

FOR SALE



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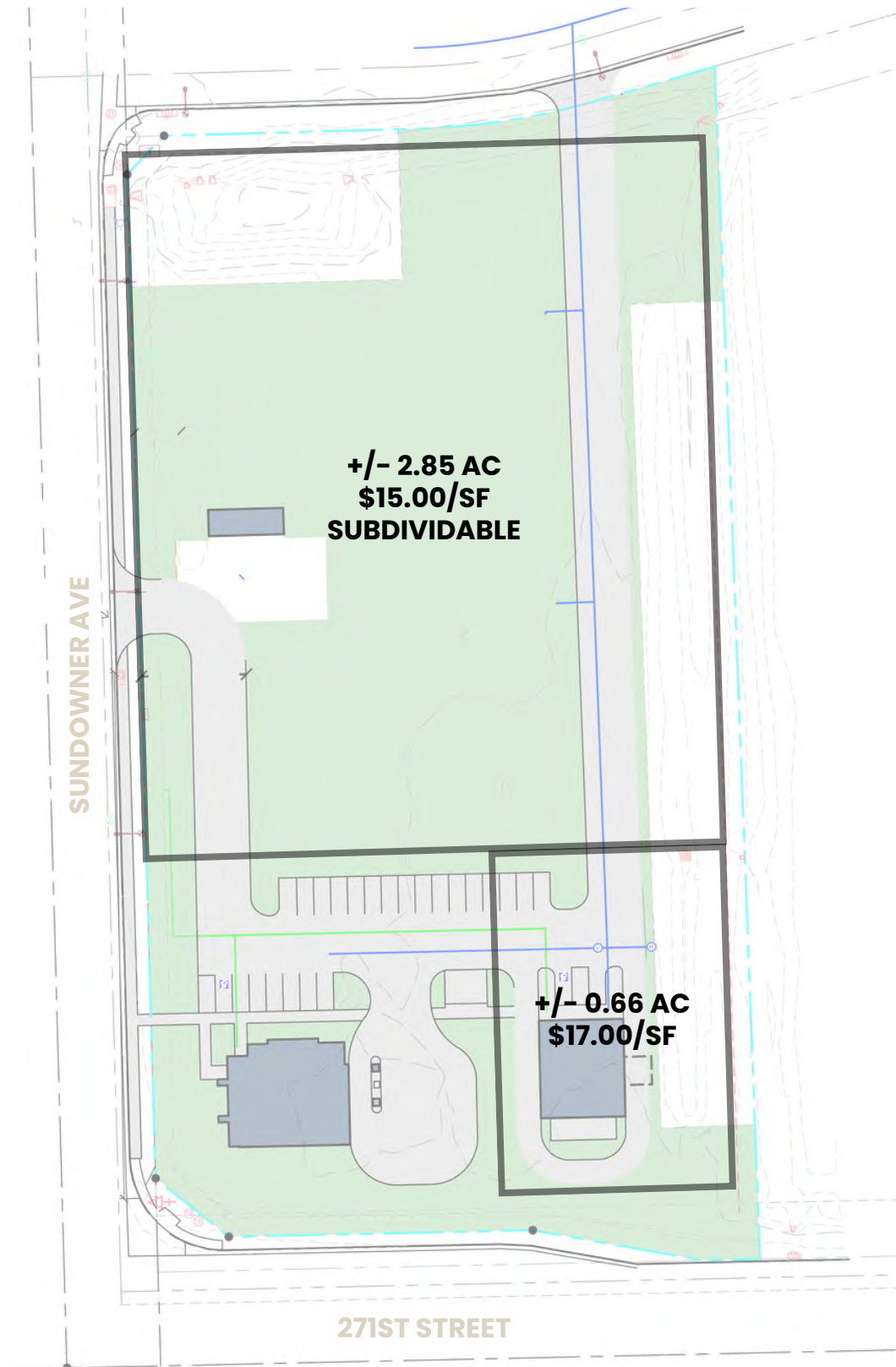
Bender Commercial Real Estate Services | 305 West 57th Street, Sioux Falls, SD 57108 | 605-336-7600 | benderco.com

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This project is the final stage in connecting Interstate 29 with Interstate 90.

2023-2024 CONSTRUCTION
Western Avenue to Cliff Avenue

Legend:

- In Construction
- Arterial Construction
- In Design

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