



BAKKER LANDING LAND

DEVELOPMENT LAND FOR SALE



2100 - 2120 Market St,
Tea, SD 57064



4.0 - 8.0 Acres +/-



\$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 40,312 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
- Future Veterans Parkway connection begins at the I-29/271st exit, connecting 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

RAQUEL BLOUNT SIOR

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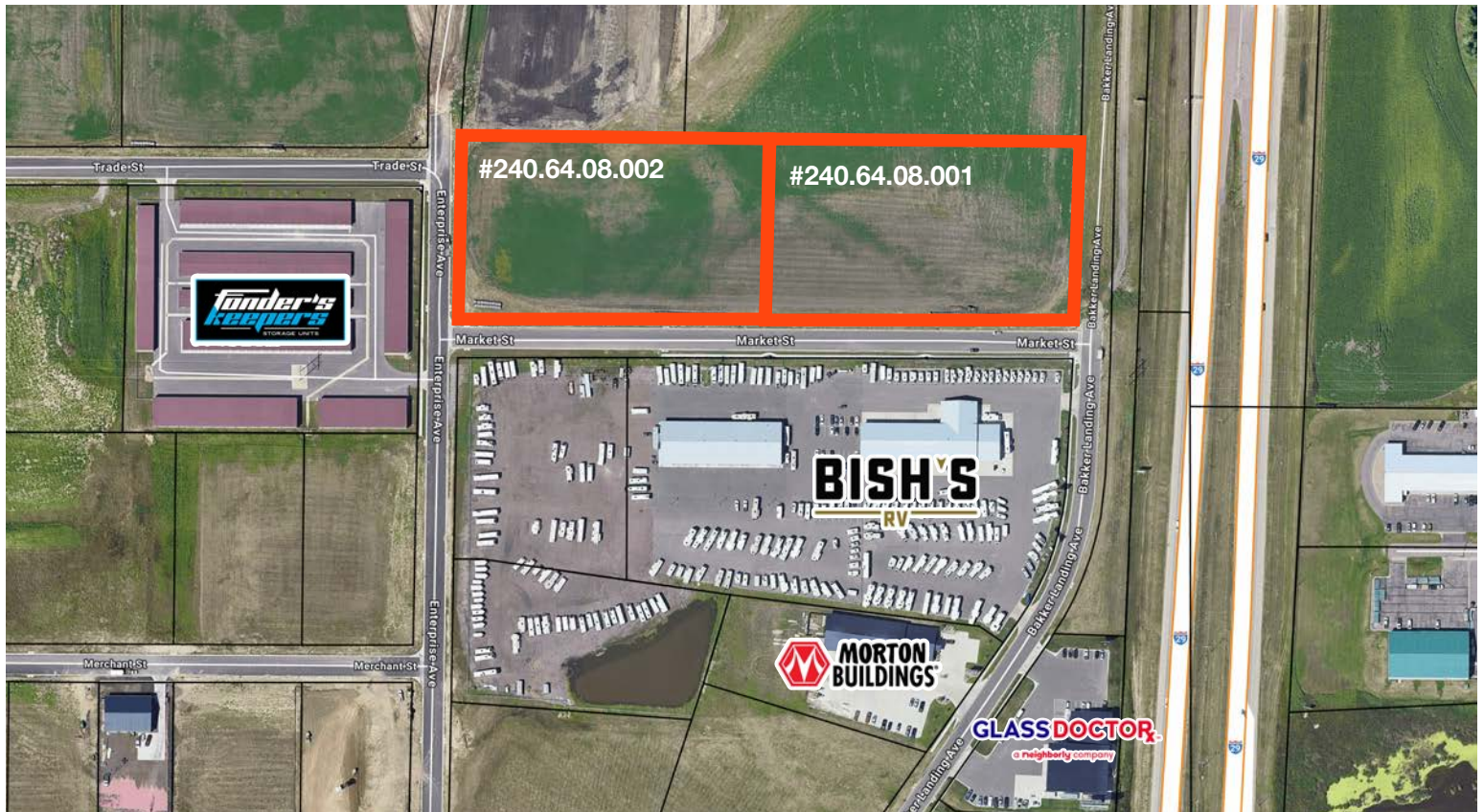


LAND COSTS

Concept only; subject to change

Parcel ID	Address	Size (Acres)	Size (SF)	Asking Price	Total Asking Price
240.64.08.001	#2100 Market St	4.0 Acres +/-	174,240 SF	\$12.00 / SF	\$2,090,880
240.64.08.002	#2120 Market St	4.0 Acres +/-	173,988 SF	\$12.00 / SF	\$2,087,856
-	Combined	8.0 Acres +/-	348,228 SF	\$12.00 / SF	\$4,178,736

PARCEL MAP



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DEVELOPMENT LAND FOR SALE



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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PHOTOS

