

**FOR SALE**



# TEA COMMERCE

GENERAL BUSINESS DEVELOPMENT LAND

**Bender**  
COMMERCIAL

 **SUNDOWNER AVE & GATEWAY BLVD**  
TEA, SD

 **1.25 - 10.0 ACRES**

 **\$ \$10.00-15.00/SF**

- Development land located on the corner of Gateway Boulevard and Sundowner Avenue in Tea, SD.
- GB General Business zoning allows retail, office and medical office users.
- Great high-traffic visibility along Gateway Boulevard with a daily traffic count of more than 12,000 vehicles.
- Lots can be adjusted to Buyer's needs. Contact broker for details and pricing.

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## CONCEPT PLAN ZONING

### GB - GENERAL BUSINESS ZONING

Allows retail, office, medical office uses, etc.  
Contact broker for more information.

### R2 - MULTI-FAMILY RESIDENTIAL DISTRICT ZONING

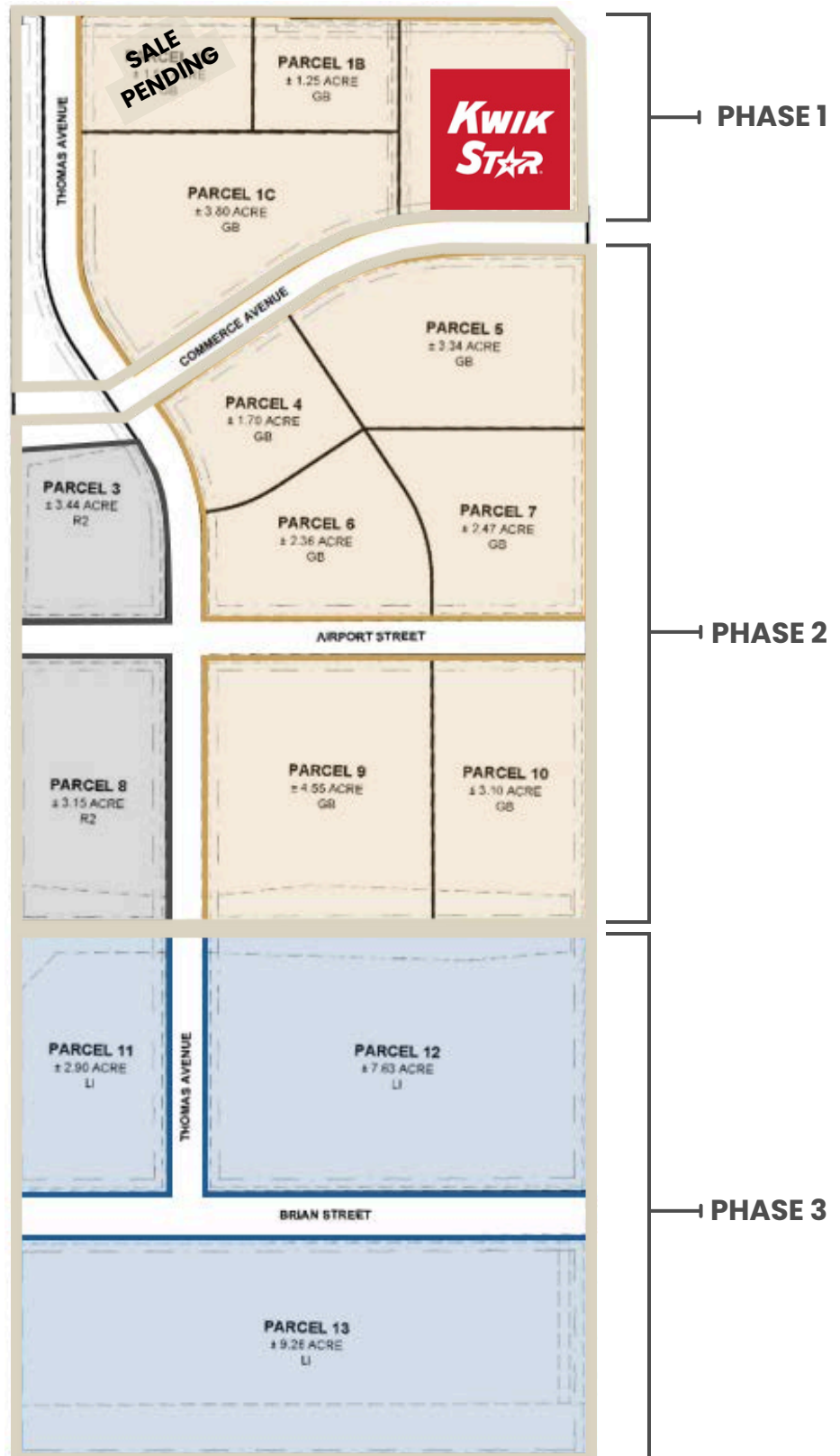
Allows multiple dwellings, day care, assisted living, churches, etc.

