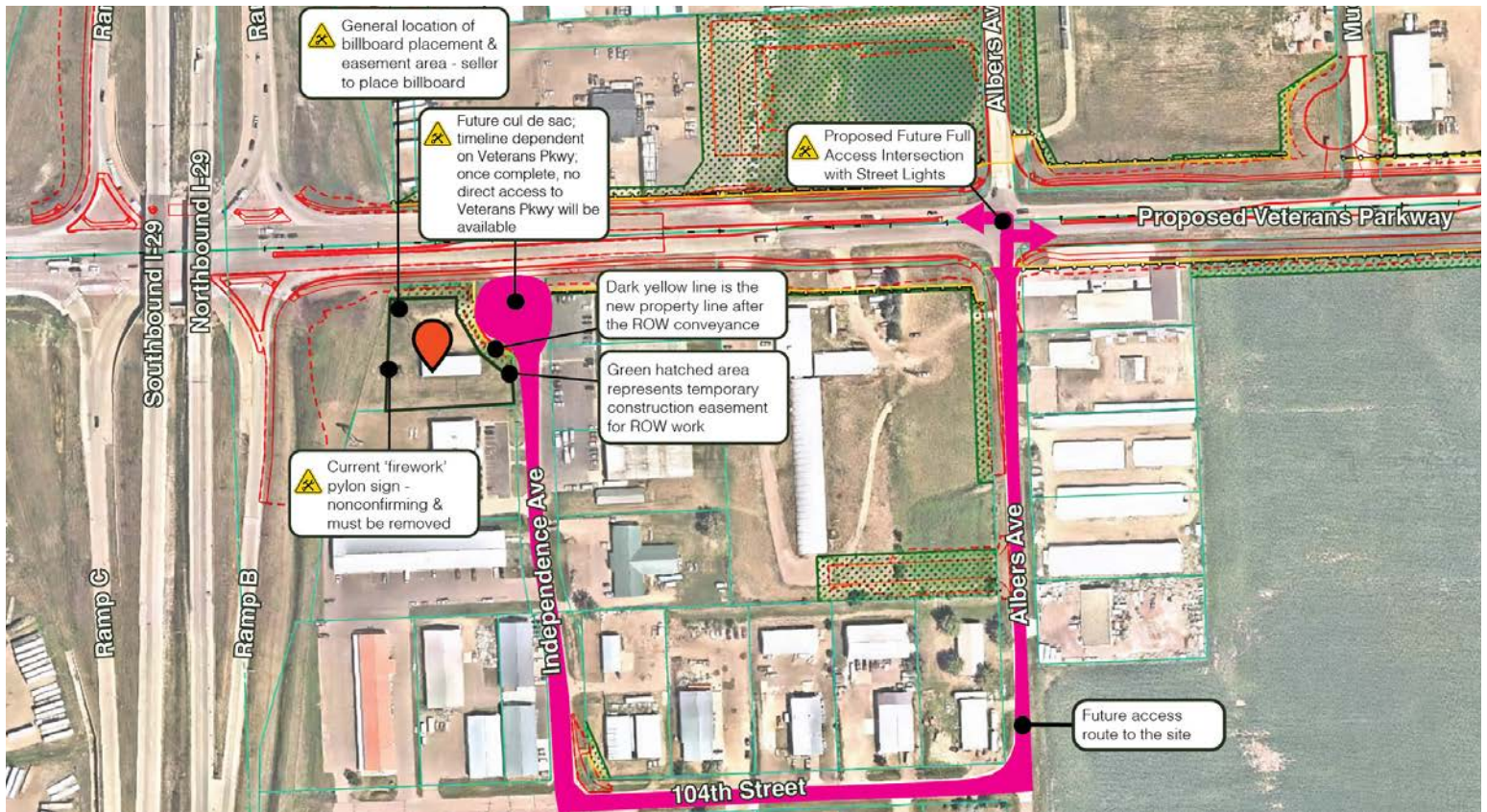




I-29 & 271ST LAND

DEVELOPMENT LAND FOR SALE OR LEASE



27103 Independence Ave,
Sioux Falls, SD 57108



0.92 Acres +/-
(40,262 SF +/-)



SALE: \$599,903
(\$14.90 / SF)
LEASE: Contact Broker

LOCATION

Located just off 271st Street in Tea, South Dakota, near the 271st & I-29 intersection. The future Veterans Parkway begins at this intersection, which will connect I-29 and I-90, mirroring I-229 to provide additional accessibility around the MSA.

