



BAKKER LANDING STRIP MALL II

RETAIL SPACE FOR LEASE



TBD Venture Place
Tea, SD 57064



1,858 SF +/-



\$30.00 / 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, Pinnacle Productions 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.

Size	Base Rent	NNN Est.	Total (Base + NNN) Est.	Yearly Total Est.	Monthly Total Est.	TIA
1,858 SF	\$30.00/SF NNN	\$6.25/SF	\$36.25/SF	\$67,352.50	\$5,612.71	\$35.00/SF

FLOOR PLAN

Concept only; subject to change



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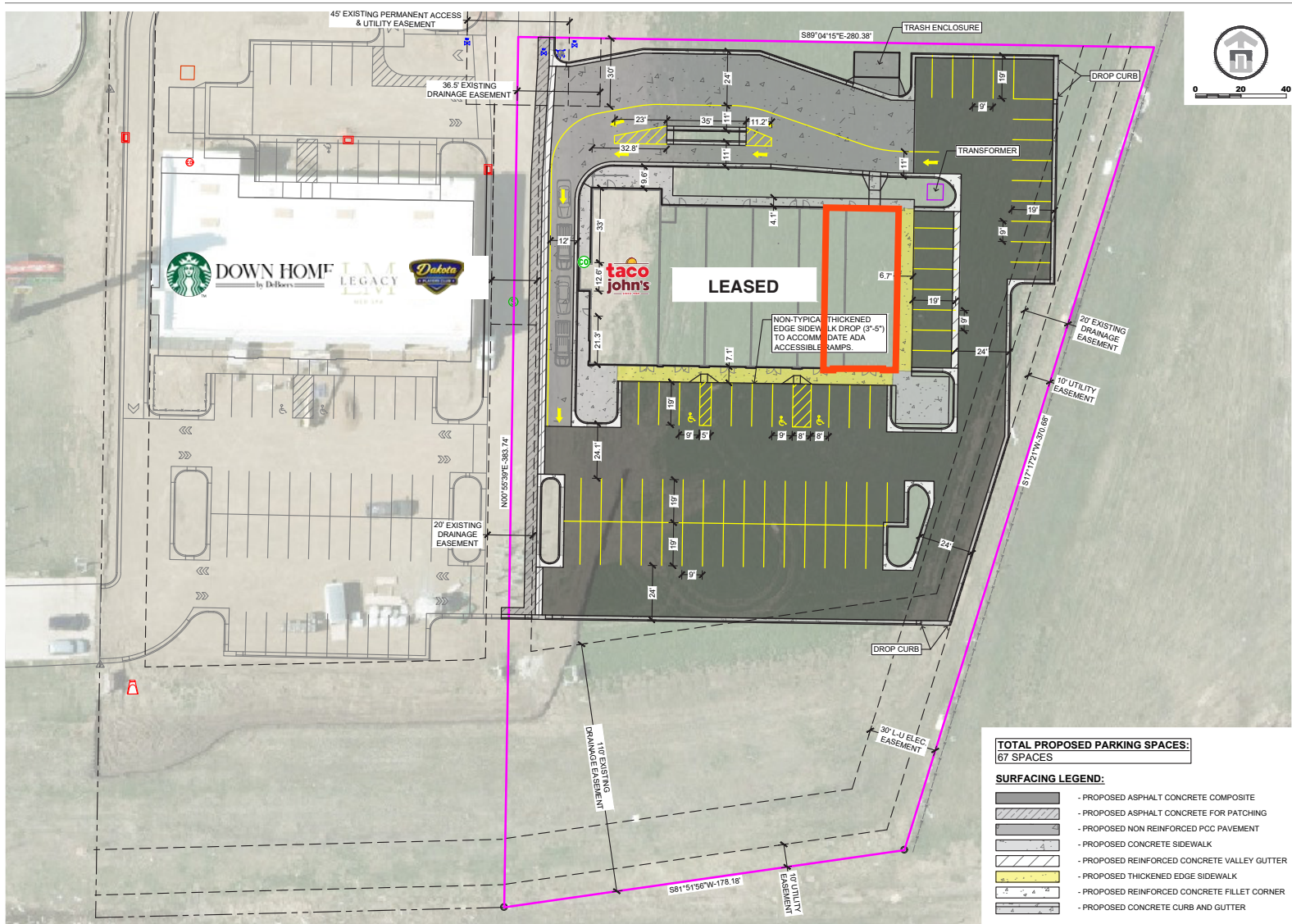
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SITE PLAN

