



EXCHANGE AT 85TH

I-29 & 85TH STREET | SIOUX FALLS, SD



LAND FOR SALE

Discover an exceptional land opportunity in southeastern Sioux Falls near Tea, South Dakota. This ~45-acre parcel offers outstanding potential for commercial, retail, or residential development, strategically positioned near the future 85th Street and I-29 Diverging Diamond Interchange. This transformative project is designed to improve traffic flow and enhance regional connectivity. Currently, 85th Street sees approximately 5,431 vehicles per day (VPD), with traffic volumes expected to increase significantly once the connection to I-29 is complete.

This property boasts excellent visibility and accessibility, making it an ideal investment for businesses aiming to leverage the growing population and rising demand in southern Sioux Falls and Tea. With 85th Street serving as the boundary between these two thriving communities, this parcel sits at the crossroads of opportunity, providing seamless access to I-29 and the surrounding region.

Tea is rapidly evolving into a desirable suburb of Sioux Falls, complementing the robust residential and commercial growth already underway in the southern part of the city. With major infrastructure improvements on the horizon, this property is uniquely positioned to meet the expanding needs of this dynamic and growing population.

QUICK FACTS

- **Address:**
I-29 & 85th Street, Sioux Falls, SD
- **Price:**
Contact Broker
- **Size:**
Up to 44.8 Acres +/-
- **Real Estate Taxes:**
\$31,266.56 (2023 Taxes payable in 2024)

