

EXCHANGE AT 85TH LAND FOR SALE

SF LUTHERAN HS



S TALLGRASS AVENUE



W 85TH STREET



I-29



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



Discover an exceptional land opportunity in southwestern Sioux Falls near Tea, South Dakota. Exchange at 85th offers 42.4 acres of development land in southwestern Sioux Falls, positioned at the northeast corner of the new Interstate 29 and 85th Street interchange. Construction is underway on the diverging diamond interchange, which will create a direct connection between Sioux Falls and Tea and improve access throughout the southern metro. The \$54.4 million project is expected to be completed by the end of 2027, with future traffic volumes anticipated to reach approximately 30,000 vehicles per day.

Located within Sioux Falls and immediately north of Tea, the property also offers convenient access to Harrisburg and the broader regional market. This three-community position expands the site's reach to a growing base of residents, employees, and customers while connecting future development to established healthcare, corporate employment, retail, education, and residential areas.

The site provides the scale and flexibility to accommodate commercial, office, live-work, and residential uses, whether developed through a coordinated mixed-use plan or a phased buildout. Its interstate access, available acreage, and location within an expanding development corridor position Exchange at 85th for long-term growth.

- **Address:**
I-29 & 85th Street, Sioux Falls, SD
- **Price:**
Contact Broker
- **Size:**
Up to 42.4 Acres +/-
- **Real Estate Taxes:**
\$36,250.00 (2025 Taxes payable in 2026)
- **Zoning:**
To be zoned commercial, office, LW, RA, to accommodate users



Approximate outline of subject parcels, subject to change.

2025 Taxes (Payable 2026)

Parcel ID

Size

#280.50.18.c100
#280.50.18.c200
#280.50.18.c300
#280.50.18.4041
#280.50.18.D100
#280.50.18.4042
#280.50.18.k100
#280.50.18.4040

11.37 Acres
21.96 Acres
0.86 Acres
2.47 Acres
0.86 Acres
0.90 Acres
0.91 Acres
3.07 Acres

\$5,212.00
\$5,838.00
\$2,482.00
\$5,130.00
\$4,448.00
\$8,574.00
\$1,332.00
\$3,234.00