Concept only; subject to change



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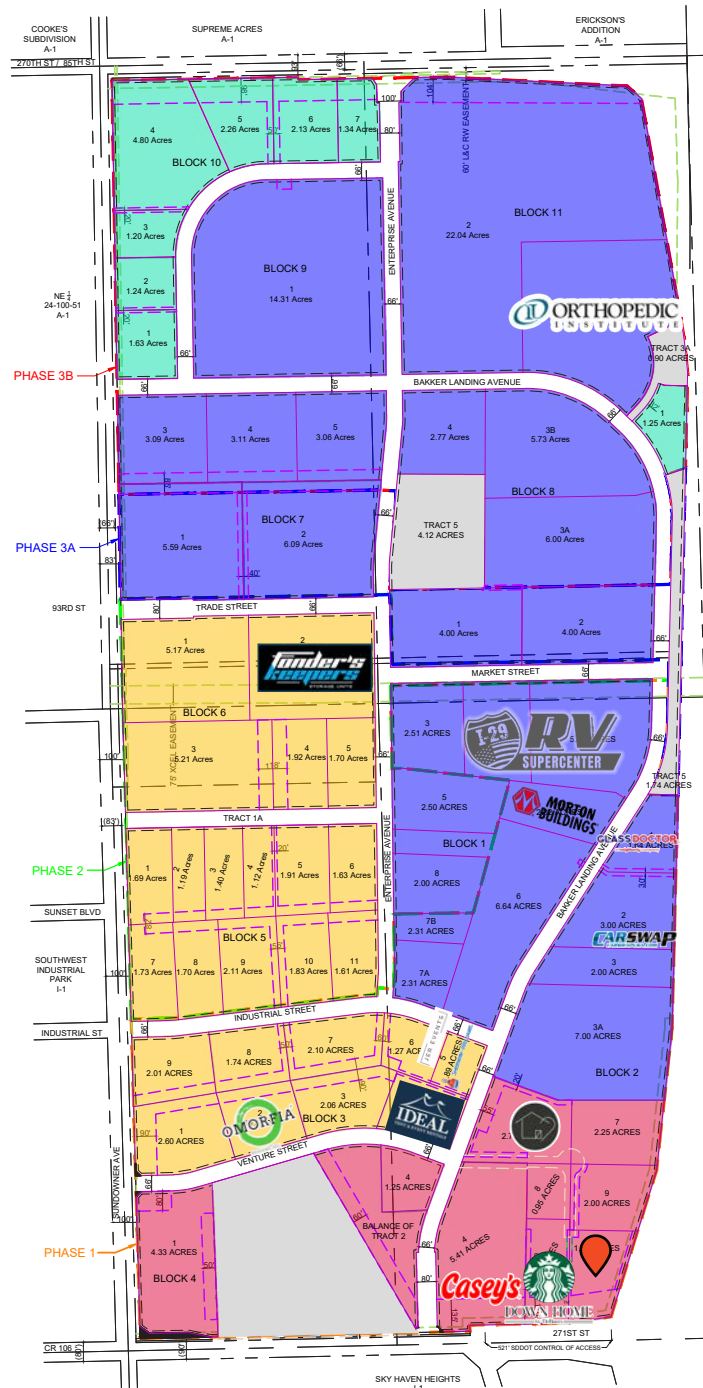
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EXTERIOR PHOTOS