RAQUEL BLOUNT, SIOR

VP of Commercial Real Estate

605.728.9092 | 150 E. 4th Place, Ste. 600, Sioux Falls, SD 57104

- **Zoning:**
To be zoned commercial, office, LW, RA, to accommodate users

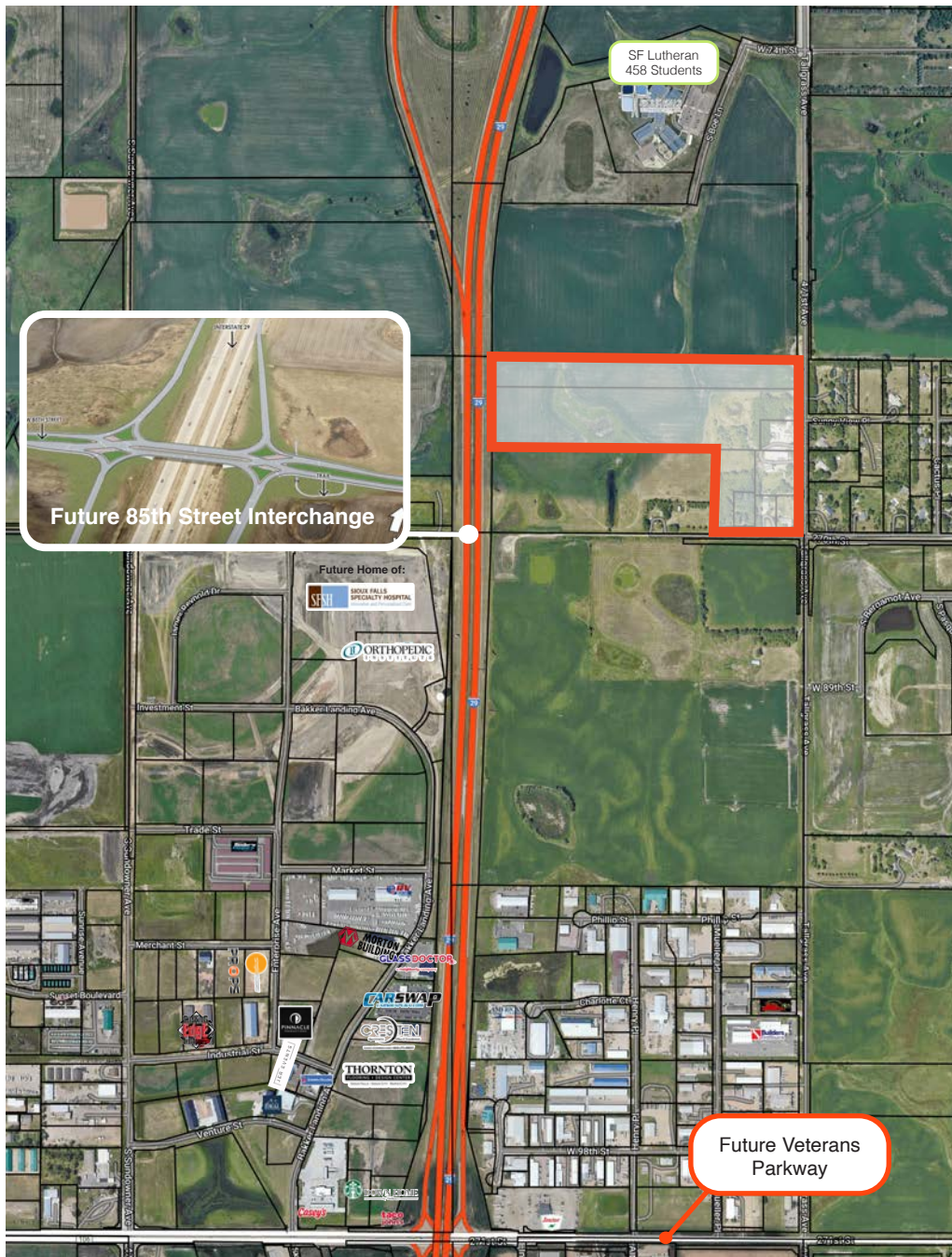


Approximate outline of subject parcels, subject to change.

SUMMARY

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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.



Bakker Landing Development

Bakker Landing 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. Business park being developed for retail, commercial, and industrial uses. Current tenants include Orthopedic Institute, Starbucks, Makers Exchange, Down Home by DeBoers, Sherwin-Williams, Ideal Tent & Event Rental, Omorfia Designs, Casey's, Car Swap, and more.

Tea, SD

Tea, South Dakota, is a rapidly growing community with a population growth rate of 2.83%, significantly above the national average. With a population of 7,381, the community is quickly becoming a suburb of Sioux Falls providing frequent traffic from residents. Most have a daily commute that will use I-29 north bound.



