

**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.



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## 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.



