

BAKKER LANDING LAND

COMMERCIAL DEVELOPMENT LAND

Bender COMMERCIAL

2001 VENTURE STREET
TEA, SD

3.51 AC
SUBDIVIDABLE

$15.00-$17.00/SF

- Prime parcel located on the signalized intersection of Sundowner Avenue and 271st Street (Gateway Boulevard) in Tea.
- Great visibility along Gateway Boulevard with a daily traffic count of over 12,000 vehicles.
- Neighboring businesses include Casey's, Culver's, Ideal Tent & Event Rental, Thornton Flooring, and the Marv Skie Airport.
- Easy access to I-29 and Veterans Parkway (SD 100).
- Deed restriction for financial institutions.

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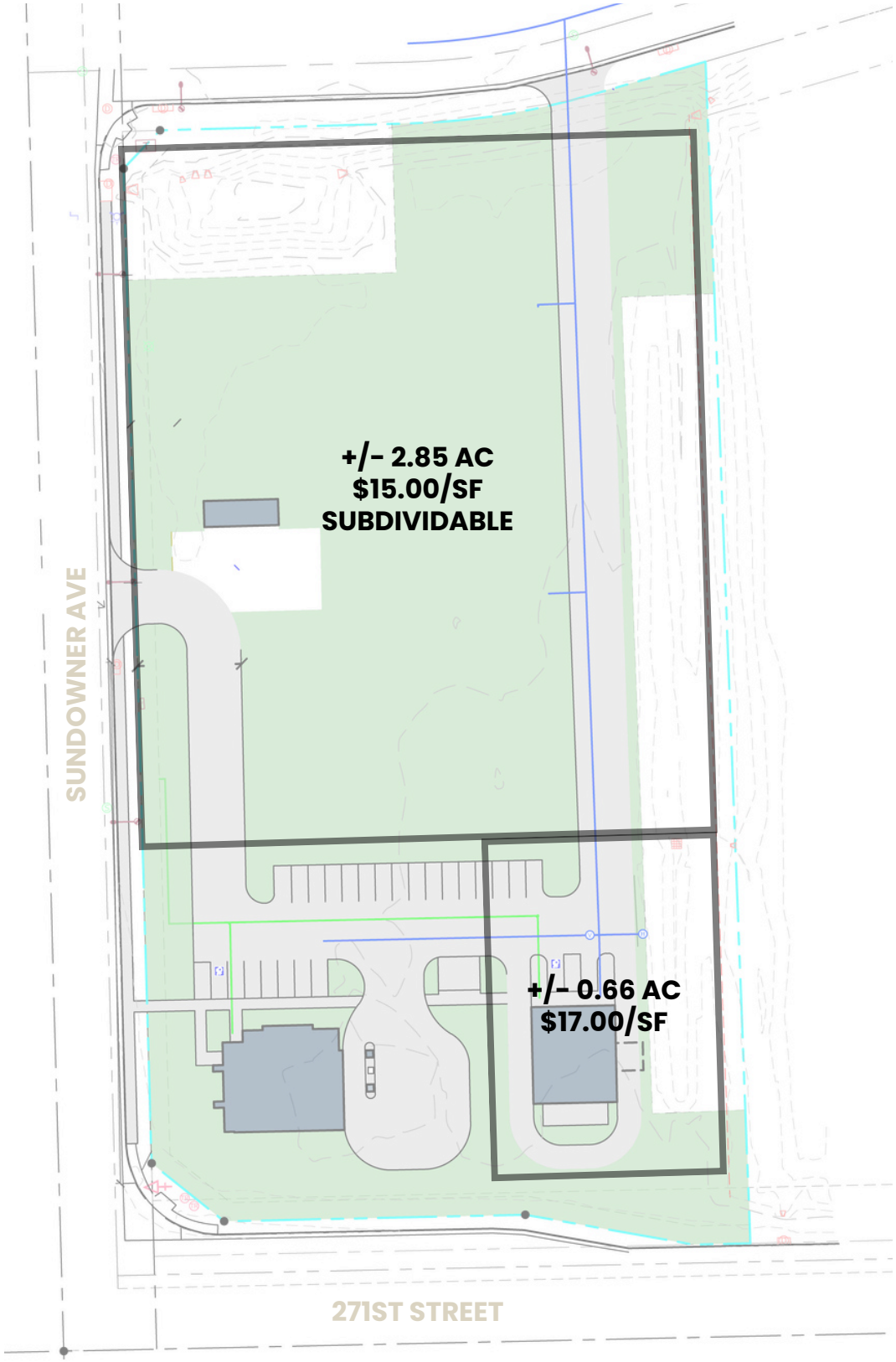

