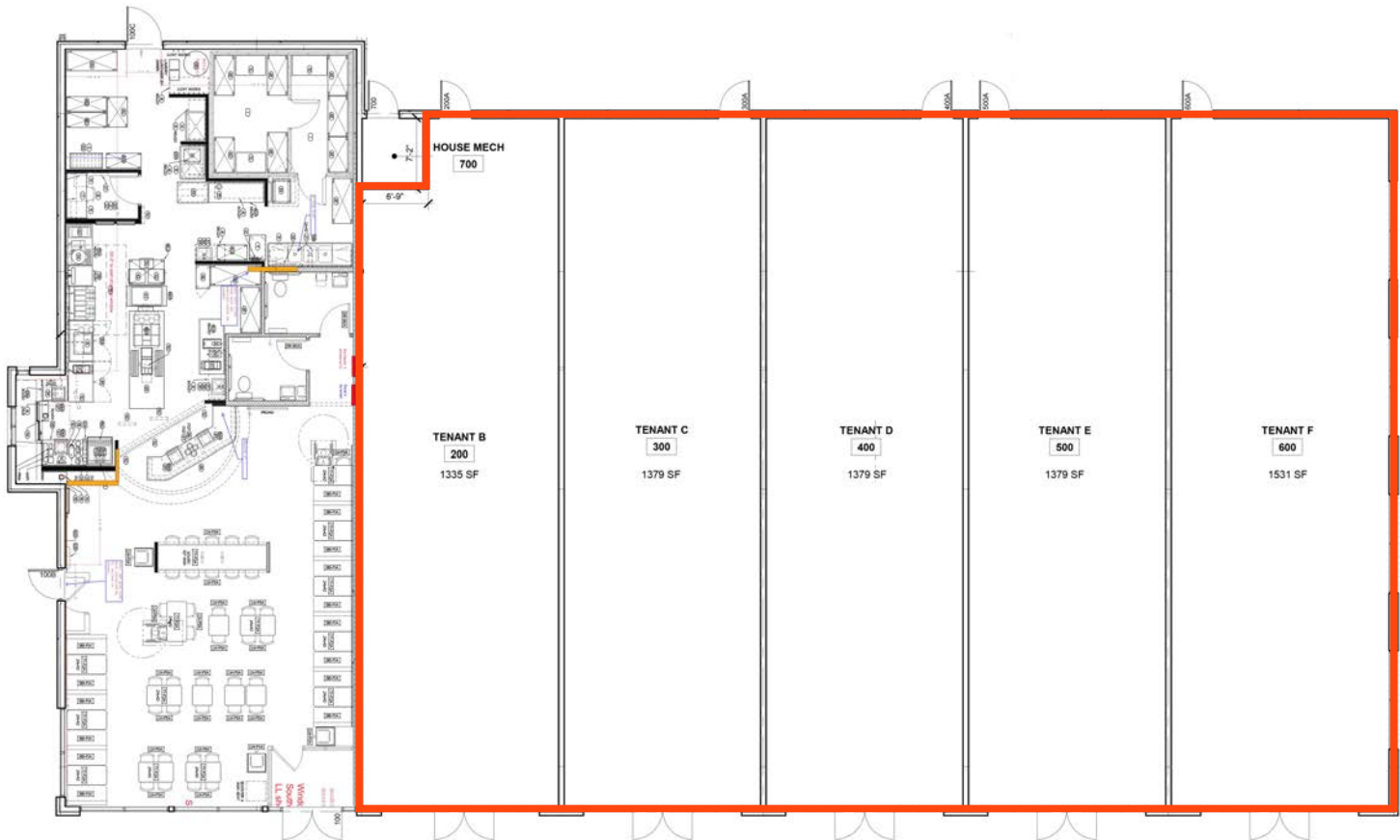
### BUILDING COSTS

\*These numbers are based on estimates and are not guaranteed.

