

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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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.



TEA COMMERCE MULTI-FAMILY



CONCEPT PLAN



TEA COMMERCE MULTI-FAMILY



MULTI-FAMILY DEVELOPMENT LAND



- 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.



