

BAKKER LANDING LAND

DEVELOPMENT LAND FOR SALE



2030 Trade Street,
Tea, SD 57064



1.30 - 6.09 Acres



\$7.25 - \$8.50 / SF

LOCATION

Commercial land located just off 271st Street in Tea, SD near the 271st Street and Interstate 29 intersection. This parcel is within Bakker Landing, 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)
- Land may be subdivided - contact Broker
- Prime visibility with traffic counts of 47,280 VPD on I-29, and 17,532 VPD along 271st Street
- A diverging diamond interchange broke ground 11/2025 at the 85th St/I-29 intersection that is set to revolutionize traffic flow, providing further 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
- Neighboring businesses include I-29 RV Marine & Outdoor, Glass Doctor, CarSwap, Fonders Keepers, and Morton Buildings
- Nearby Casey's ranks as the #1 Casey's in South Dakota, drawing 933.6k visits in 2025; steady 7% increase annually

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LAND COSTS

Concept only; subject to change
Final purchase price to be based on surveyed acreage and
calculated on a square footage basis.

Position	Size (Acres)	Size (SF)	Asking Price	Total Asking Price
Northeast Corner - #1	2.00 Acres +/-	87,120 SF +/-	\$8.50 / SF	\$740,520.00
Northwest Corner - #2	1.34 Acres +/-	58,370 SF +/-	\$7.25 / SF	\$423,182.50
Southwest Corner - #3	1.30 Acres +/-	56,695 SF +/-	\$7.75 / SF	\$439,386.25
Southeast Corner - #4	1.45 Acres +/-	63,160 SF +/-	\$8.50 / SF	\$536,860.00
Entire Parcel	6.09 Acres +/-	265,345 SF +/-	\$8.00 / SF	\$2,122,760