DESCRIPTION

- Zoned: Commercial
- Existing structure on site (3,264 SF +/-)
- Prime redevelopment opportunity - improvements based on a joint jurisdiction approval and permitting process through the county and city of Tea
- 271st & Independence Avenue will be converted from an intersection to a cul de sac; projected to commence in 2026-2027
- Water, electric, & gas are present in the area; no city sewer to the corridor
- Lot contains non-conforming pylon sign that will need to be removed
- Seller-owned billboard on the northwest corner of the site
- Adjacent 270-acre Bakker Landing Development is anchored by Down Home by DeBoers, Legacy Med Spa, Anytime Fitness, Taco John's, and Jersey Mike's
- Prime visibility with traffic counts of 50,070 VPD on I-29, and 6,700 VPD along 271st Street
- Firework sales at the property are restricted

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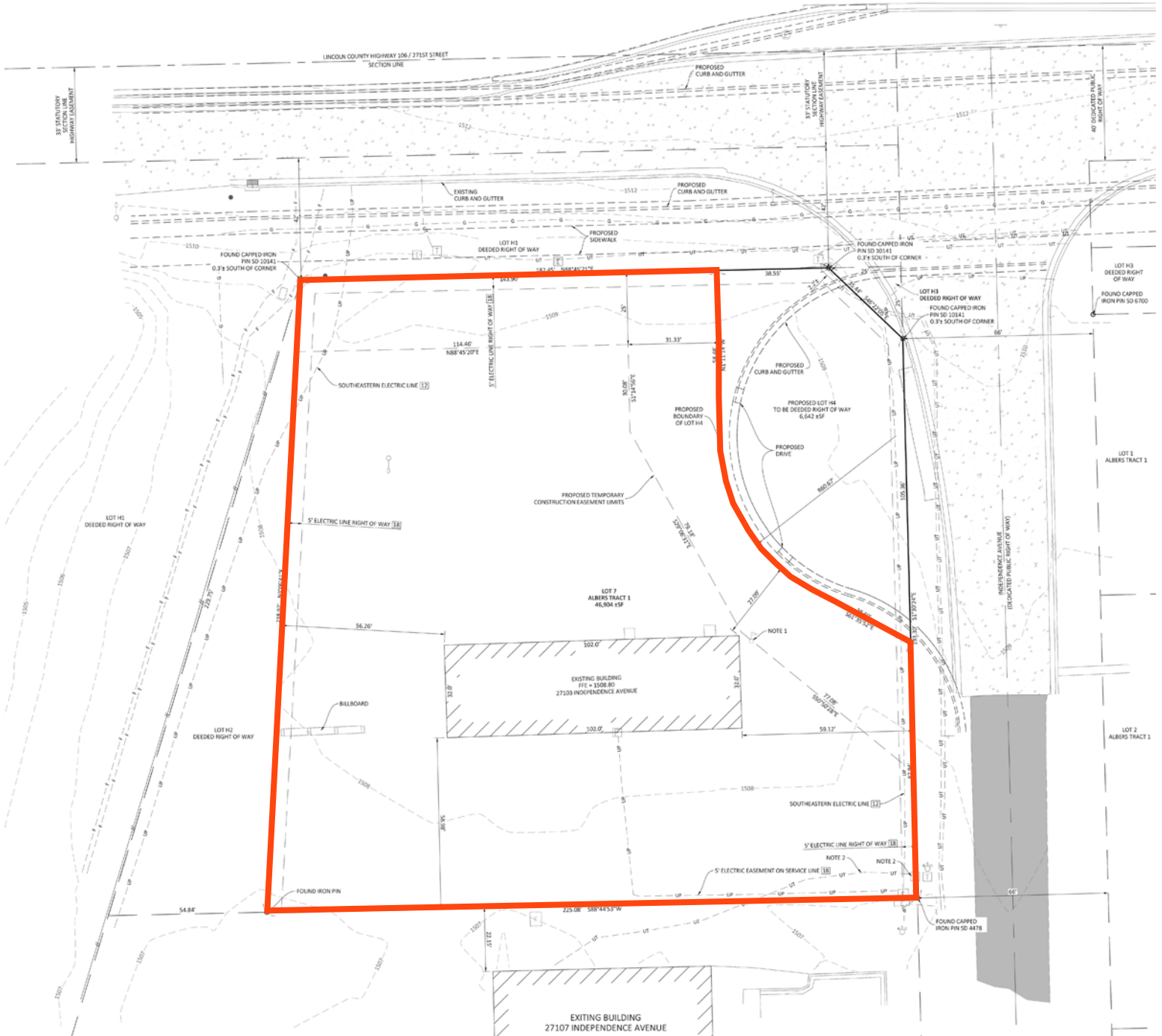
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LAND SURVEY