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Bender Commercial Real Estate Services | 305 West 57th Street | Sioux Falls, SD 57108 | 605-336-7600 | benderco.com

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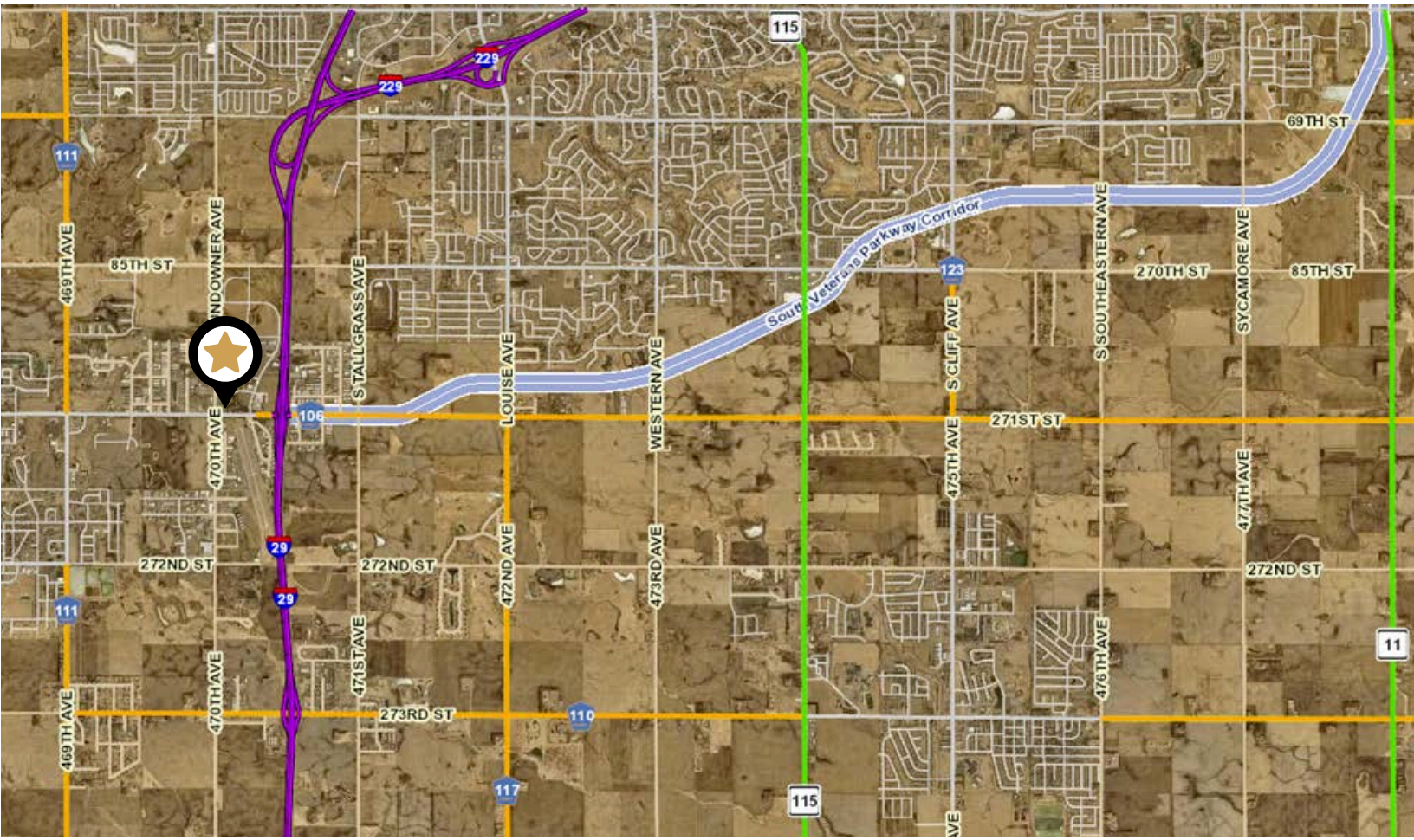
SOUTH VETERANS PARKWAY & I-29



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.

