

FOR SALE



TEA COMMERCE

INDUSTRIAL DEVELOPMENT LAND

Bender
COMMERCIAL



SUNDOWNER AVE & GATEWAY BLVD
TEA, SD



2.9 - 19.79 ACRES



**CONTACT
BROKER**

- Industrial development land located on the corner of Gateway Boulevard and Sundowner Avenue in Tea.
- Great visibility along Gateway Boulevard with a daily traffic count over 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.



TEA COMMERCE INDUSTRIAL LAND



CONCEPT PLAN



TEA COMMERCE INDUSTRIAL LAND



INDUSTRIAL DEVELOPMENT LAND

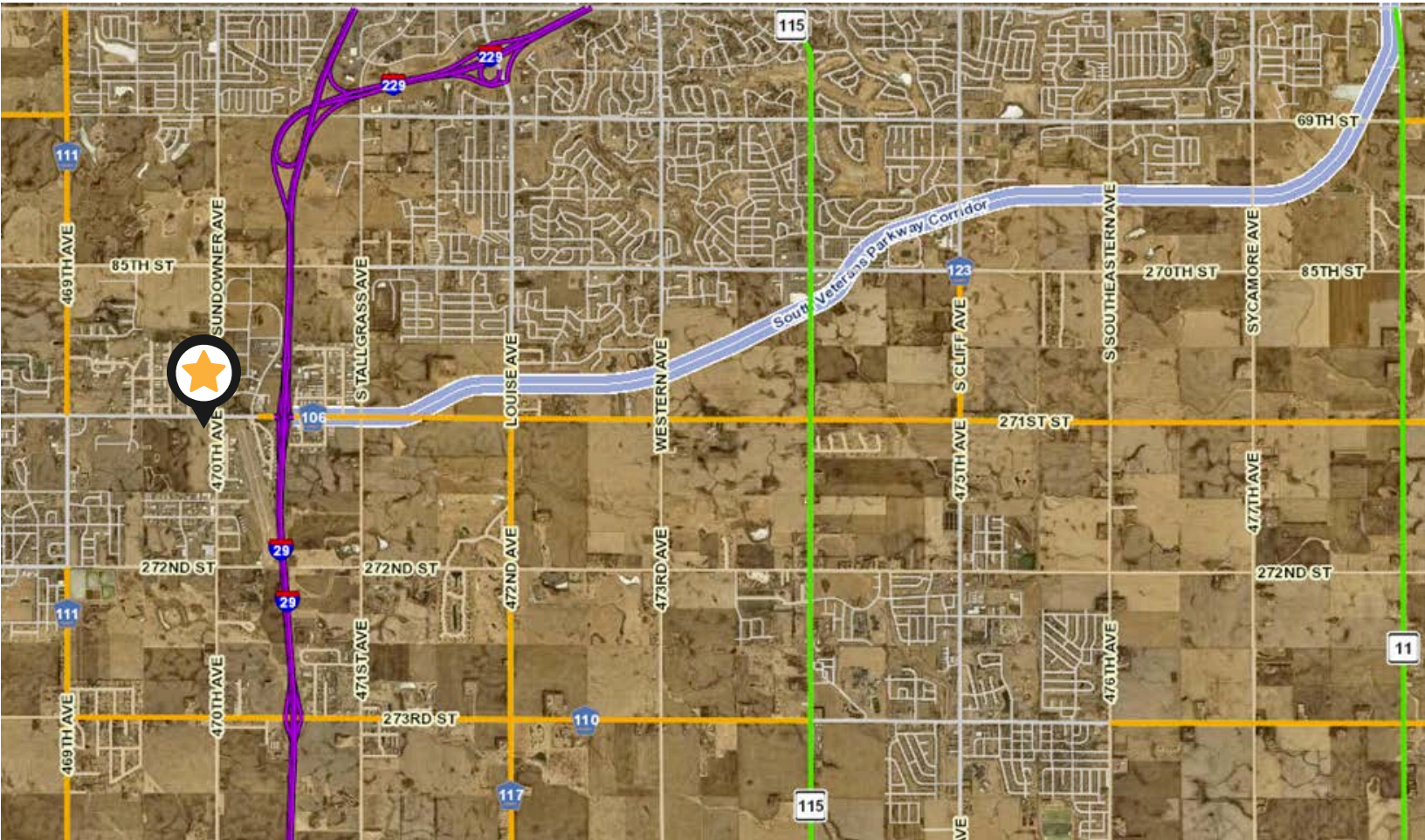


TEA

- 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.