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Find out more at LloydCompanies.com | Information deemed reliable, but not guaranteed.

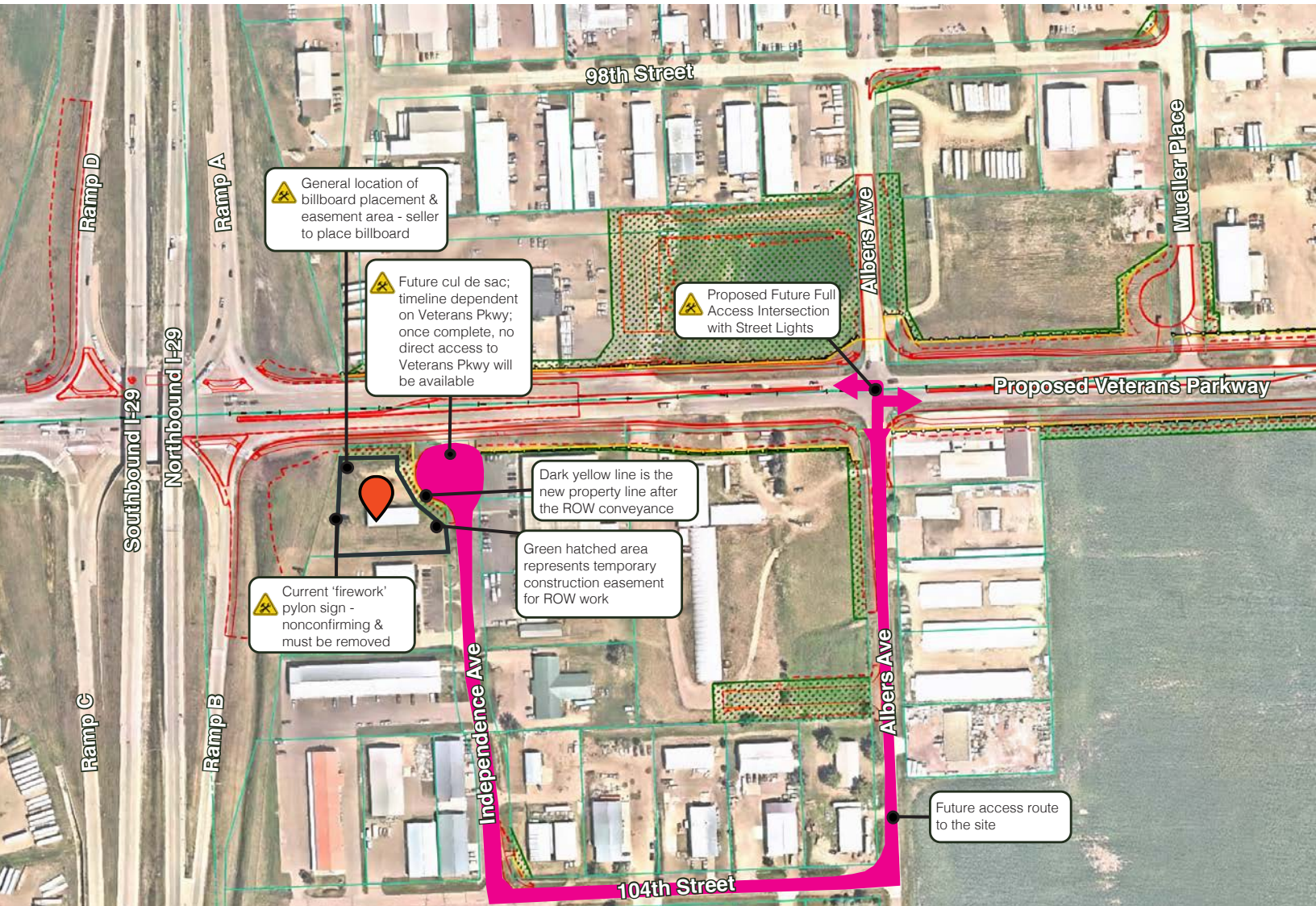
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FUTURE PARCEL ACCESS