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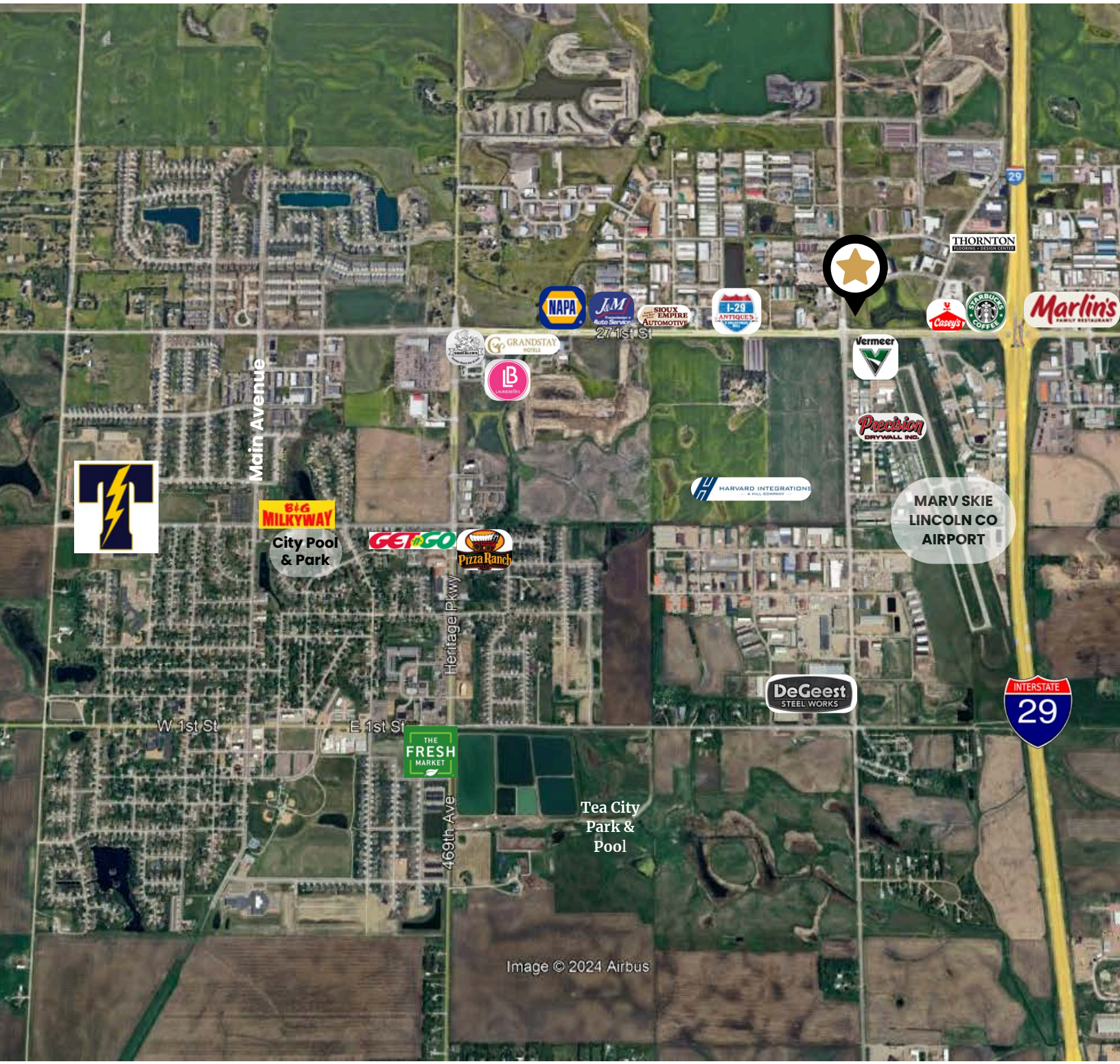

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