



INTERSTATE FRONTAGE LAND

DEVELOPMENT LAND FOR SALE



TBD Market St,
Tea, SD 57064



4.0 Acres +/-
(173,988 SF +/-)



\$2,087,856
(\$12.00 / SF)

LOCATION

Bakker Landing is an expanding 270-acre development with the intention of providing a connection between the suburb and Sioux Falls. The subject site enjoys visibility along I-29, and is set to benefit from infrastructure upgrades like the Veterans Parkway Connection and the 85th Street Interchange.

DESCRIPTION

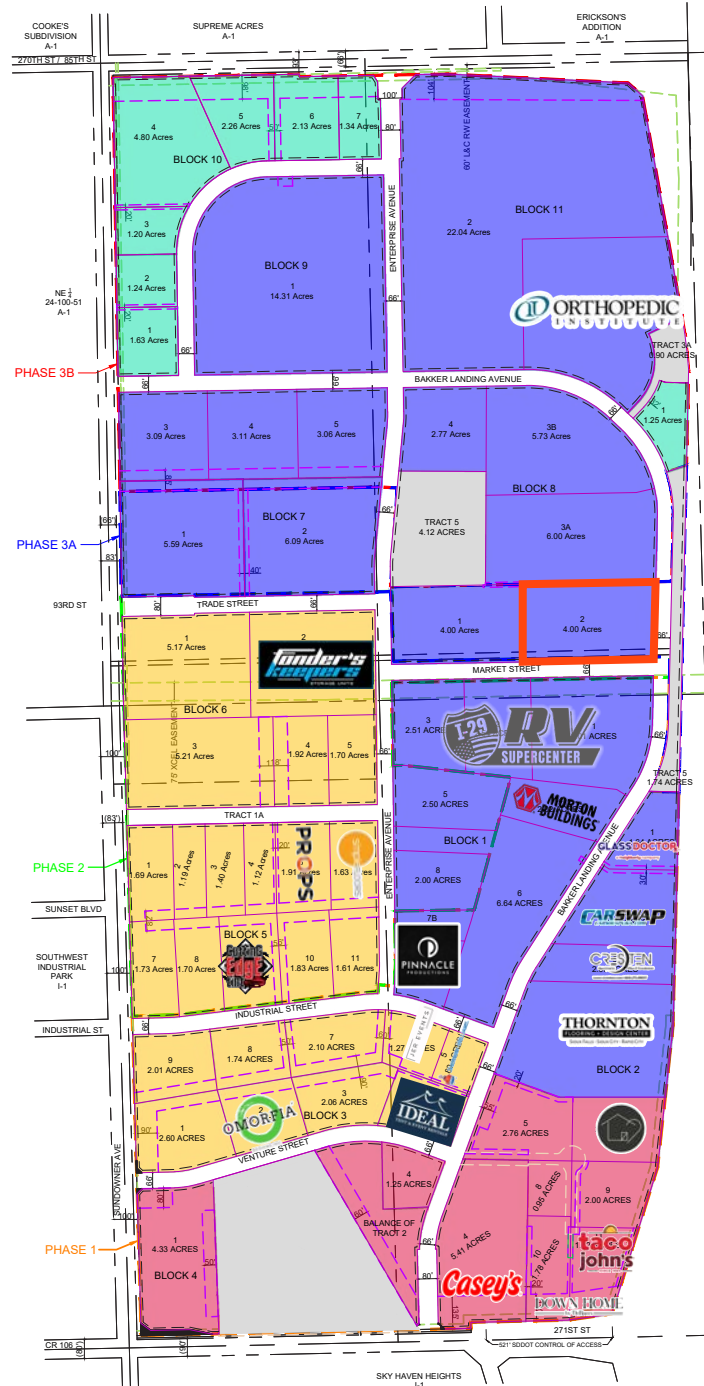
- Zoning: Bakker Landing PUD: Sub area (B)
- Platted lot with development drainage
- Corner lot along Bakker Landing Ave for increased visibility
- Prime visibility with traffic counts of 38,760 VPD on I-29, and 15,295 VPD along 271st Street
- A diverging diamond interchange will begin construction in 2025 at the 85th St/I-29 intersection that is set to revolutionize traffic flow, providing further connection between Tea and Sioux Falls
- 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
- Businesses within Bakker Landing include Orthopedic Institute, I-29 RV Marine & Outdoor, Glass Doctor, CarSwap, Maker's Exchange, Morton Buildings, JER Events, Thorton Flooring, Casey's, Down Home by DeBoers, and more