Space	Size	Base Rent	NNN Est.	Total (Base + NNN) Est.	Yearly Total Est.	Monthly Total Est.	TIA
B	1,335 SF	\$25.00/SF NNN	\$6.25/SF	\$31.25/SF	\$41,718.75	\$3,476.56	\$35.00/SF
C	1,379 SF	\$25.00/SF NNN	\$6.25/SF	\$31.25/SF	\$43,093.75	\$3,591.15	\$35.00/SF
D	1,379 SF	\$25.00/SF NNN	\$6.25/SF	\$31.25/SF	\$43,093.75	\$3,591.15	\$35.00/SF
E	1,379 SF	\$25.00/SF NNN	\$6.25/SF	\$31.25/SF	\$43,093.75	\$3,591.15	\$35.00/SF
F	1,531 SF	\$30.00/SF NNN	\$6.25/SF	\$36.25/SF	\$55,498.75	\$4,624.90	\$35.00/SF

### FLOOR PLAN

Concept only; subject to change

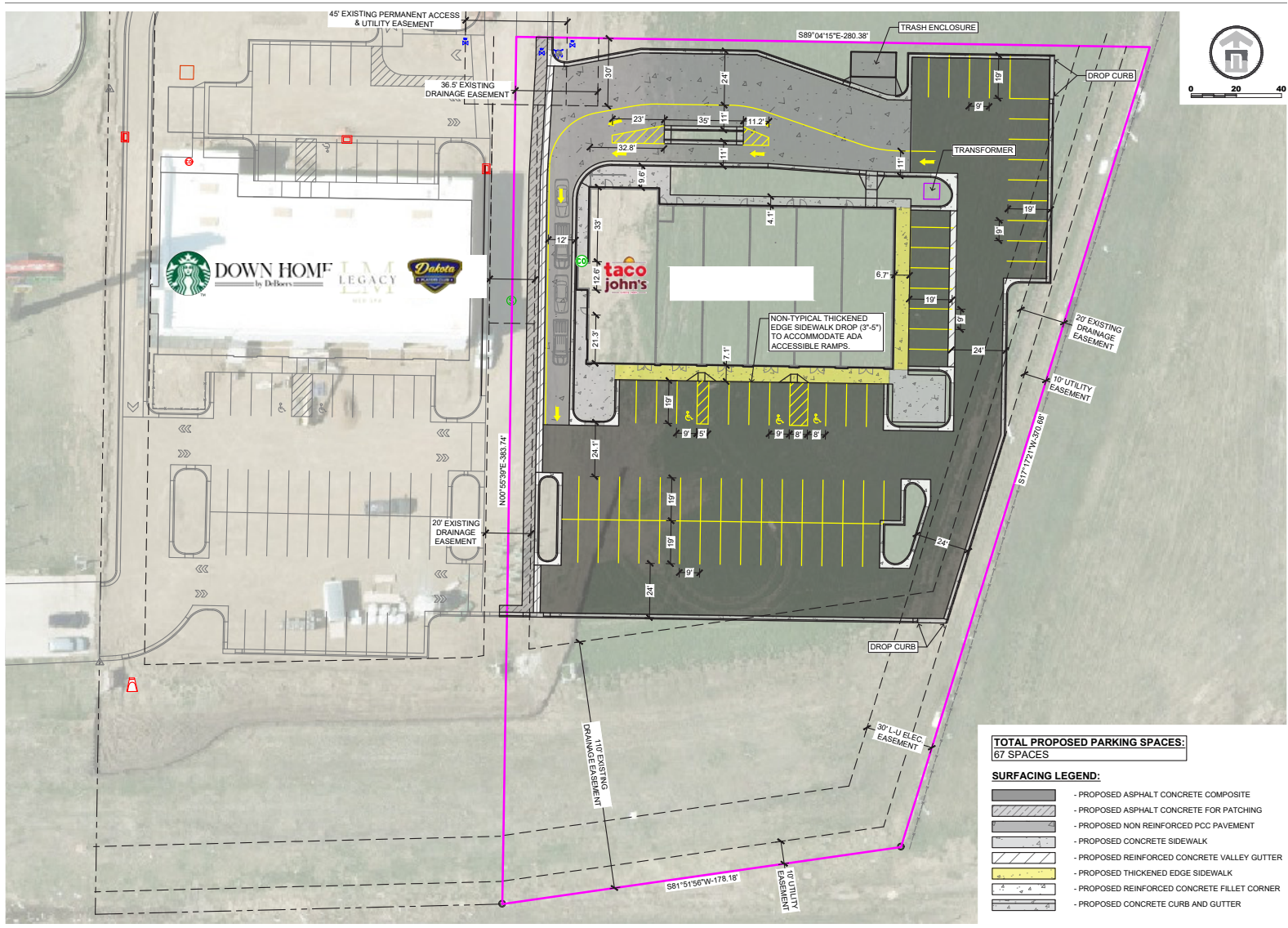


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# SITE PLAN

Concept only; subject to change



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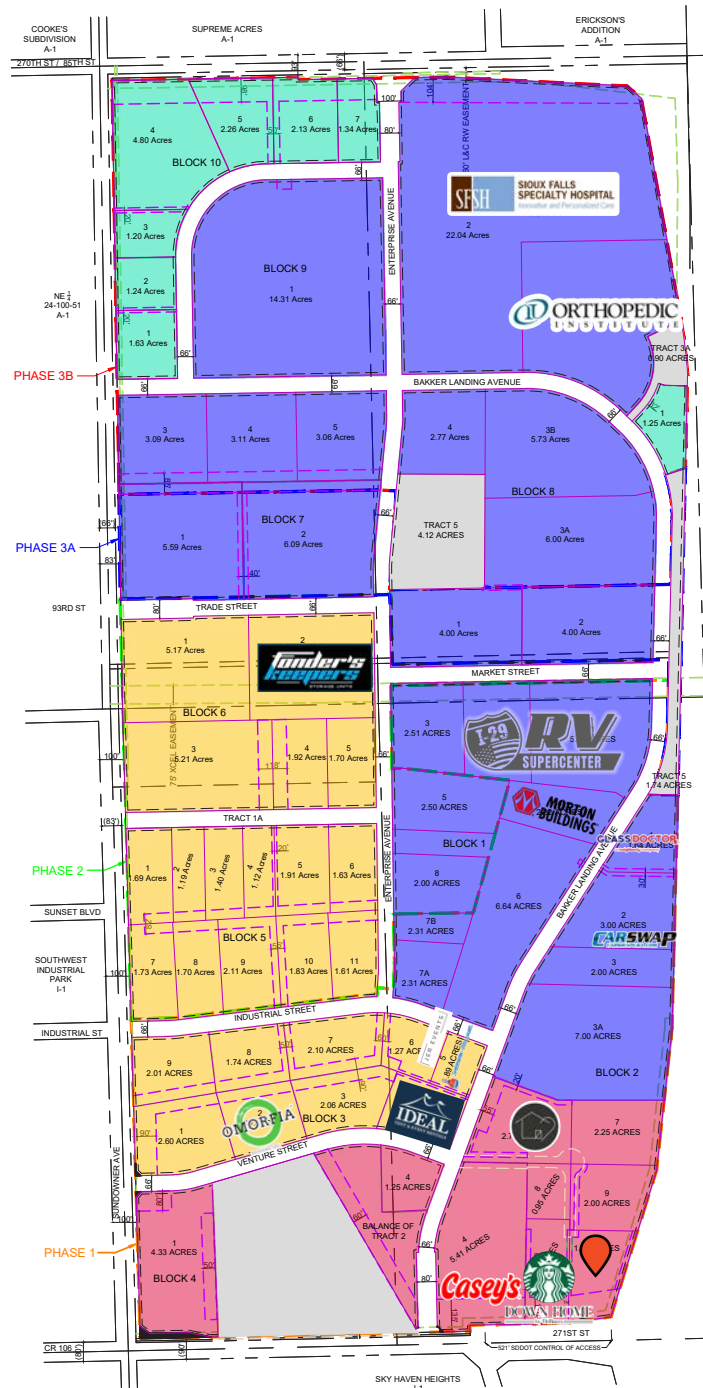
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## EXTERIOR PHOTOS