Concept only; subject to change



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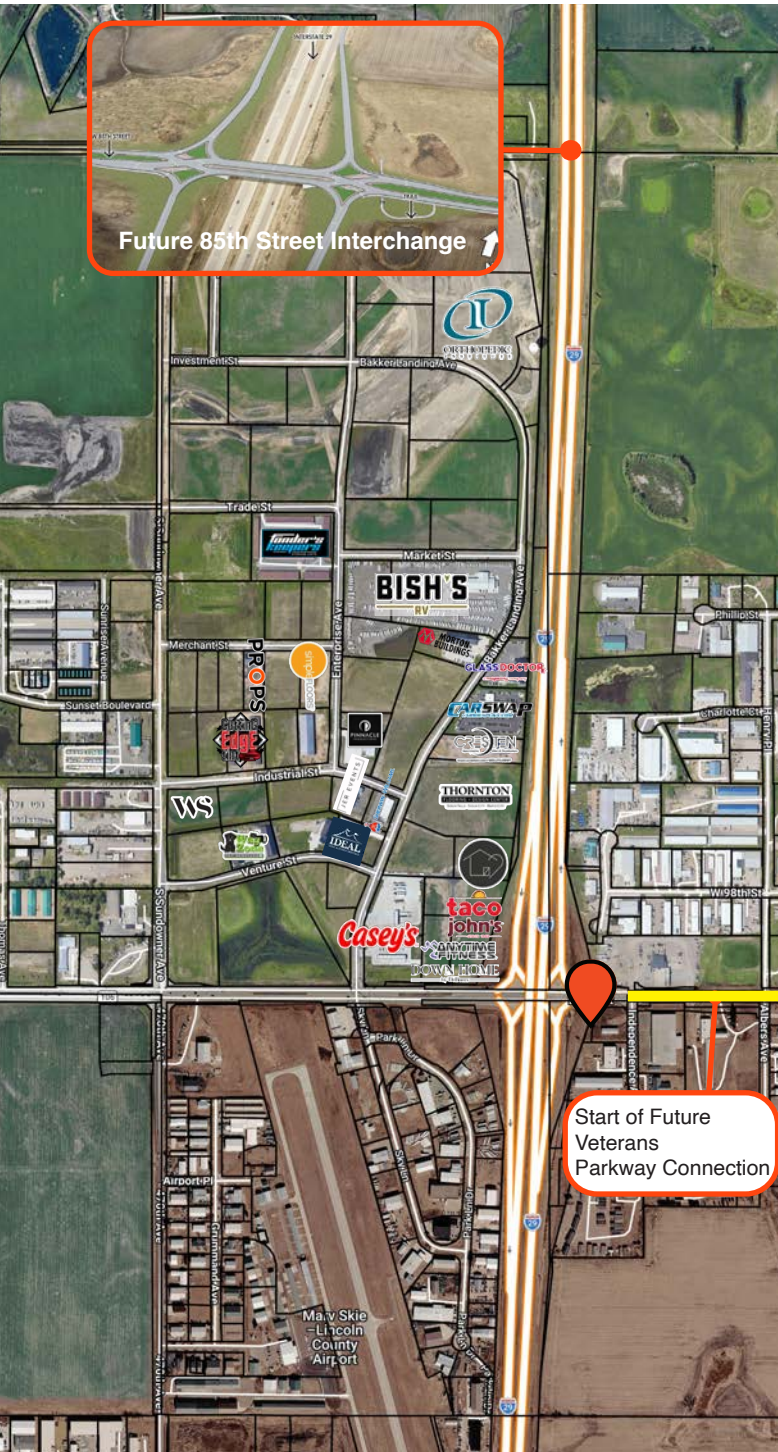
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TRANSPORTATION UPGRADES