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SITE PLAN

Concept only; subject to change



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PHOTOS

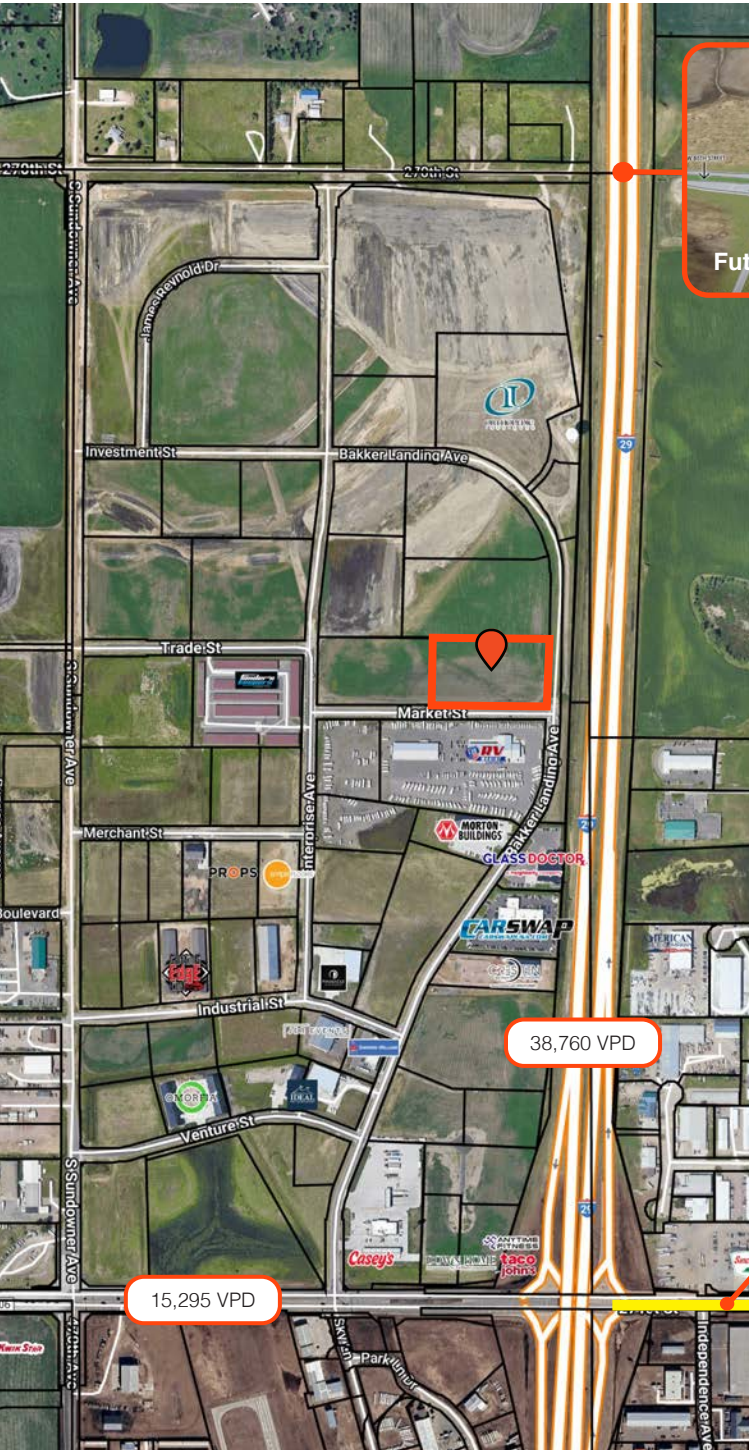
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TRANSPORTATION UPGRADES

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.