42.4 Acres +/-

\$36,250.00



PHOTOS

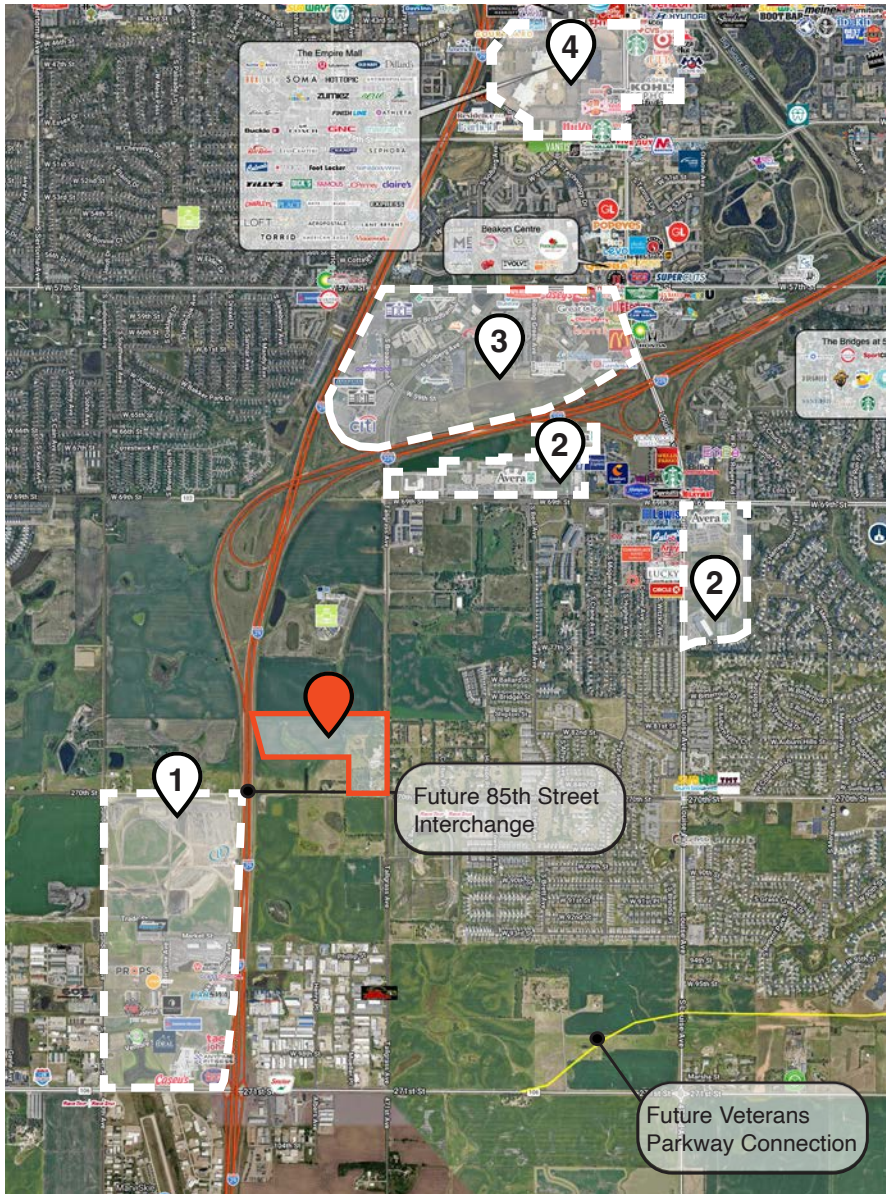


- **Federal Approval & Timeline:** A diverging diamond interchange at 85th Street & I-29 has received federal approval. A groundbreaking occurred on November 25th, 2025. Anticipated completion date in 2027.
- **Traffic Counts:** Future traffic counts are anticipated at *30,000 VPD*.
- **Fueling Growth & 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.

- **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.



ECONOMIC DRIVERS



1

BAKKER LANDING

A 270-acre commercial and industrial development in Tea, Bakker Landing continues to add healthcare, retail, dining and service users. Positioned along I-29 near the future 85th Street interchange, it is emerging as a complementary growth and employment node for the southern Sioux Falls metro.

2

SOUTHERN HEALTHCARE

Anchored by Avera's 80-acre Louise campus, the area includes heart, orthopedic, digestive health, sports medicine and specialty care, with additional clinics and urgent care extending east along South Louise Avenue. This concentration strengthens south Sioux Falls as a regional healthcare destination.

3

THE EDGES CAMPUS

Located at the I-29 and I-229 gateway, The Edges is home to major financial and professional employers, including Citi, Pathward and Sammons Financial Group. The established office community contributes a strong weekday workforce and supports nearby housing, retail and service demand.

4

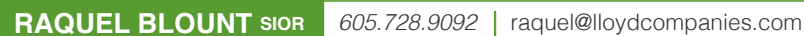
EMPIRE SHOPPING DISTRICT

The Empire Mall, Empire Place, and Empire East create a concentrated, well-known retail destination anchored by major national brands. The district attracts ~13.7 million annual visits, supported by consistent traffic from across Sioux Falls and the surrounding regional trade area.

AREA MAP



*Distance from subject site.



DEMOGRAPHICS



Exchange at 85th offers a large-scale development opportunity along the southern edge of Sioux Falls, near the future Interstate 29 and 85th Street interchange. While located within Sioux Falls, the site is also just minutes from Tea and Harrisburg, placing it at the center of three growing communities and expanding its reach to a broader base of residents, employees, and customers.

With up to 42.4 acres available, the property provides flexibility for commercial, office, live-work, and residential development. Its proximity to established healthcare, employment, retail, and residential areas—combined with planned infrastructure improvements—positions the site to support continued growth across the southern Sioux Falls metro.