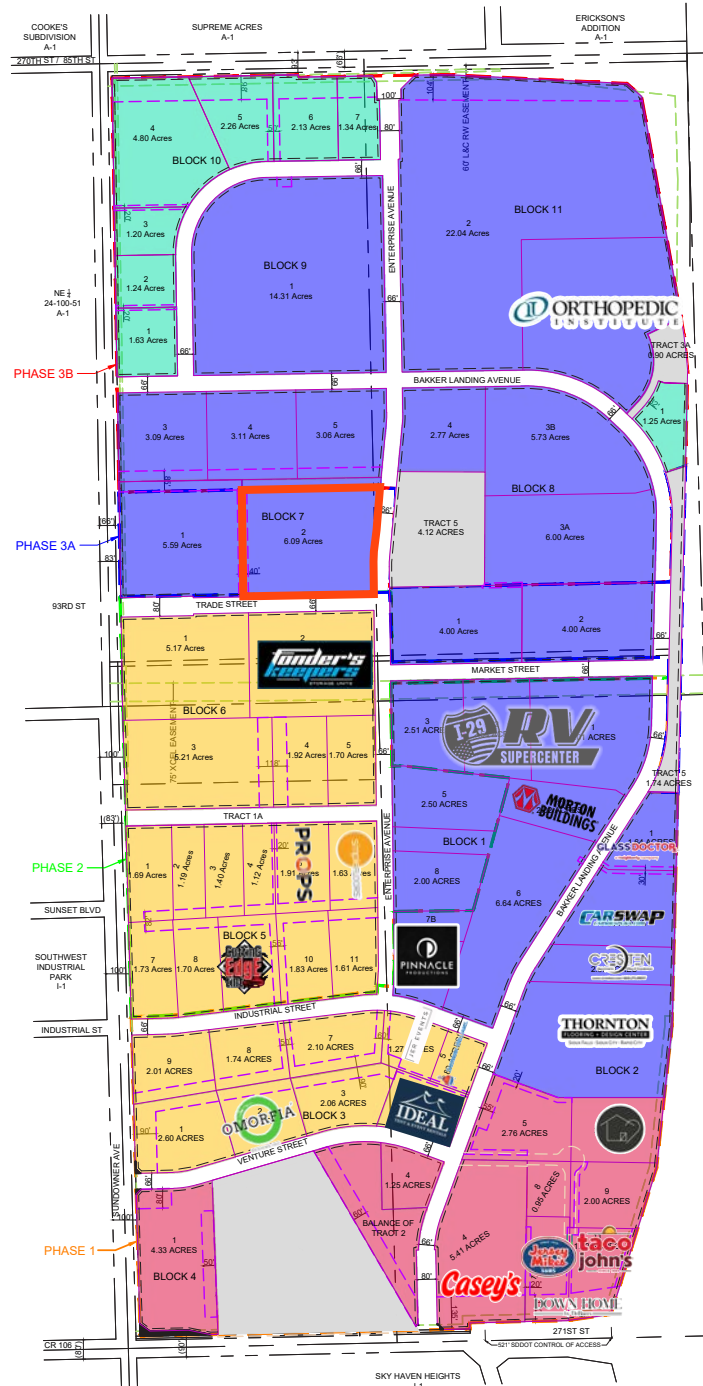
CONCEPT PLAN A



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SITE PLAN

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PHOTOS



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TRANSPORTATION UPGRADES

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Future 85th Street Interchange

- **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.

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.