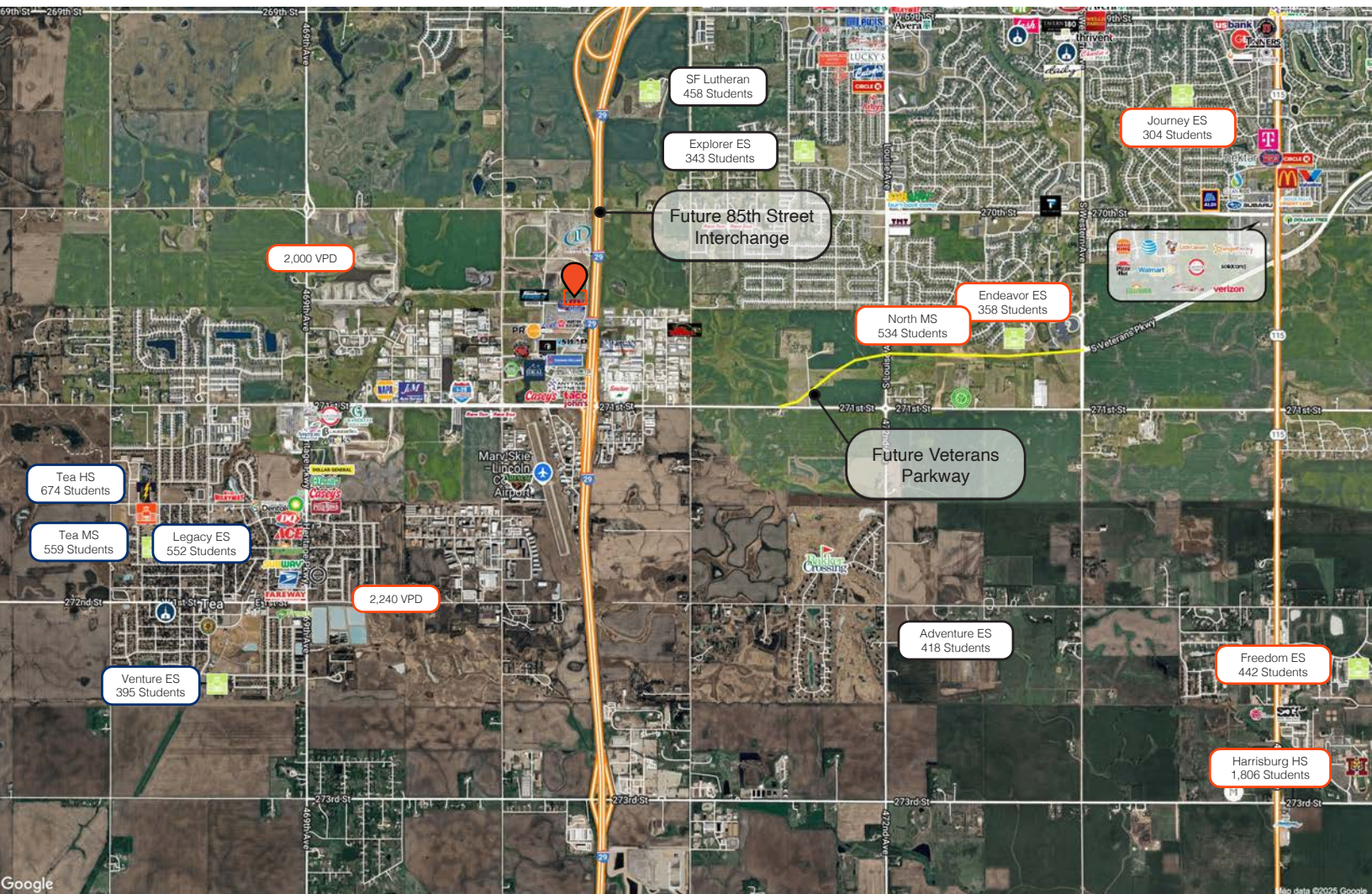


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AREA MAP



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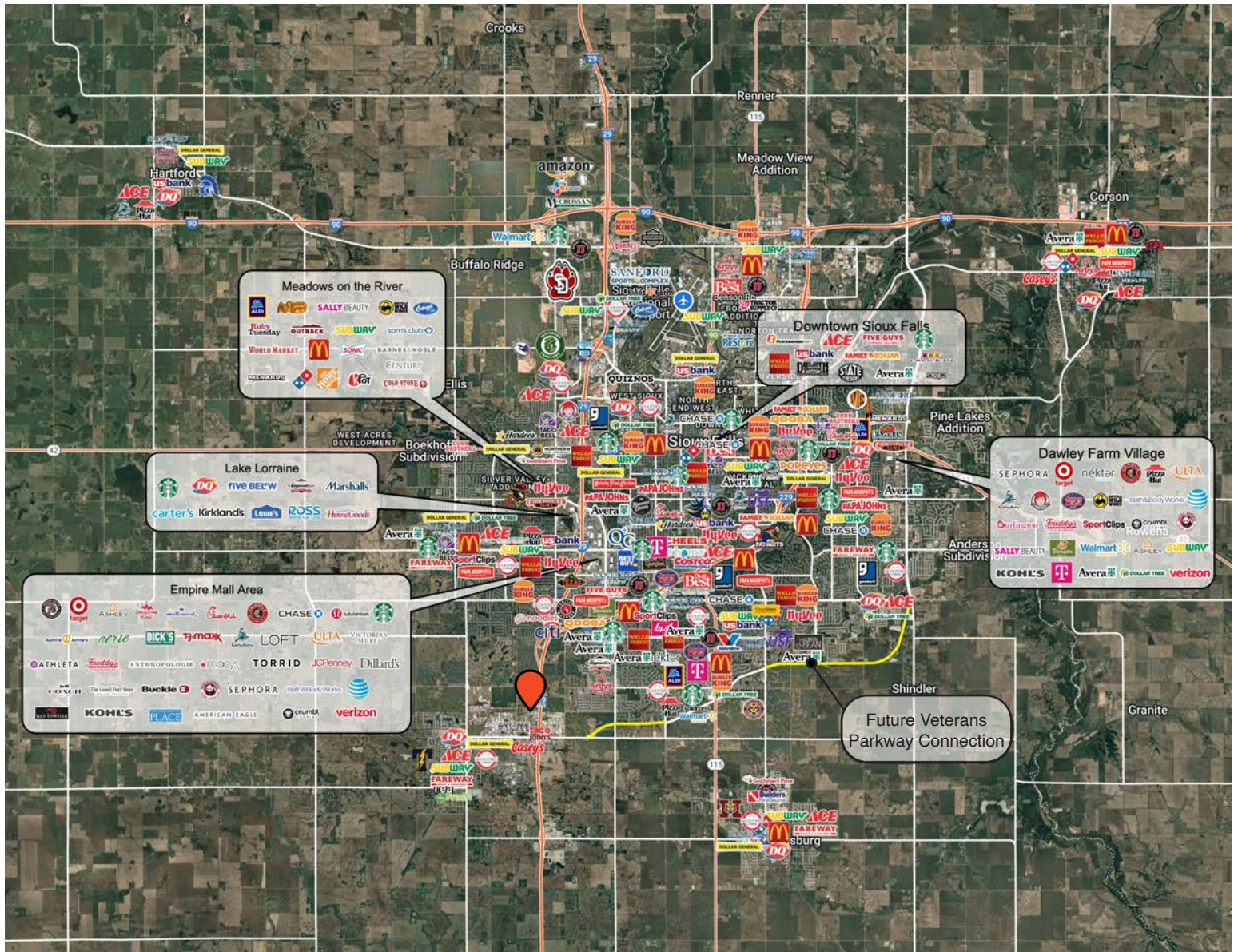
Lloyd Companies Commercial Real Estate | 150 E. 4th Place Suite 600, Sioux Falls, SD 57104 | 605.323.2820
Find out more at LloydCompanies.com | Information deemed reliable, but not guaranteed.

