

**FOR SALE**



# TEA COMMERCE

## MULTI-FAMILY DEVELOPMENT LAND

**Bender**  
COMMERCIAL



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



**3.15 - 6.59 ACRES**

**\$ \$5.50/SF**

- 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.

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# TEA COMMERCE MULTI-FAMILY



## 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

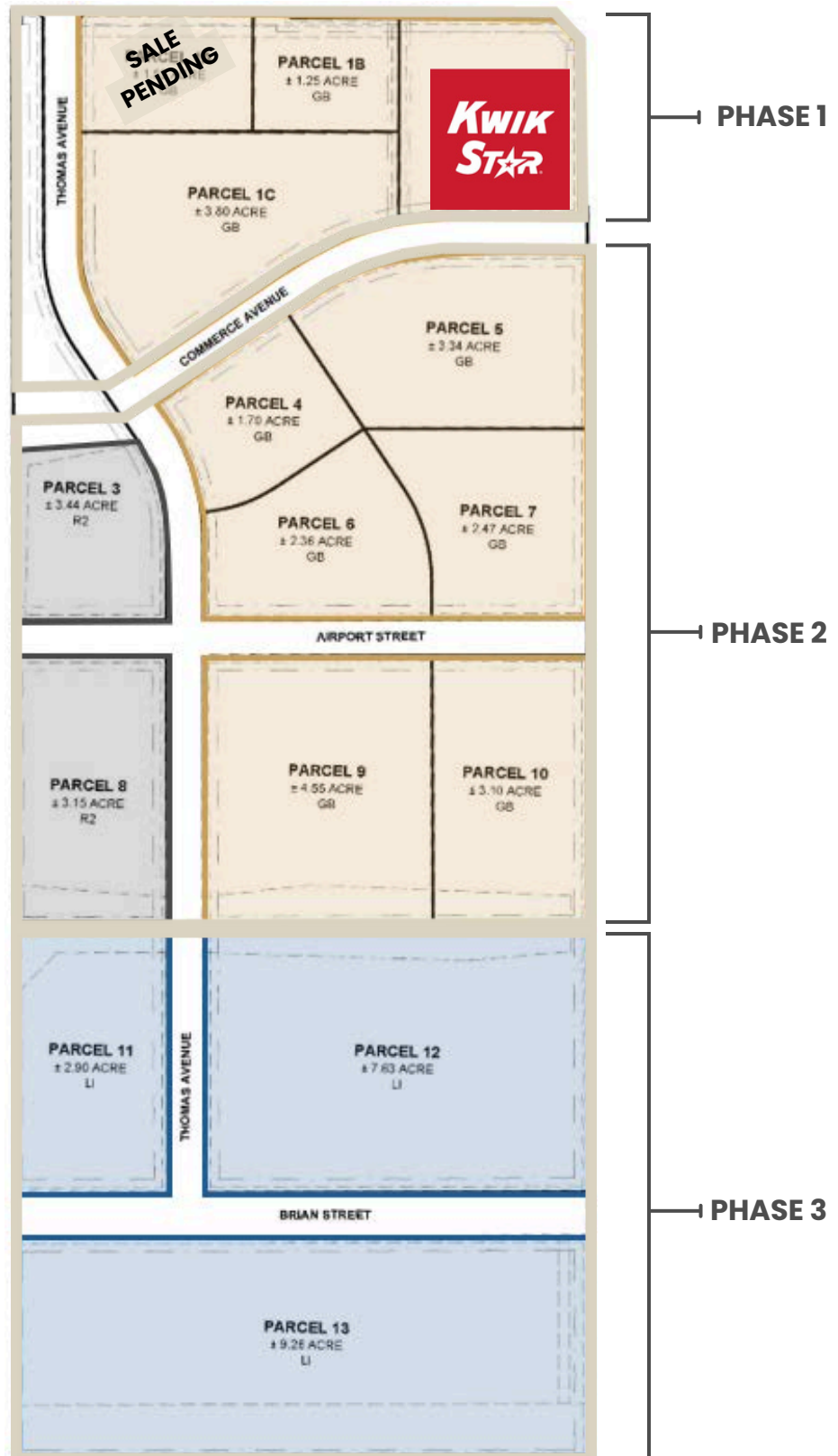
Allows multiple dwellings, day care, assisted living, churches, etc.