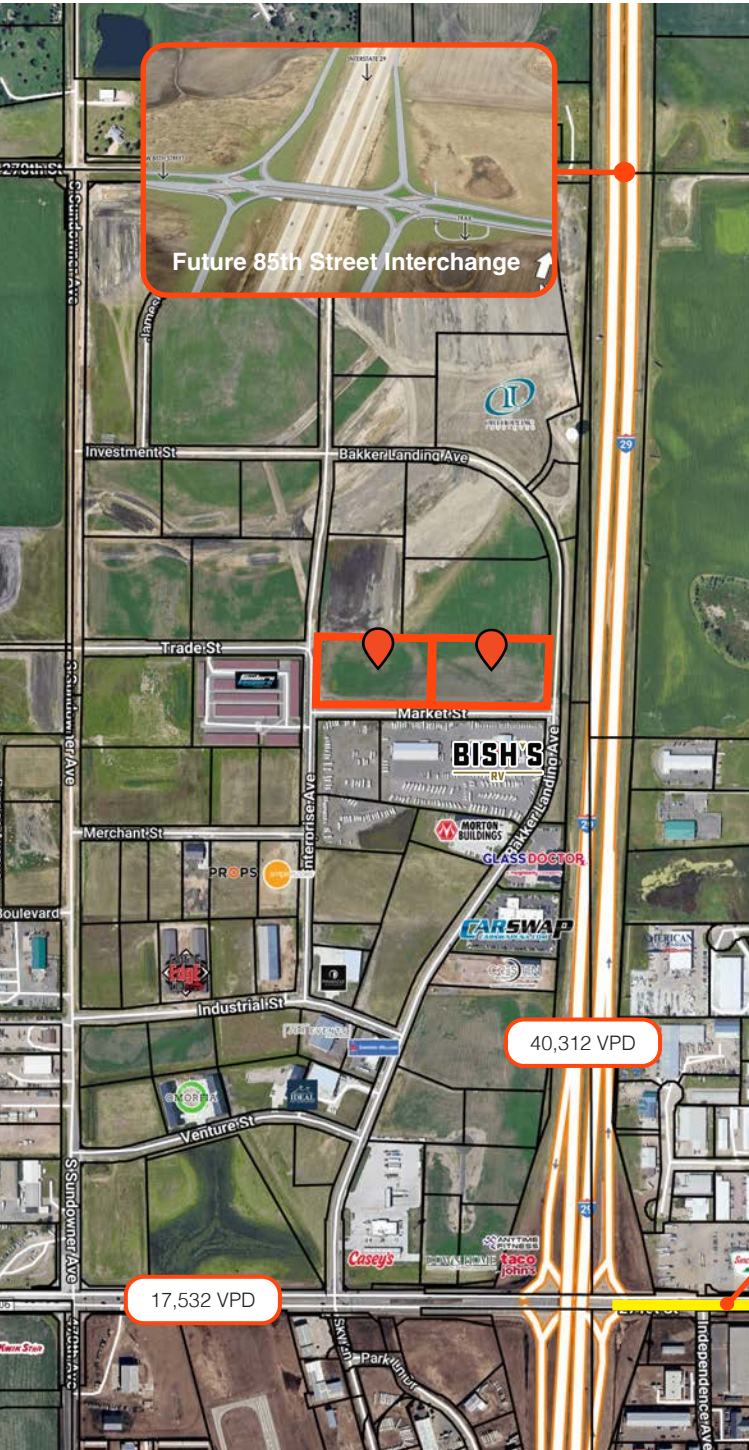
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TRANSPORTATION UPGRADES

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. 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.