	1-mile	3-mile	5-mile
Year	2026		
Population	1,977	47,276	108,910
Daytime Population	1,722	45,459	111,405
Median Household Income	\$89,308	\$86,759	\$90,926

TOP EMPLOYERS



10,929



8,200



3,627



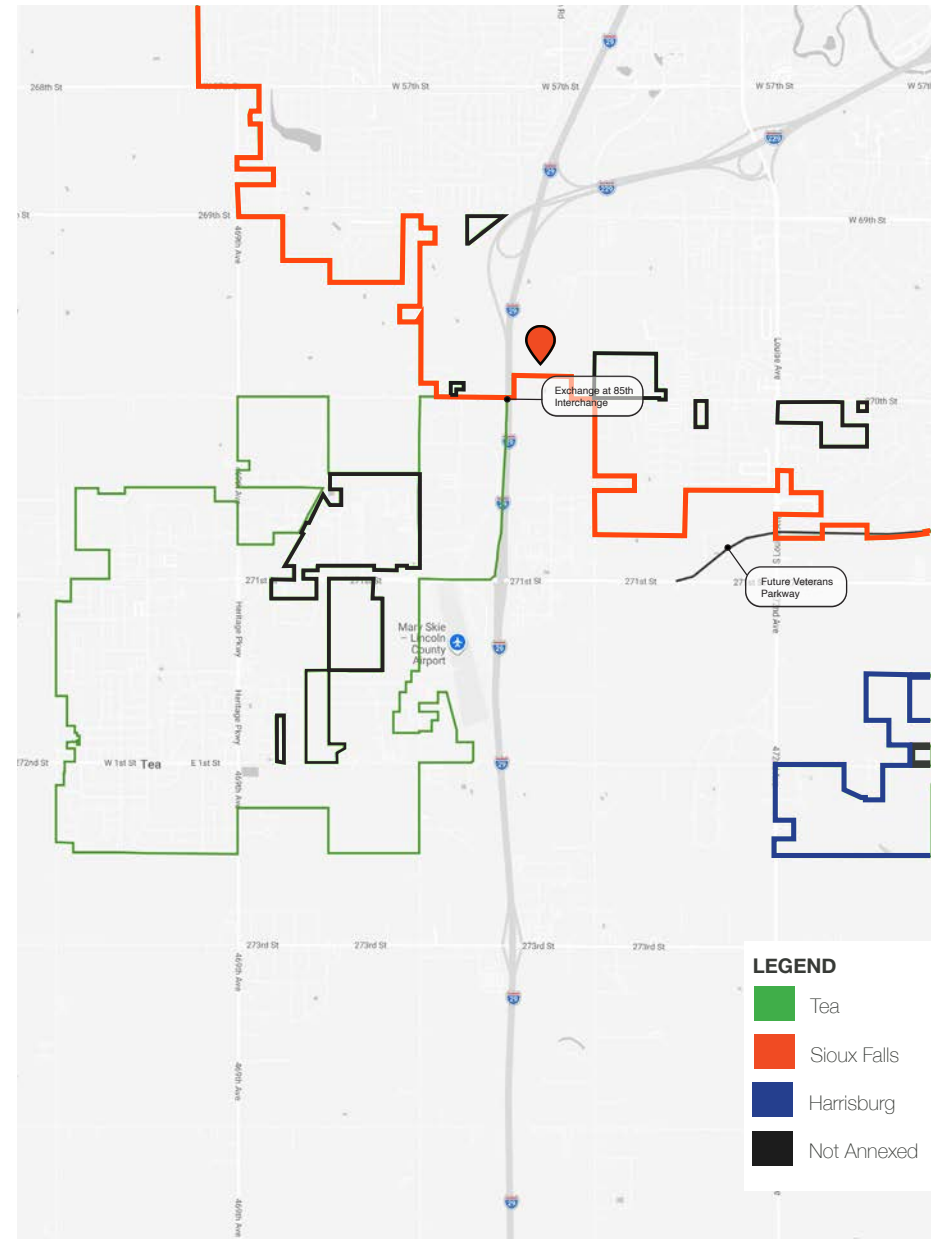
3,239



2,390



1,600



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



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