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## DRONE PHOTOS



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## SITE MAP



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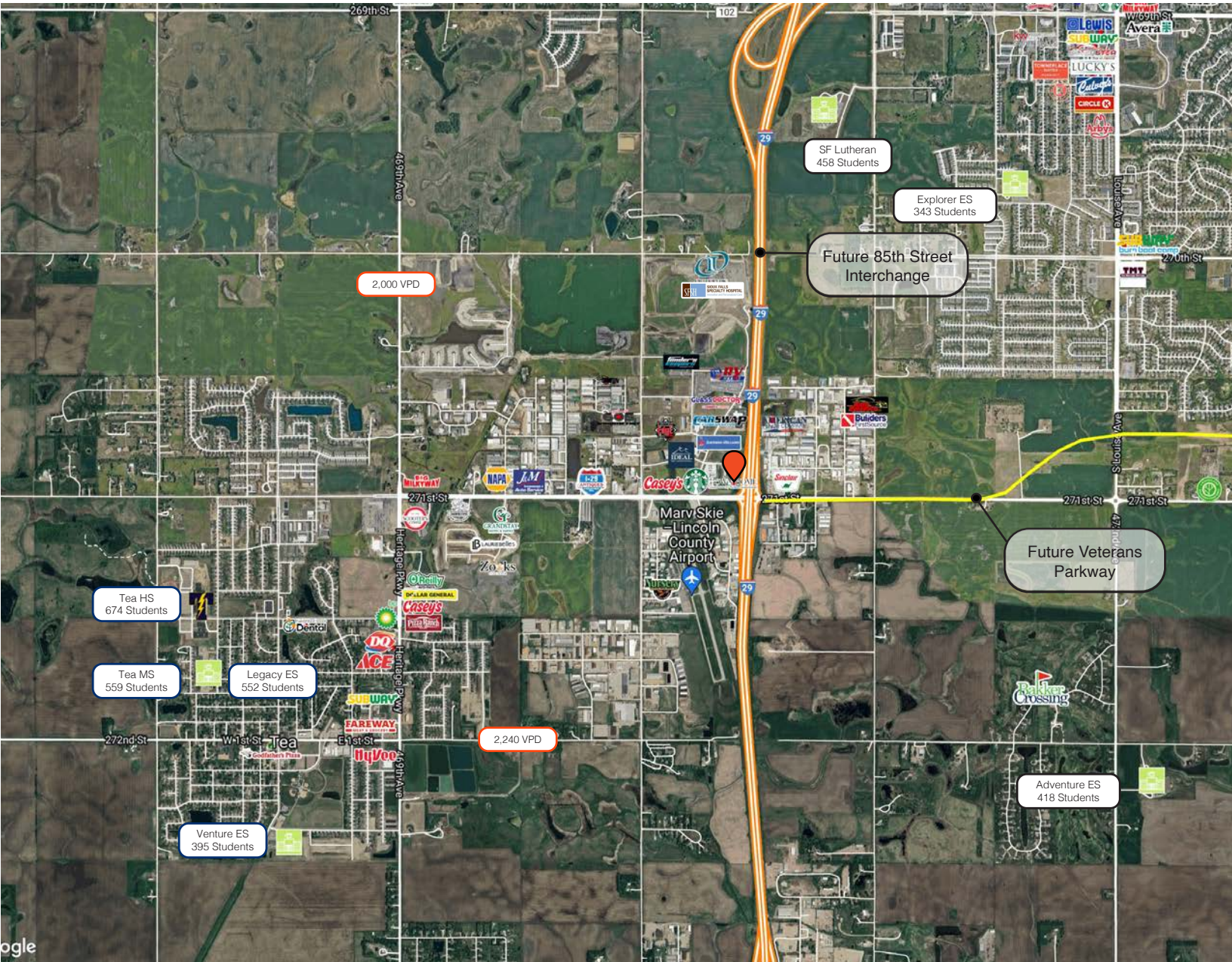


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## NEIGHBORHOOD MAP



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Lloyd Companies Commercial Real Estate | 150 E. 4th Place Suite 600, Sioux Falls, SD 57104 | 605.323.2820

Find out more at [LloydCompanies.com](http://LloydCompanies.com) | Information deemed reliable, but not guaranteed.