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



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## MULTI-FAMILY DEVELOPMENT LAND



TEA

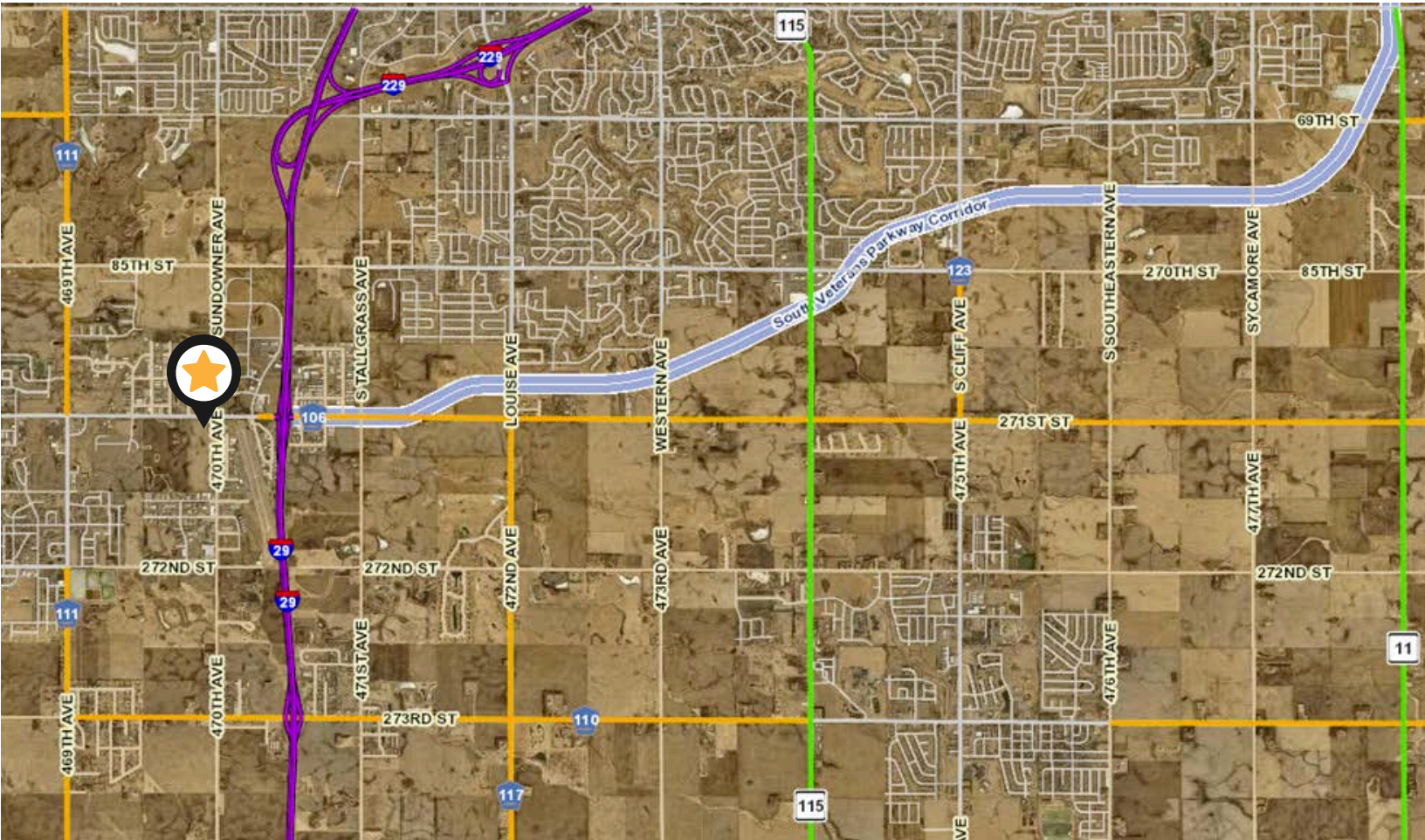
- 0.5 miles west of the Tea exit off of I-29.
- 2.5 miles south of the I-29 and I-229 interchange.
- 1 mile east of Heritage Parkway and Gateway Boulevard intersection.
- 2 miles south of Sundowner and 57th intersection in Sioux Falls, SD.



# TEA COMMERCE MULTI-FAMILY



## 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.