Concept only; subject to change



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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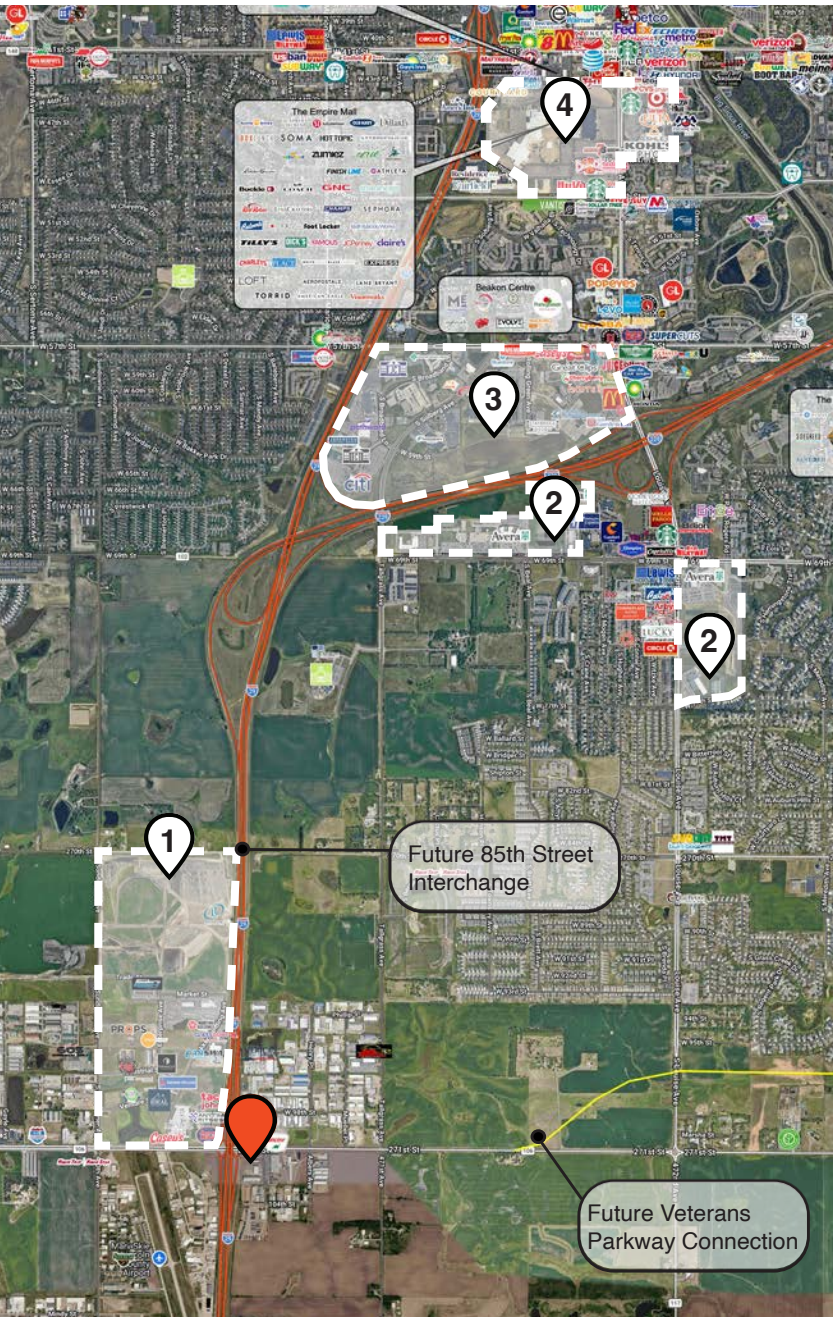
I-29 & 271ST LAND