Future Veterans Parkway



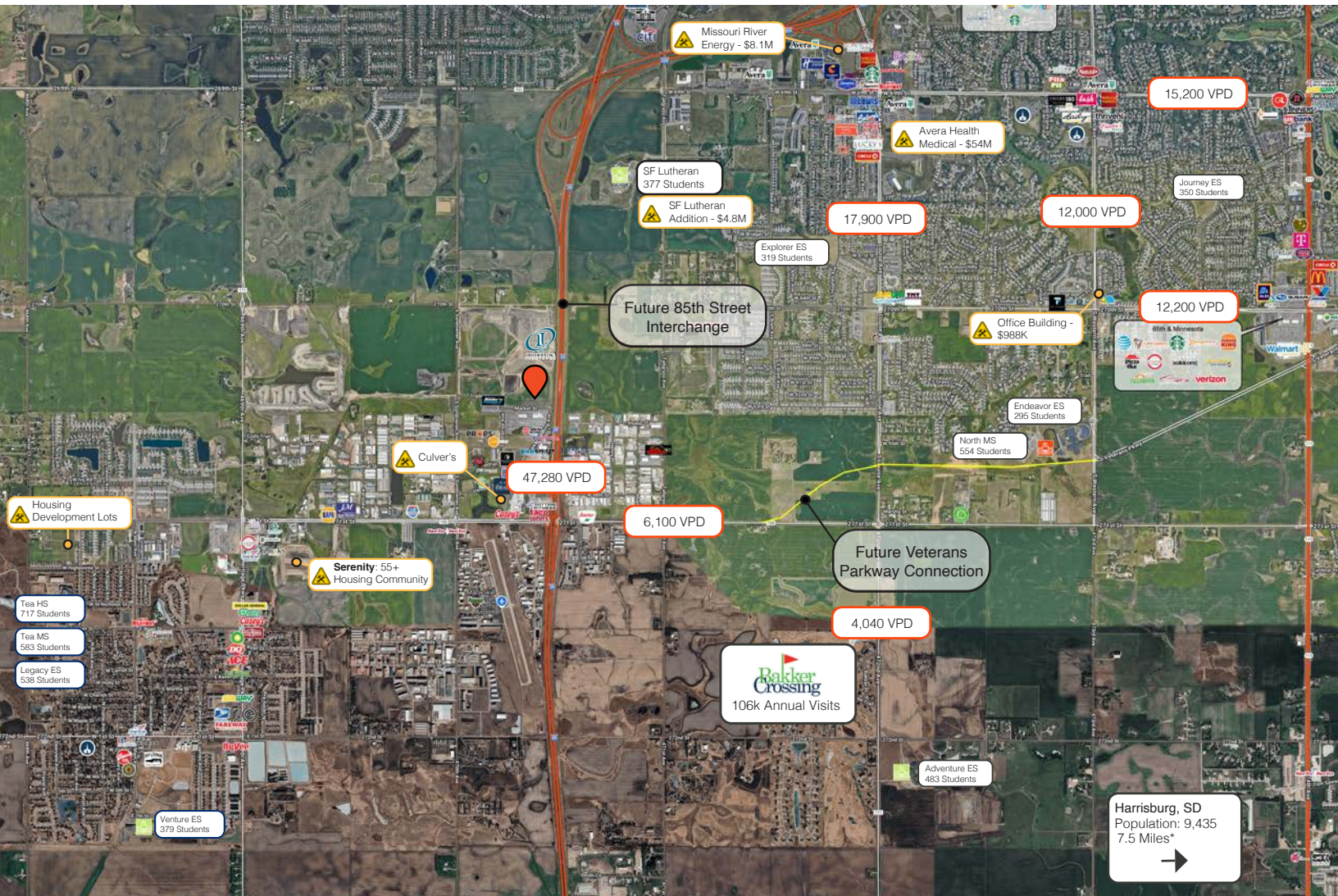
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AREA MAP



*distance from subject site

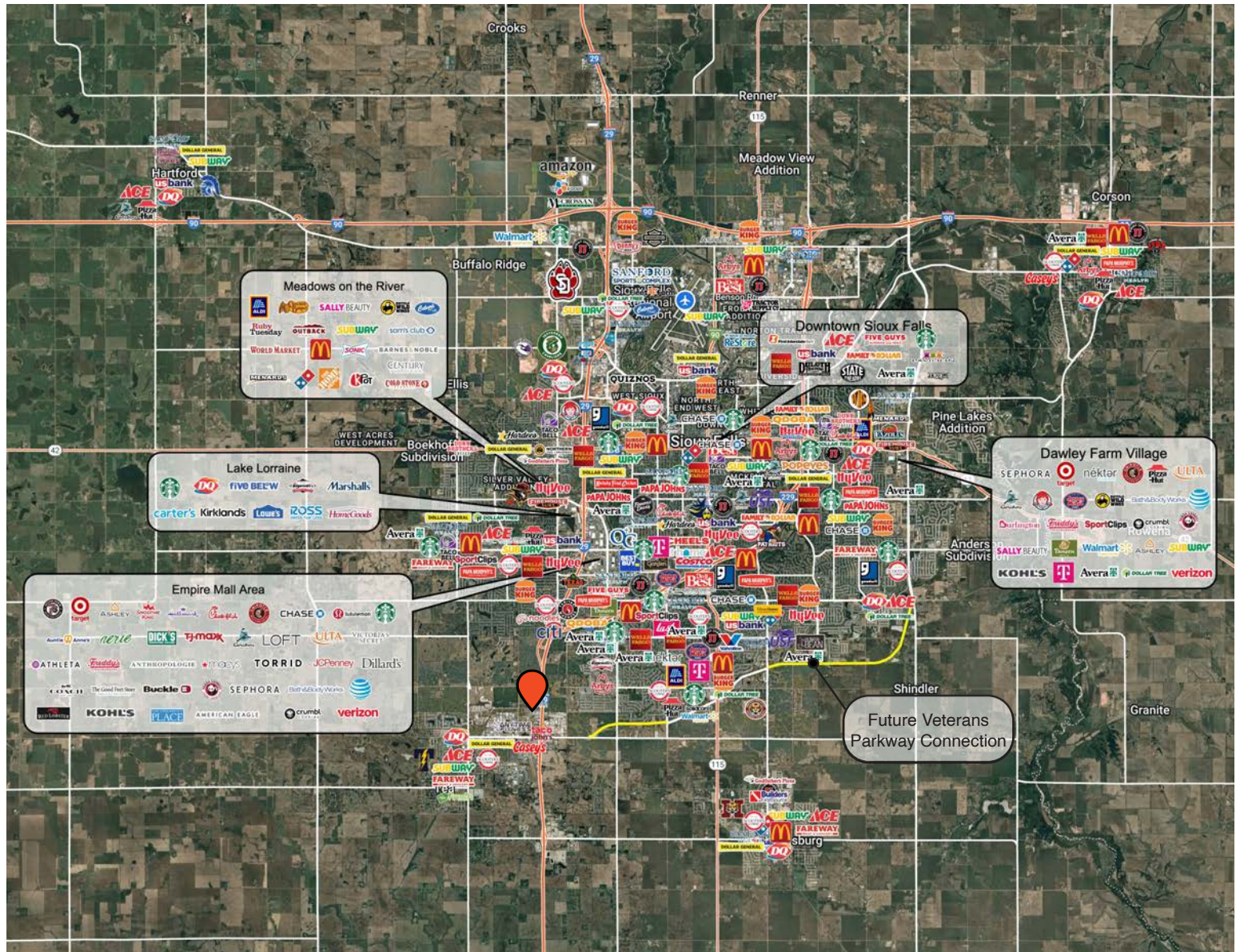
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MSA MAP