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DRONE PHOTOS



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SITE MAP



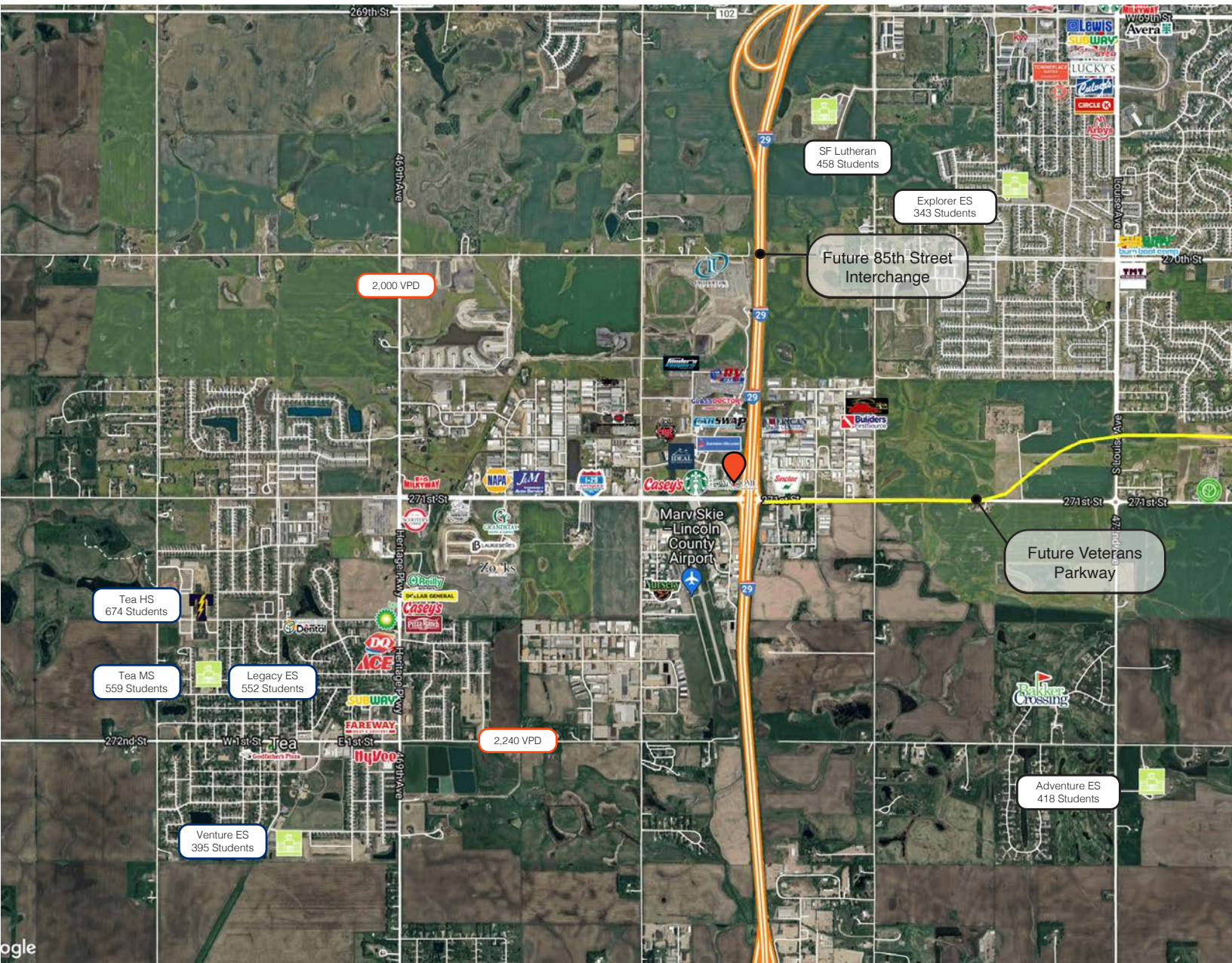
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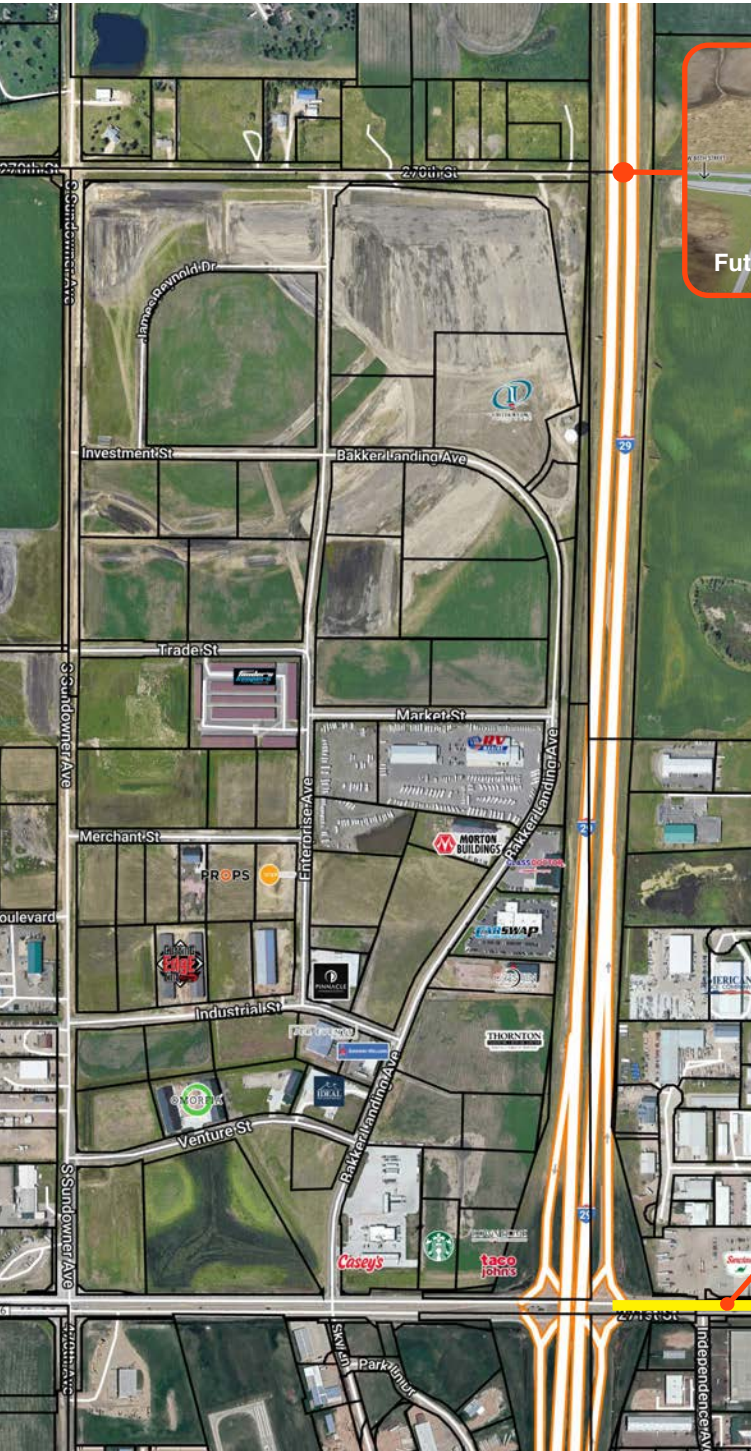
NEIGHBORHOOD MAP



