

## **BAKKER LANDING LAND**







**2001 VENTURE STREET TEA, SD** 



3.51 AC SUBDIVIDABLE



- 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, Starbucks, 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.

#### **ROB KURTENBACH**

rk@benderco.com 605-940-0559

#### **ANDI ANDERSON, SIOR**

andi@benderco.com 605-782-1660





### COMMERCIAL DEVELOPMENT LAND



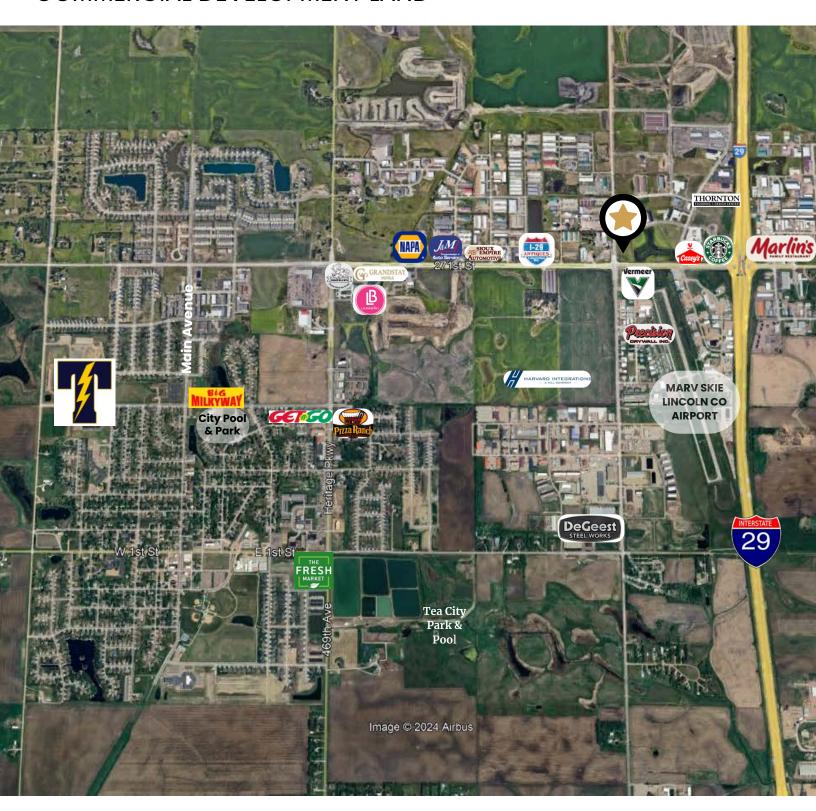


### COMMERCIAL DEVELOPMENT LAND



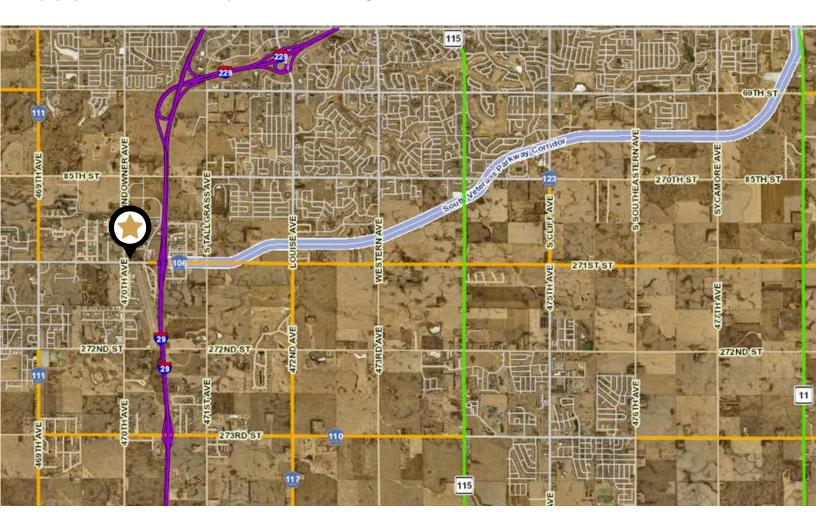


## COMMERCIAL DEVELOPMENT LAND





### 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:

 $The \ City \ of \ Sioux \ Falls, South Veterans Parkway. com$ 



South Veterans Parkway from Western Avenue to Cliff Avenue is now open to traffic. Remaining design and construction continues through 2027.