The Empire Mall

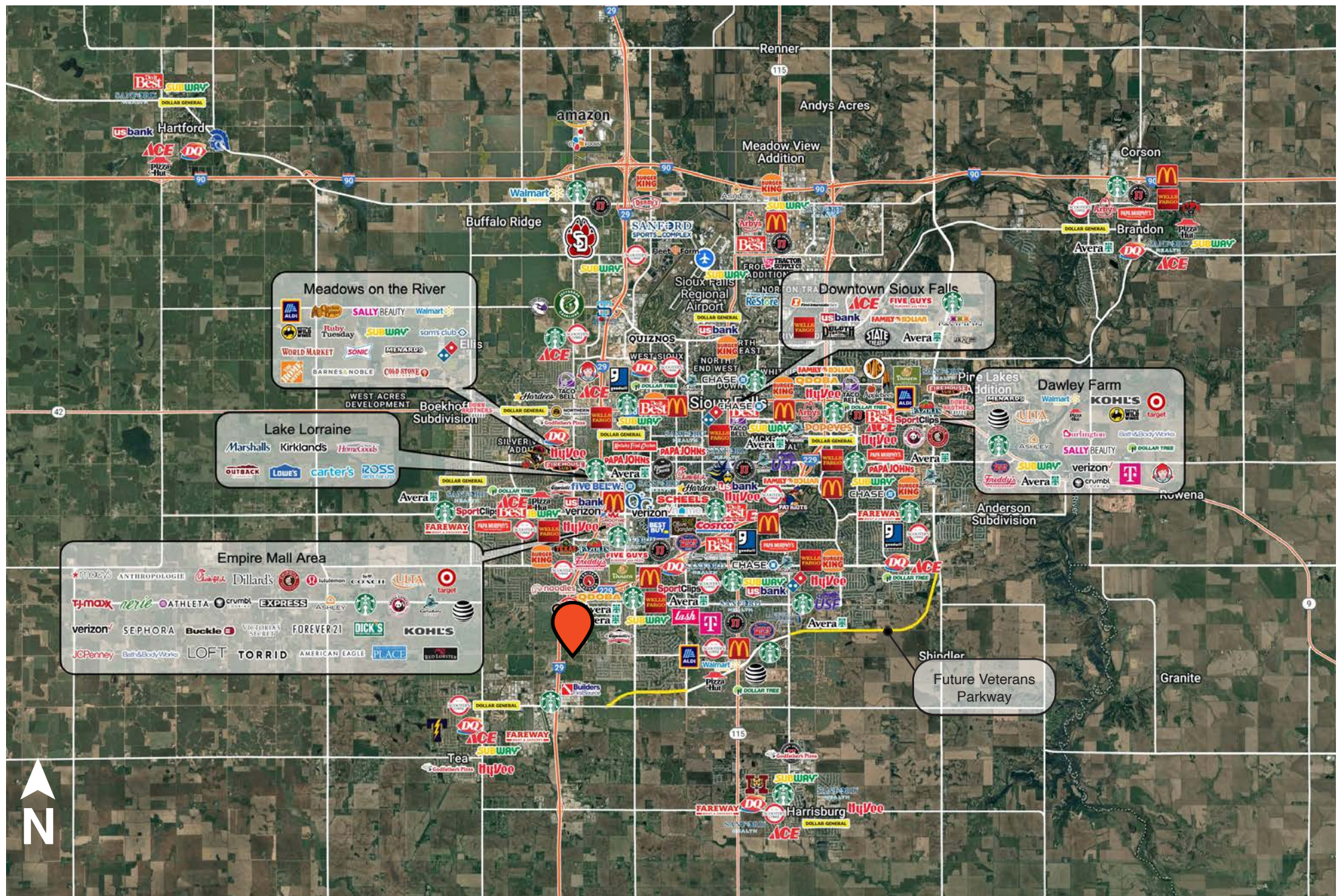
South Dakota's premiere family-friendly shopping destination. It serves as the main retail hub for the Eastern half of the state along with sections of northwest Iowa and southwest Minnesota, proving to be an economic engine for the trade area (covering more than 75 miles). The Empire Mall, owned and managed by Simon Property Group, continues to increase in popularity and traffic.

Avera Healthcare

The 30-acre Avera Health Campus, featuring a \$54.1M digestive health facility set for Q1 2026 completion, is anchored by Avera Heart Hospital (53 beds) and Avera Specialty Hospital (85 beds). This premier hub drives innovation, attracts talent, supports local businesses, and enhances the region's healthcare reputation.

The Edges Development

Business park including offices for Citi Bank Corporate Office (1.3k employees), Windsor Mortgage Corporate Office (25 employees), Pathward Financial (formerly MetaBank; 1,000 employees), Sammons Financial Corporate Office, and more. Within this development are also Killarney Crossing Apartments (142 units) & Donegal Pointe Center Apartments (190 units).



CITY MAP

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Sioux Falls, South Dakota's largest city, is one of the fastest growing areas in the nation with population growth rate nearly four times the national average. It serves as the largest retail hub between Denver and the Twin Cities and offers residents & visitors an ample selection of commodities and services. Being located in the heart of the Midwest, Sioux Falls draws shoppers from a four-state area. Employment across the state is projected to increase by 7.7% by 2032, further solidifying its reputation as an economic leader.

Sioux Falls has low business costs with a high quality of life. There's no state, corporate or personal income tax, no inheritance tax and no limits to what your business can achieve.

POPULATION PROJECTION		
Year	Sioux Falls	MSA
2024	219,588*	311,500
2029	230,570	336,494

*Source: The City of 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)

SANFORD
HEALTH

10,750

Avera

8,298



3,688

Smithfield

3,600

HyVee
EMPLOYEE OWNED

2,939

amazon

2,505



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CONTACT INFO

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