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TRANSPORTATION UPGRADES

Concept only; subject to change



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 segment 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



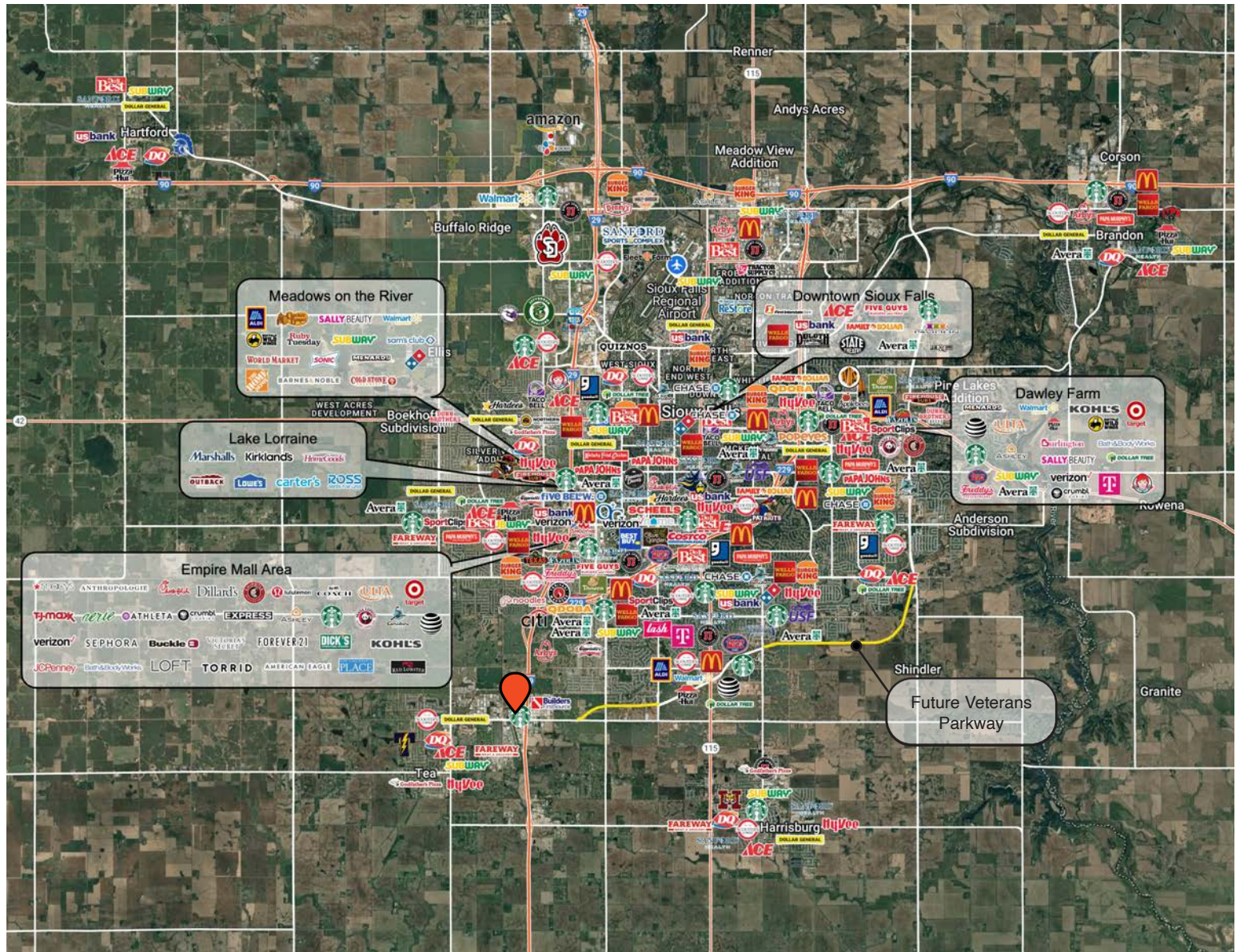
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CITY MAP



