

**FOR SALE**



# MAIN & GATEWAY LAND

## COMMERCIAL DEVELOPMENT LAND

**Bender**  
COMMERCIAL



**MAIN AVENUE & 271ST STREET**  
**TEA, SD**



**1.9 ACRES**



**\$540,000**

- Rare 1.9 acre commercial-zoned lot on the prominent, high-traffic intersection of Main Avenue and 271st Street within Tea City Limits.
- Sidewalk is completed. Utilities available to site.
- Good mix of residential, commercial, and industrial uses in the area.
- Neighboring businesses includes Trailblazers Childcare Center, Rival Bar & Casino, Dakota Traffic Solutions, Boom Athletics, Ahrendt Designs and Midwest Legacy Company.
- Easy access to I-29.
- City of Tea will support an access onto Gateway Boulevard.

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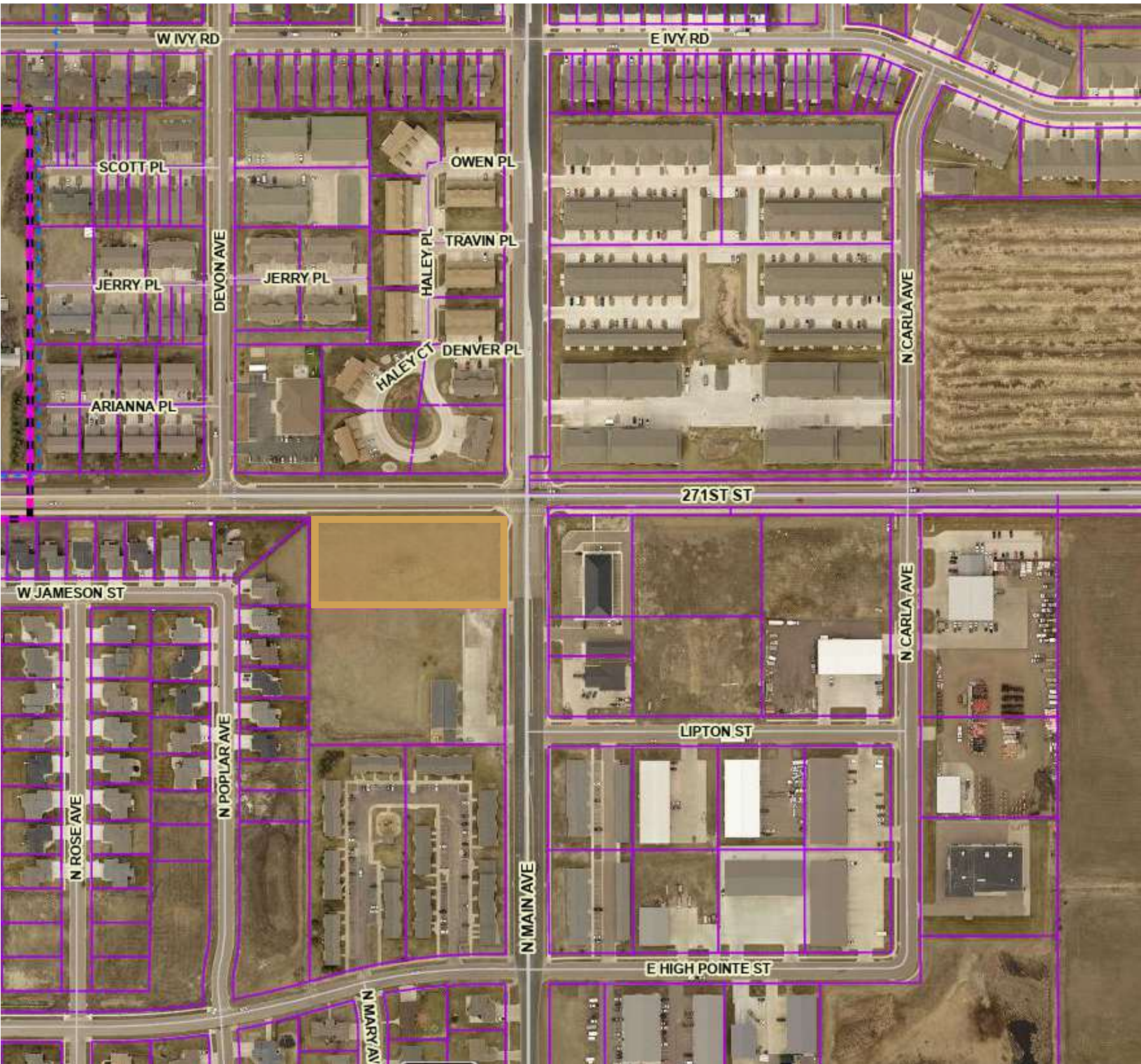
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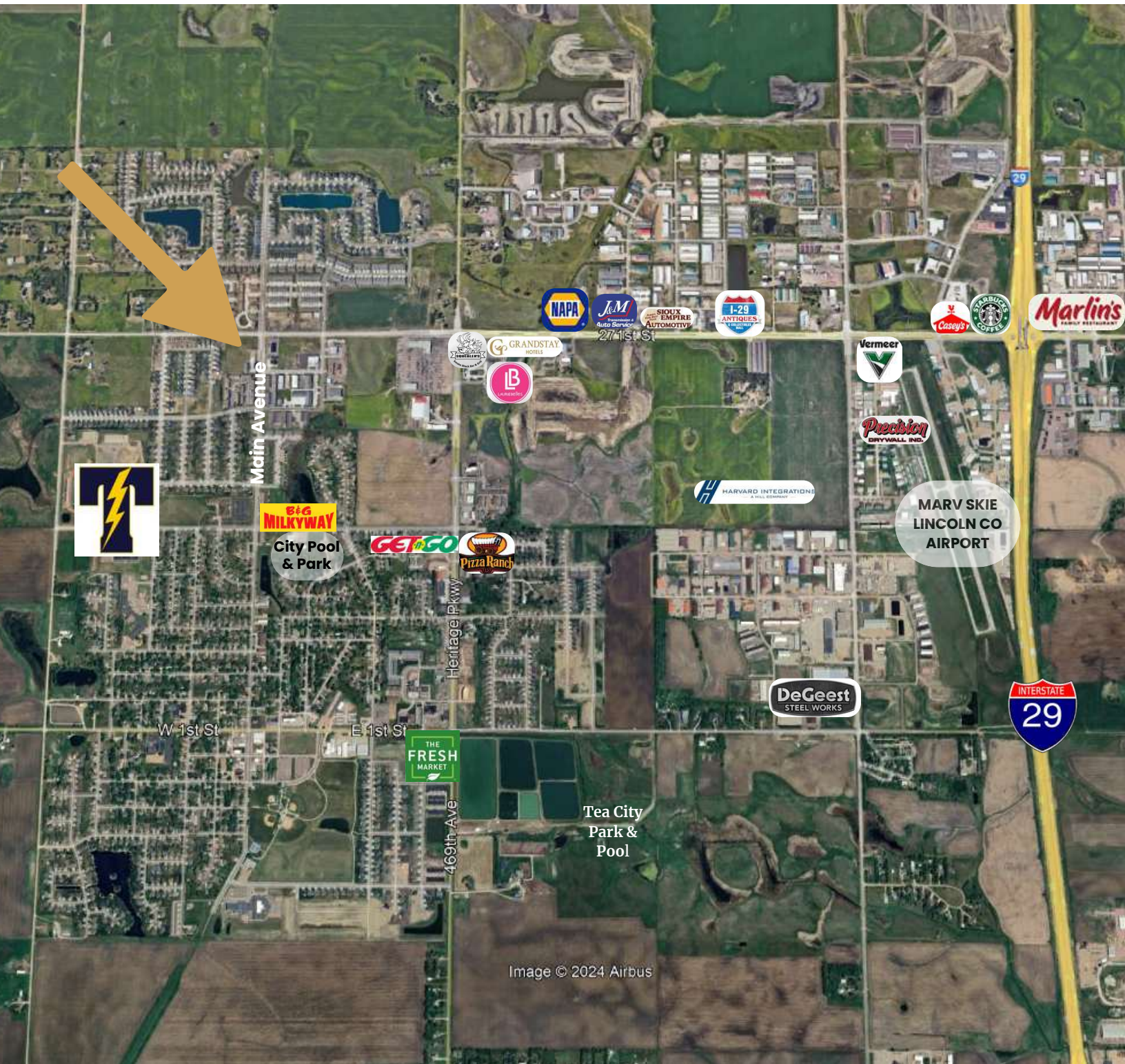
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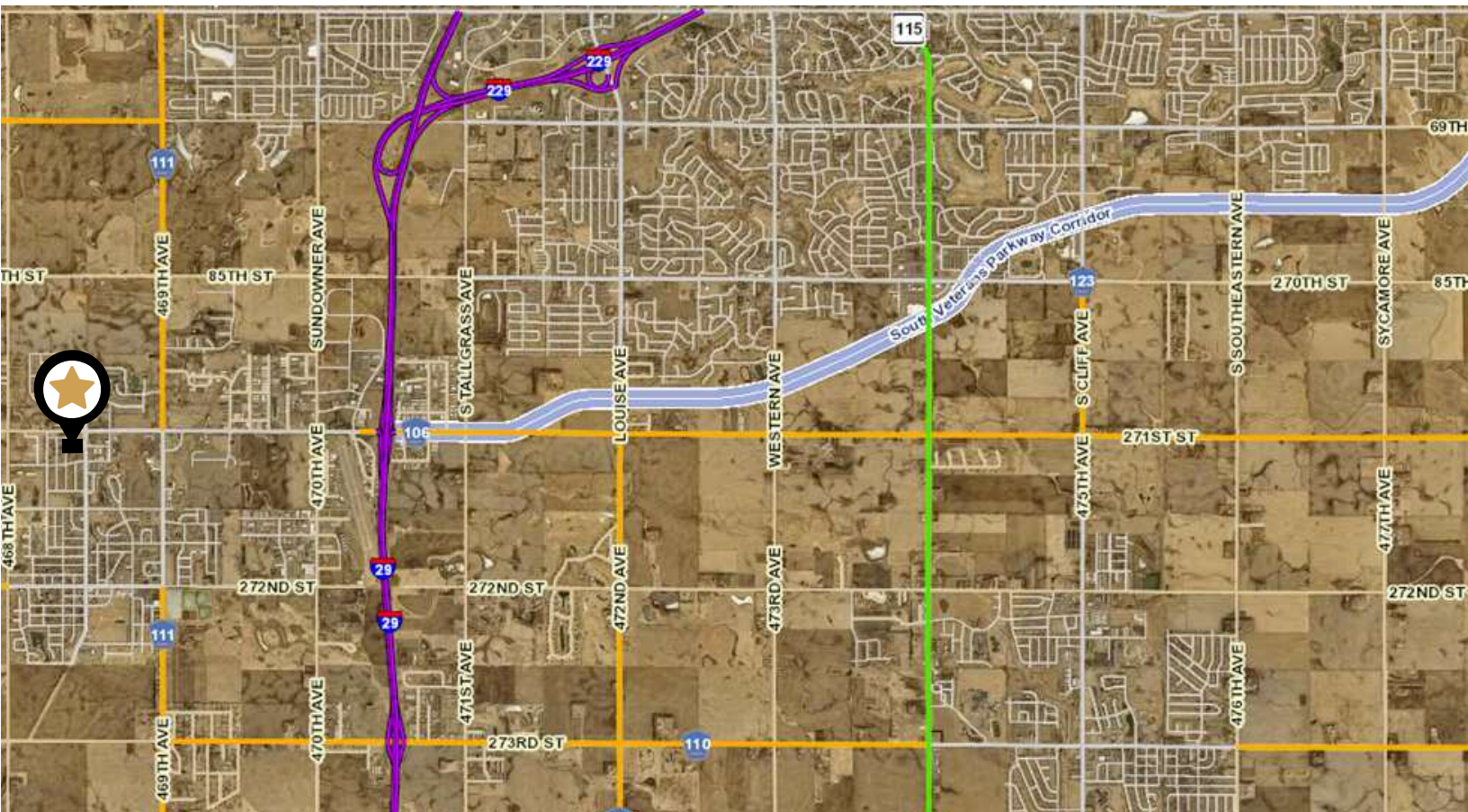
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# MAIN & GATEWAY LAND



## 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.