## 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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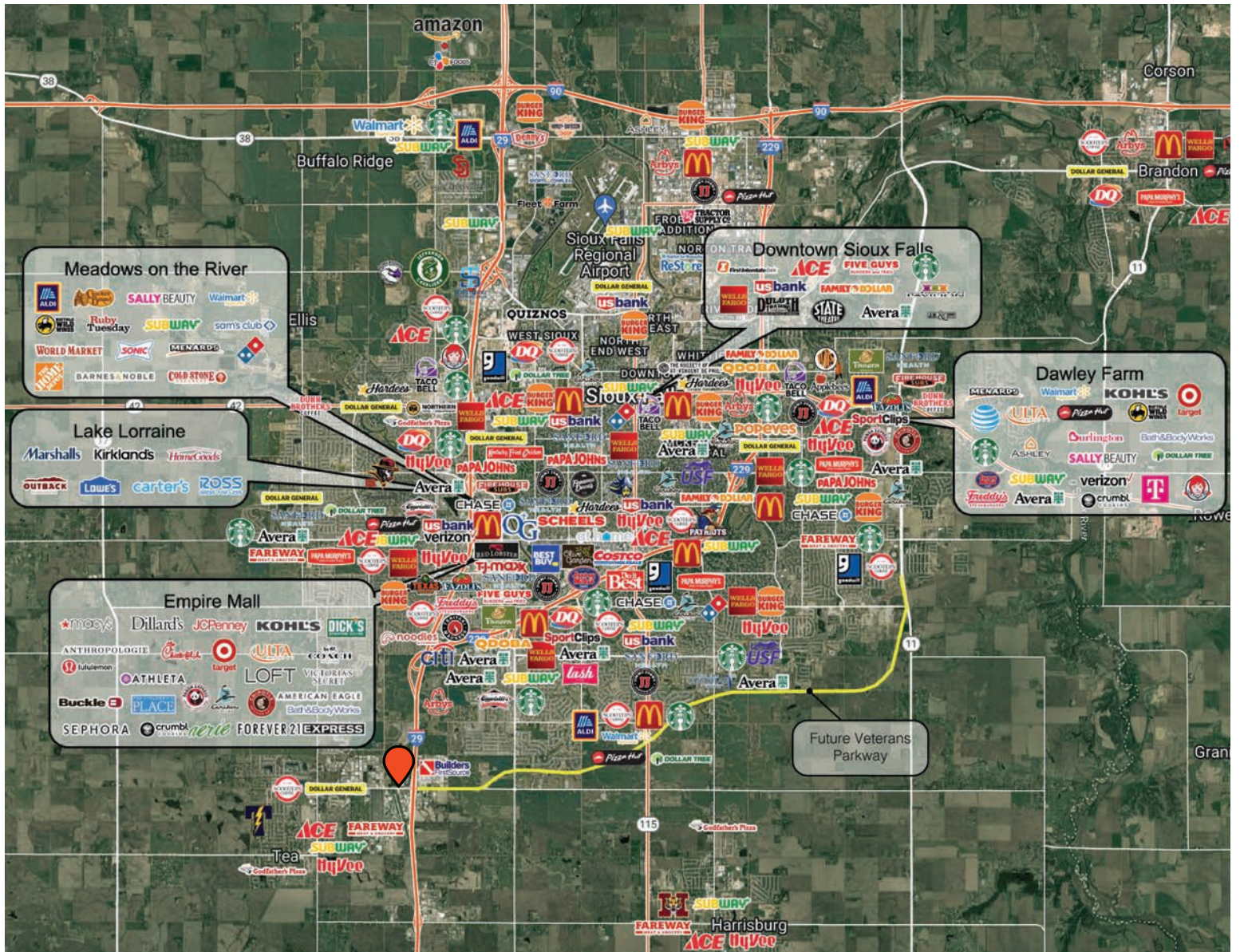