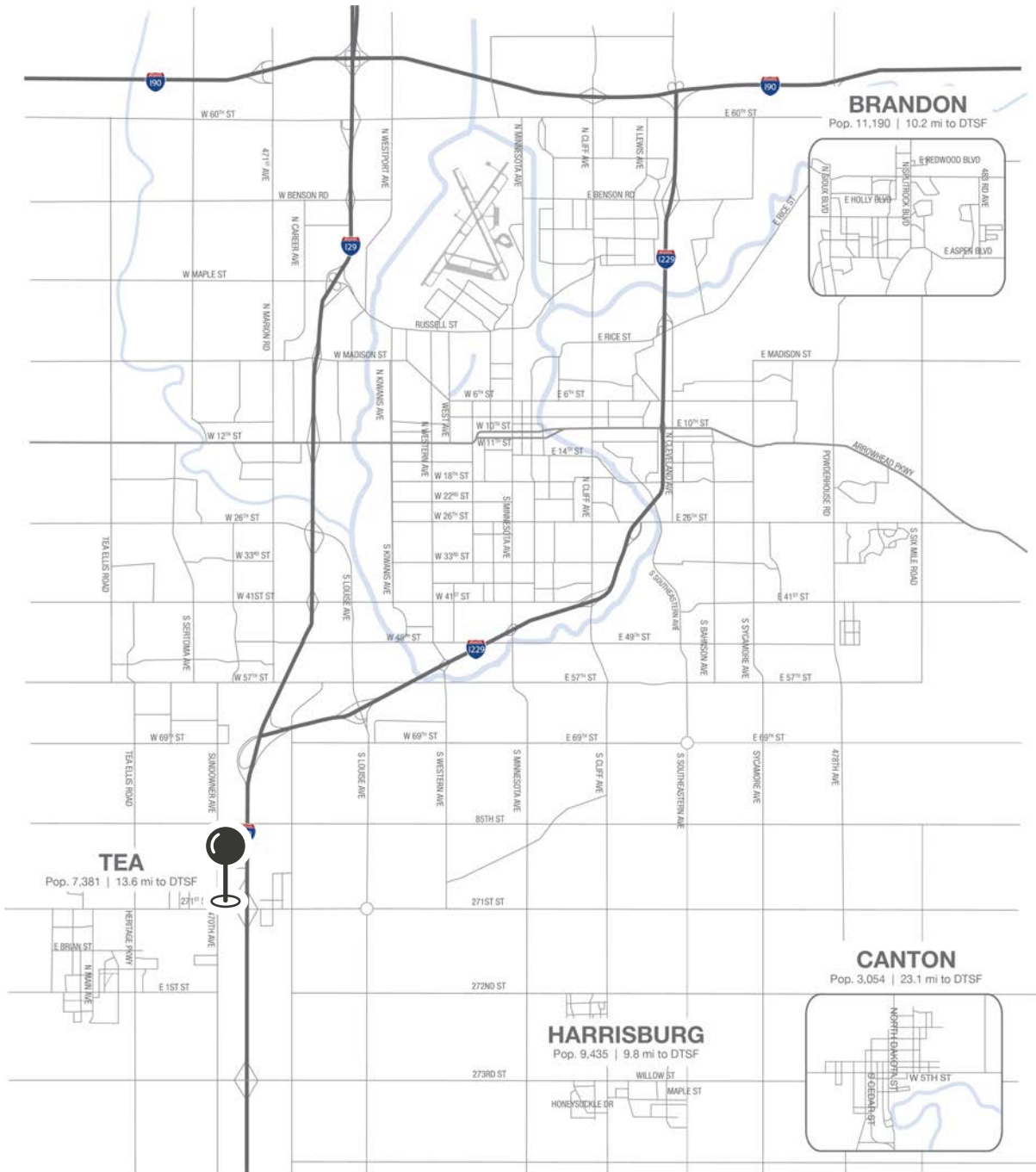
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MSA MAP



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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	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



10,929



8,200



3,627



3,239



2,390



1,600