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AREA ECONOMIC DRIVERS

Concept only; subject to change



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.

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PHOTOS



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INTERSTATE PROXIMITY



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NEIGHBORHOOD MAP



*distance from subject site

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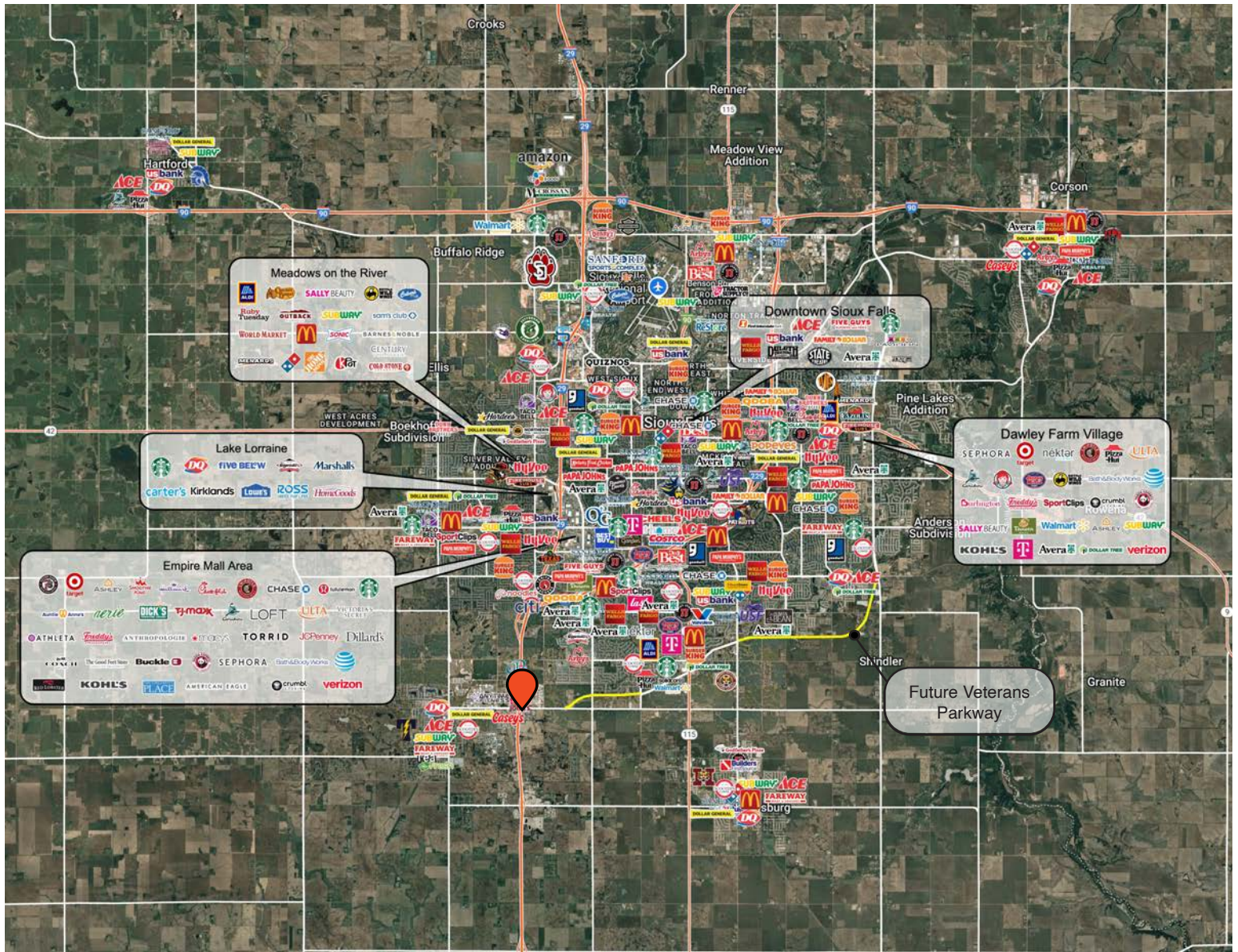
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CITY MAP



