

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.

BRADYN NEISES, SIOR

bradyn@benderco.com
605-782-1682

ALEX SOUNDY, SIOR

alex@benderco.com
605-376-3700

ISAAC JORGENSEN

isaac@benderco.com
605-799-5058



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

© 2025 Bender Companies. Information herein deemed reliable, but not guaranteed.

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.



CONCEPT PLAN



TEA COMMERCE INDUSTRIAL LAND



INDUSTRIAL DEVELOPMENT LAND

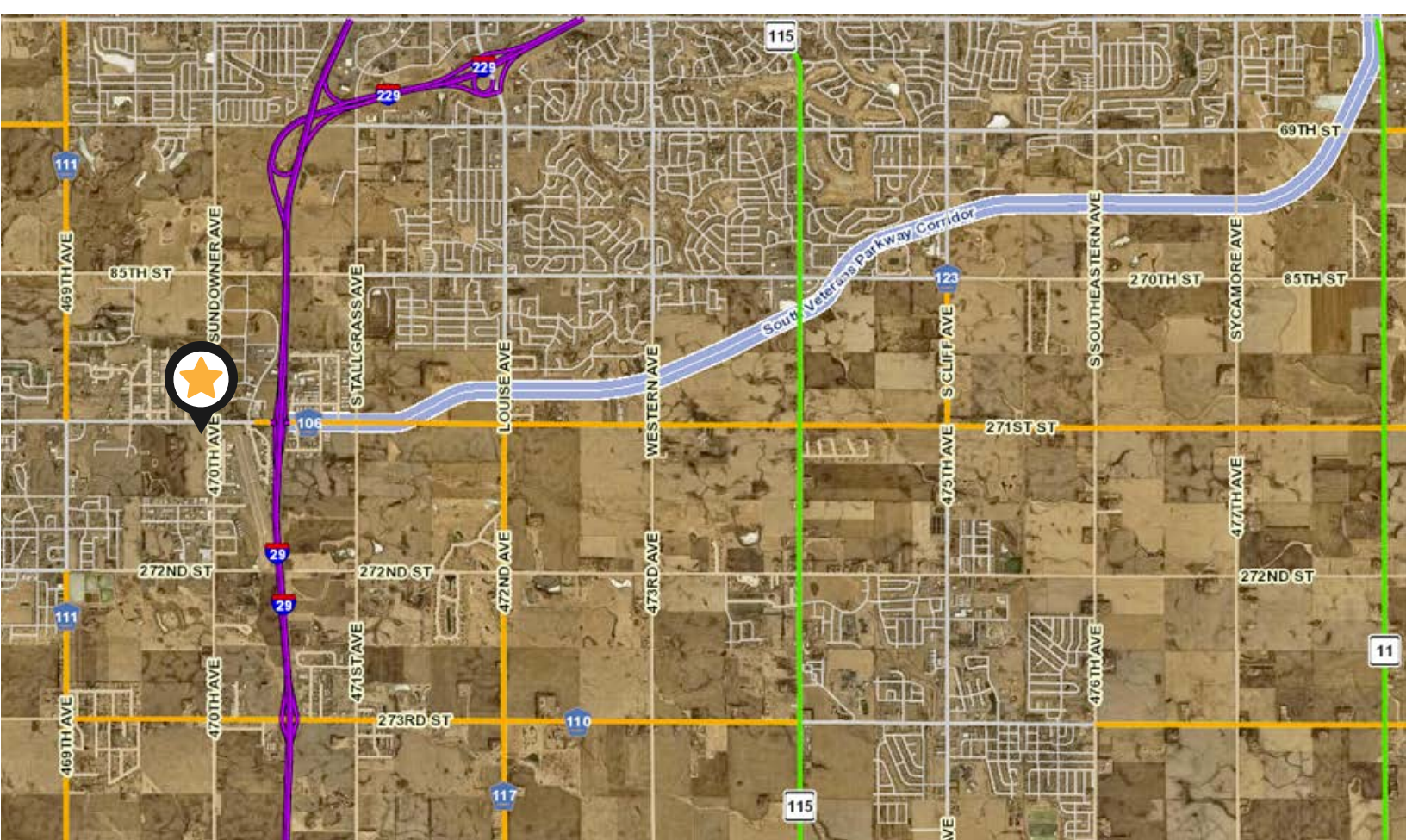


TEA

- 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.



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.