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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
2025	7,699	314,596
2030	8,847	341,444


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)

4M


of Visitors to Sioux Falls in 2024

1.8%

Sioux Falls MSA Unemployment Rate
(June 2025)



No Corporate Income Tax



#7 Best Run Cities in America
(WalletHub 2025)

TOP EMPLOYERS - MSA



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	341	28,768	70,192
2020 Total Population	759	38,768	89,964
2020 Group Quarters	3	224	1,093
2025 Total Population	850	42,862	99,601
2025 Group Quarters	3	225	1,096
2030 Total Population	1,003	48,144	109,692
2024-2029 Annual Rate	3.37%	2.35%	1.95%
2025 Total Daytime Population	1,644	39,326	96,710
Workers	1,282	20,366	52,676
Residents	362	18,960	44,034
Household Summary			
2010 Households	150	11,303	27,987
2010 Average Household Size	2.27	2.53	2.44
2020 Total Households	319	15,043	36,236
2020 Average Household Size	2.37	2.56	2.45
2025 Households	348	16,344	39,888
2025 Average Household Size	2.43	2.61	2.47
2030 Households	408	18,240	43,817
2030 Average Household Size	2.45	2.63	2.48
2024-2029 Annual Rate	3.23%	2.22%	1.90%
2010 Families	101	7,387	17,798
2010 Average Family Size	2.66	3.07	3.00
2025 Families	212	10,316	24,460
2025 Average Family Size	2.91	3.23	3.13
2030 Families	246	11,464	26,733
2030 Average Family Size	2.94	3.25	3.15
2024-2029 Annual Rate	3.02%	2.13%	1.79%
2025 Housing Units	383	17,377	42,302
Owner Occupied Housing Units	49.3%	57.5%	57.6%
Renter Occupied Housing Units	41.5%	36.5%	36.7%
Vacant Housing Units	9.1%	5.9%	5.7%
2025 Population 25+ by Educational Attainment			
Total	538	27,501	65,742
Less than 9th Grade	5.9%	0.9%	1.4%
9th - 12th Grade, No Diploma	1.3%	1.9%	2.5%
High School Graduate	24.3%	18.0%	17.3%
GED/Alternative Credential	0.0%	2.1%	2.2%
Some College, No Degree	19.7%	18.5%	17.8%
Associate Degree	11.2%	15.0%	15.1%
Bachelor's Degree	21.7%	29.3%	29.5%
Graduate/Professional Degree	15.8%	14.4%	14.3%
Median Household Income			
2025	\$69,296	\$92,540	\$88,866
2030	\$72,067	\$105,382	\$103,915
Median Age			
2010	29.0	30.7	32.8
2020	31.5	33.4	35.2
2025	33.0	34.6	36.1
2030	34.6	36.0	37.2
2025 Population by Sex			
Males	430	21,182	49,028
Females	420	21,680	50,573
2030 Population by Sex			
Males	507	23,651	53,760
Females	497	24,494	55,932
Data for all businesses in area			
	1 mile	3 miles	5 miles
Total Businesses:	184	1,660	4,181
Total Employees:	1,356	18,558	50,037