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I-29 & 271ST LAND

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DEMOGRAPHICS

Positioned at the I-29 and 271st Street gateway, the property offers convenient access to Sioux Falls, Tea, and Harrisburg, placing it within reach of three growing communities in the southern Sioux Falls metro. Immediate proximity to I-29 provides strong regional connectivity and visibility, with approximately 50,070 vehicles per day on the interstate and 6,700 vehicles per day along 271st Street.

The future Veterans Parkway connection will begin at this interchange, further strengthening east-west access across the metro and improving connectivity to surrounding residential, employment, retail, and commercial growth areas.

	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

SANFORD
HEALTH

10,929

Avera

8,200



3,627

Smithfield

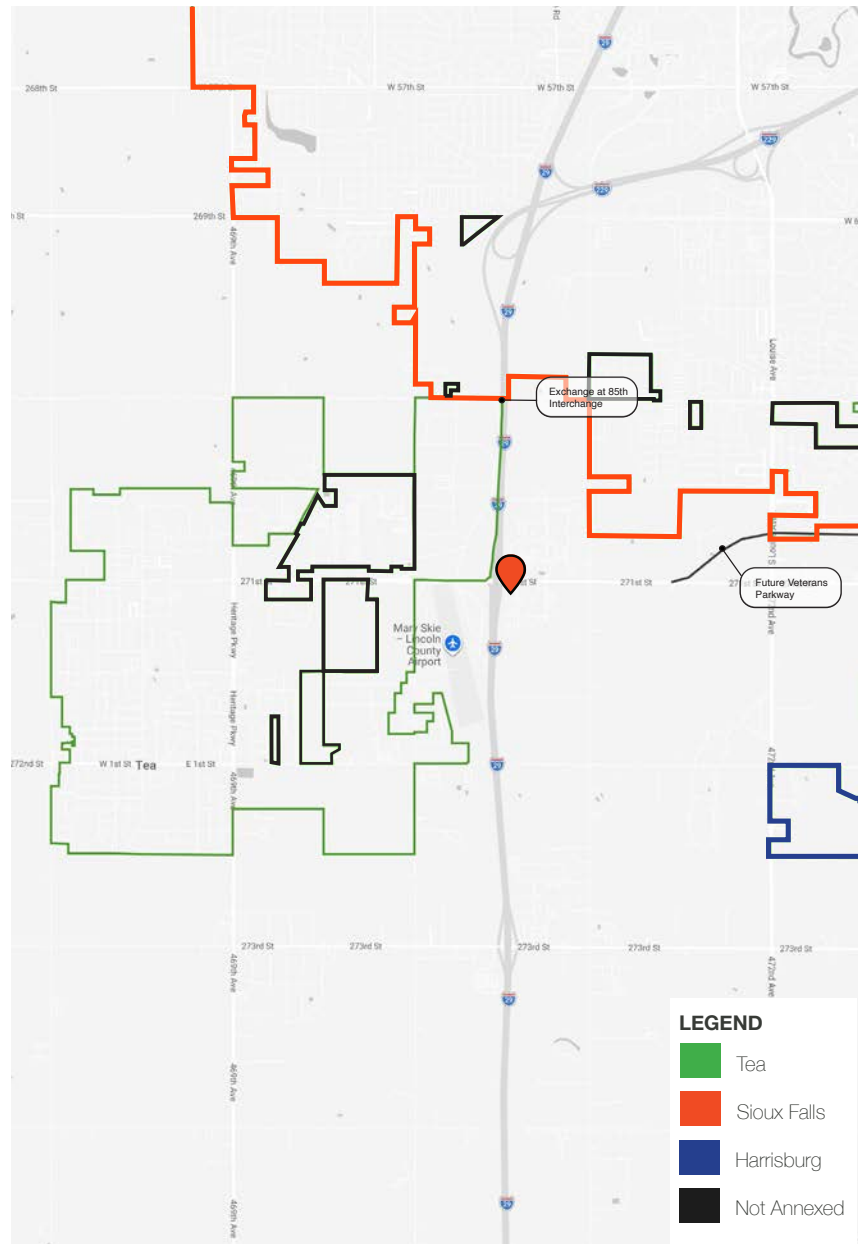
3,239

HyVee
EMPLOYEE OWNED

2,390

amazon

1,600



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MARKET PROFILE

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	23	19,488	59,699
2020 Total Population	36	28,342	78,217
2020 Group Quarters	0	38	872
2026 Total Population	76	31,201	85,396
2026 Group Quarters	0	37	874
2031 Total Population	88	36,019	94,853
2024-2029 Annual Rate	2.98%	2.91%	2.12%
2026 Total Daytime Population	1,615	25,968	82,510
Workers	1,587	14,237	47,670
Residents	28	11,731	34,840
Household Summary			
2010 Households	8	7,437	23,914