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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

SANFORD
HEALTH

10,929

Avera

8,200



3,627

Smithfield

3,239

HyVee
EMPLOYEE OWNED

2,390

amazon

1,600

MARKET PROFILE

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	222	27,562	67,539
2020 Total Population	492	37,238	87,287
2020 Group Quarters	2	202	1,071
2025 Total Population	619	41,192	96,858
2025 Group Quarters	2	202	1,073
2030 Total Population	727	46,237	106,615
2024-2029 Annual Rate	3.27%	2.34%	1.94%
2025 Total Daytime Population	1,595	36,785	92,345
Workers	1,331	18,685	49,539
Residents	264	18,100	42,806
Household Summary			
2010 Households	113	10,836	26,918
2010 Average Household Size	1.96	2.53	2.44
2020 Total Households	241	14,452	35,058
2020 Average Household Size	2.03	2.56	2.46
2025 Households	273	15,719	38,687
2025 Average Household Size	2.26	2.61	2.48
2030 Households	319	17,540	42,438
2030 Average Household Size	2.27	2.62	2.49
2024-2029 Annual Rate	3.16%	2.22%	1.87%
2010 Families	76	7,118	17,175
2010 Average Family Size	2.29	3.06	3.01
2025 Families	172	9,950	23,807
2025 Average Family Size	2.68	3.21	3.14
2030 Families	198	11,048	25,988
2030 Average Family Size	2.72	3.24	3.16
2024-2029 Annual Rate	2.86%	2.12%	1.77%
2025 Housing Units	276	16,739	41,010
Owner Occupied Housing Units	55.4%	57.8%	57.8%
Renter Occupied Housing Units	43.5%	36.1%	36.5%
Vacant Housing Units	1.1%	6.1%	5.7%
2025 Population 25+ by Educational Attainment			
Total	385	26,362	63,891
Less than 9th Grade	5.5%	0.9%	1.3%
9th - 12th Grade, No Diploma	1.0%	1.8%	2.5%
High School Graduate	22.9%	18.3%	17.4%
GED/Alternative Credential	0.3%	2.1%	2.2%
Some College, No Degree	17.9%	18.8%	17.7%
Associate Degree	13.5%	15.3%	15.3%
Bachelor's Degree	23.1%	28.9%	29.3%
Graduate/Professional Degree	15.8%	13.9%	14.2%
Median Household Income			
2025	\$70,978	\$92,364	\$89,665
2030	\$74,113	\$105,002	\$104,516
Median Age			
2010	29.0	30.5	32.9
2020	31.6	33.2	35.3
2025	32.9	34.4	36.2
2030	34.1	35.8	37.2
2025 Population by Sex			
Males	315	20,389	47,666
Females	304	20,803	49,192
2030 Population by Sex			
Males	368	22,751	52,239
Females	359	23,487	54,376
Data for all businesses in area			
Total Businesses:	199	1,474	3,976
Total Employees:	1,541	16,249	47,035