Contact broker for more information.

### LI - LIGHT INDUSTRIAL ZONING

Allows contractor shop and storage, light manufacturing, warehouse, lumberyard, etc.

Contact broker for more information.



## CONCEPT PLAN



## COMMERCIAL DEVELOPMENT LAND

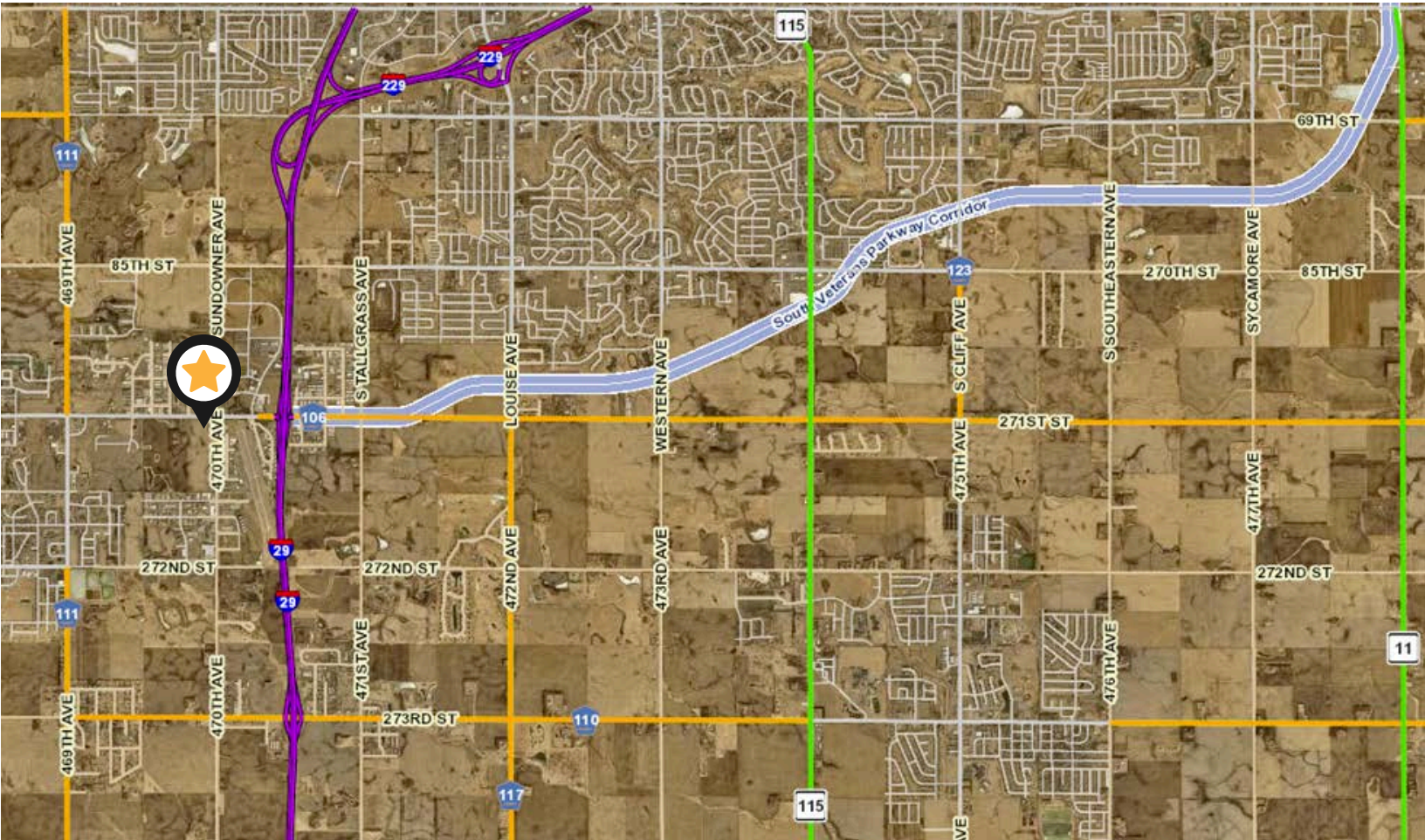


TEA

- 0.5 miles west of the Tea exit off of I-29.
- 2.5 miles south of the I-29 and I-229 interchange.
- 1 mile east of Heritage Parkway and Gateway Boulevard intersection.
- 2 miles south of Sundowner and 57th intersection in Sioux Falls, SD.



## SOUTH VETERANS PARKWAY & I-29



When connected to the northern segment of Veterans Parkway, the additional nine miles of roadway for South Veterans Parkway will support a regional arterial road network around southeast Sioux Falls.

This project is the final stage in connecting Interstate 29 with Interstate 90.

Source:  
*The City of Sioux Falls, SouthVeteransParkway.com*



South Veterans Parkway from Western Avenue to Cliff Avenue is now open to traffic. Remaining design and construction continues through 2027.