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## CITY MAP



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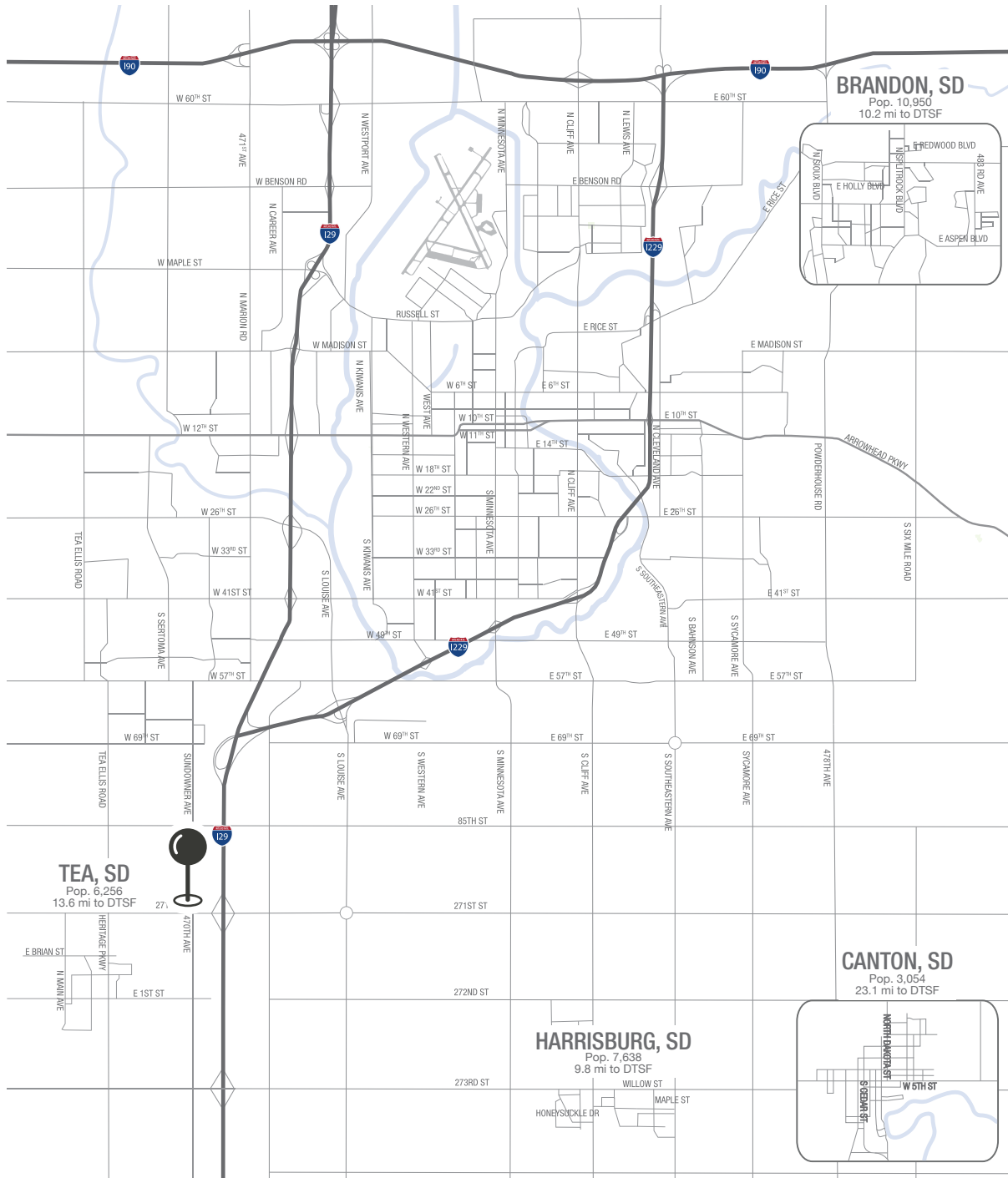


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## MSA MAP



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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
2024	7,381	311,500
2029	8,486	336,494

## FAST FACTS - SIOUX FALLS



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



Best City for Young Professionals  
*(SmartAsset 2023)*

1.4%

Minnehaha Unemployment Rate  
*(September 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

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Lloyd Companies Commercial Real Estate | 150 E. 4th Place Suite 600, Sioux Falls, SD 57104 | 605.323.2820

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