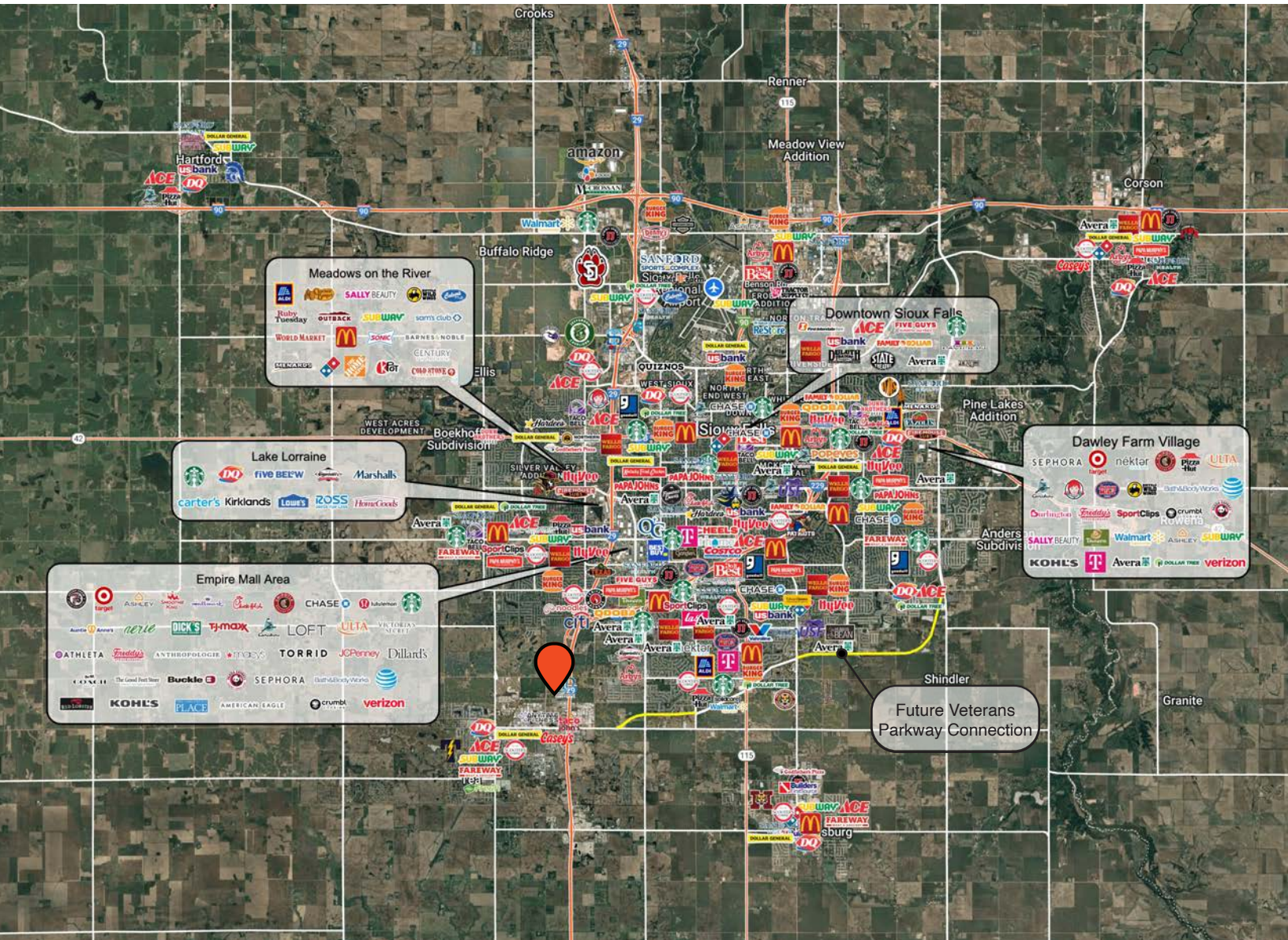


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MSA MAP



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DEMOGRAPHICS

POPULATION PROJECTION		
Year	Sioux Falls	MSA
2025	224,676*	314,596
2030	235,786	341,444

*Source: The City of Sioux Falls

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.

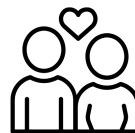
FAST FACTS



#1 City for Small Businesses
(B2B Review 2025)



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



#6 Best City for Young Couples
(StorageCafe 2026)



Top 25 Safest Cities in America
(WalletHub 2025)



#1 Corporate Site Selection Per Capita (Tier 2 Metros)
(Site Selection 2025)

2.3%

Sioux Falls MSA Unemployment Rate
(December 2025)



No Corporate Income Tax



#7 Best Run Cities in America
(WalletHub 2025)

TOP EMPLOYERS



10,929



8,200



3,627



3,239



2,390



1,600

MARKET PROFILE

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	156	22,977	58,194
2020 Total Population	232	31,816	76,880
2020 Group Quarters	0	64	804
2025 Total Population	286	35,421	85,734
2025 Group Quarters	0	65	811
2030 Total Population	330	40,033	94,585
2024-2029 Annual Rate	2.90%	2.48%	1.98%
2025 Total Daytime Population	1,481	27,778	82,553
Workers	1,356	12,533	44,957
Residents	125	15,245	37,596
Household Summary			
2010 Households	59	8,846	23,485
2010 Average Household Size	2.64	2.60	2.44
2020 Total Households	88	12,062	31,010
2020 Average Household Size	2.64	2.63	2.45
2025 Households	99	13,156	34,308
2025 Average Household Size	2.89	2.69	2.48
2030 Households	113	14,782	37,694
2030 Average Household Size	2.92	2.70	2.49
2024-2029 Annual Rate	2.68%	2.36%	1.90%
2010 Families	48	6,069	15,071
2010 Average Family Size	2.88	3.08	3.01
2025 Families	77	8,571	21,181
2025 Average Family Size	3.17	3.25	3.14
2030 Families	87	9,566	23,163
2030 Average Family Size	3.23	3.28	3.17
2024-2029 Annual Rate	2.47%	2.22%	1.81%
2025 Housing Units	110	14,072	36,328
Owner Occupied Housing Units	61.8%	60.2%	57.4%
Renter Occupied Housing Units	28.2%	33.3%	37.1%
Vacant Housing Units	10.0%	6.5%	5.6%
2025 Population 25+ by Educational Attainment			
Total	167	22,333	56,489
Less than 9th Grade	0.0%	0.9%	1.2%
9th - 12th Grade, No Diploma	0.6%	1.6%	2.3%
High School Graduate	15.6%	18.2%	16.9%
GED/Alternative Credential	1.8%	2.0%	2.2%
Some College, No Degree	15.0%	18.7%	18.1%
Associate Degree	22.8%	15.9%	15.5%
Bachelor's Degree	28.7%	28.7%	29.3%
Graduate/Professional Degree	15.6%	13.9%	14.4%
Median Household Income			
2025	\$132,164	\$96,433	\$90,719
2030	\$151,903	\$107,531	\$105,100
Median Age			
2010	29.5	29.9	32.9
2020	31.5	32.4	35.2
2025	32.3	33.7	36.1
2030	32.5	35.2	37.1
2025 Population by Sex			
Males	146	17,656	42,105
Females	140	17,765	43,629
2030 Population by Sex			
Males	166	19,822	46,242
Females	163	20,211	48,343
Data for all businesses in area			
Total Businesses:	1 mile 204	3 miles 945	5 miles 3,691
Total Employees:	1,499	9,716	42,239