2010 Average Household Size	2.88	2.62	2.45
2020 Total Households	12	10,800	31,415
2020 Average Household Size	3.00	2.62	2.46
2026 Households	19	11,879	34,643
2026 Average Household Size	4.00	2.62	2.44
2031 Households	22	13,740	38,625
2031 Average Household Size	4.00	2.62	2.43
2024-2029 Annual Rate	2.98%	2.95%	2.20%
2010 Families	6	5,295	15,528
2010 Average Family Size	3.33	3.07	3.01
2026 Families	14	7,944	21,623
2026 Average Family Size	4.50	3.12	3.07
2031 Families	16	9,146	24,021
2031 Average Family Size	4.56	3.12	3.07
2024-2029 Annual Rate	2.71%	2.86%	2.13%
2026 Housing Units	19	12,322	36,530
Owner Occupied Housing Units	68.4%	60.7%	57.3%
Renter Occupied Housing Units	31.6%	35.7%	37.5%
Vacant Housing Units	0.0%	3.6%	5.2%
2026 Population 25+ by Educational Attainment			
Total	46	19,709	56,456
Less than 9th Grade	2.2%	0.6%	0.8%
9th - 12th Grade, No Diploma	2.2%	1.4%	2.2%
High School Graduate	13.0%	17.0%	17.0%
GED/Alternative Credential	0.0%	1.4%	2.1%
Some College, No Degree	13.0%	15.2%	15.9%
Associate Degree	23.9%	16.5%	16.7%
Bachelor's Degree	26.1%	31.4%	30.3%
Graduate/Professional Degree	19.6%	16.5%	14.9%
Median Household Income			
2026	\$125,000	\$101,708	\$94,728
2031	\$136,039	\$114,417	\$108,689
Median Age			
2010	33.8	30.5	33.1
2020	33.3	32.8	35.4
2026	33.8	34.0	36.2
2031	35.8	35.4	37.3
2026 Population by Sex			
Males	39	15,490	41,976
Females	37	15,711	43,420
2031 Population by Sex			
Males	44	17,734	46,435
Females	44	18,285	48,418

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