FOR SALE

GATEWAY BOULEVARD

PROPOSED STRIP MALL

PROPOSED QSR

KWIK STAR

SOUTH SUNDOWNER AVENUE
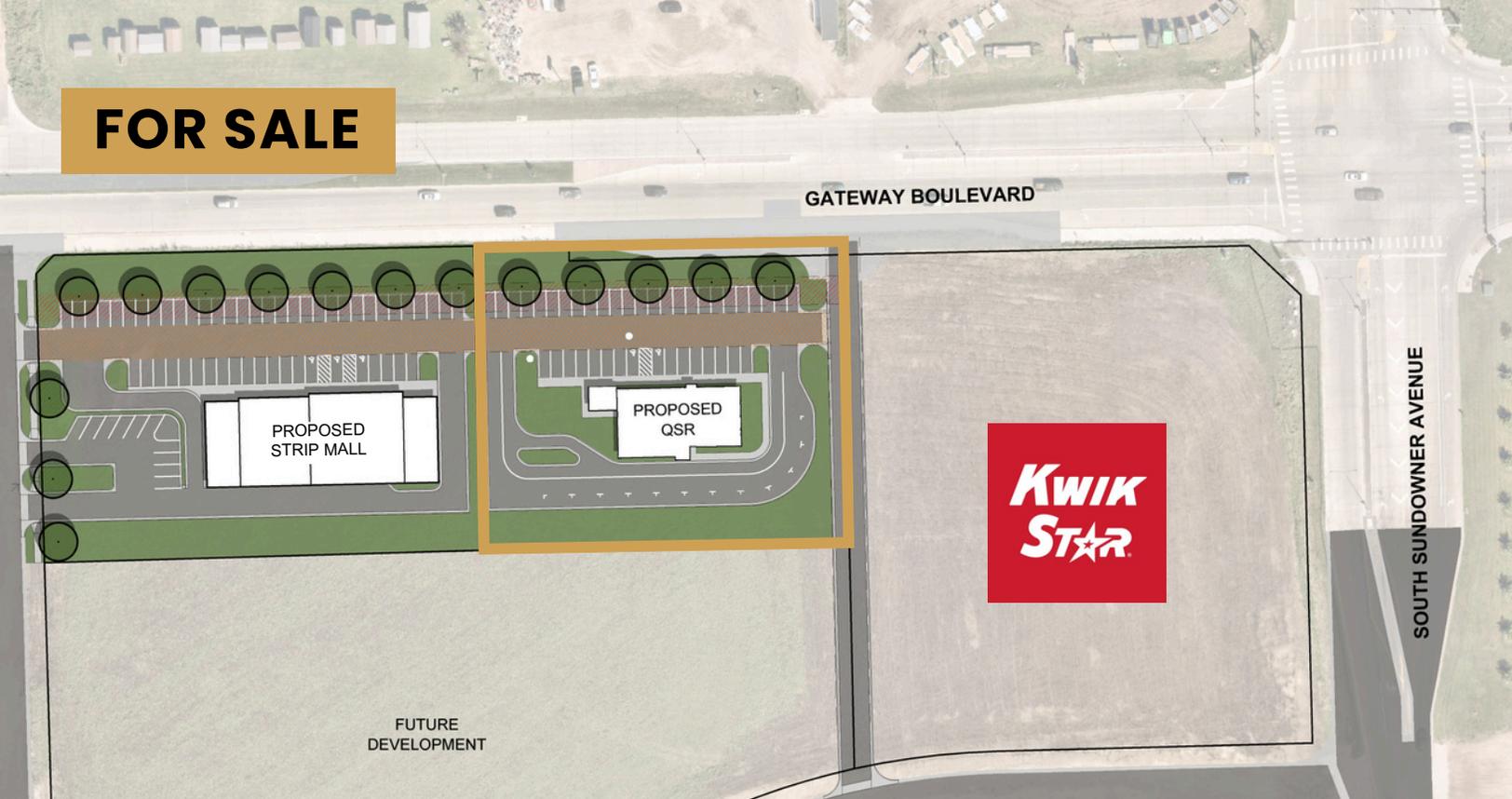
FUTURE DEVELOPMENT

TEA QSR SITE
QUICK SERVICE RESTAURANT SITE

Bender
COMMERCIAL

📍 **SUNDOWNER AVE & GATEWAY BLVD TEA, SD** **1.25 ACRES** $ **$15.00/SF**

- **Prime QSR Location** – Situated at the high-visibility corner of Gateway Boulevard & Sundowner Avenue in Tea, SD.
- **Strong Traffic Counts** – Over 12,000 vehicles per day along Gateway Boulevard.
- **Proximity to Major Highways** – Just 0.5 miles west of the Tea exit off I-29.
- **Growing Trade Area** – Positioned in a rapidly developing commercial corridor with residential growth nearby.
- **Flexible Lot Size** – 1.25 acres with lot lines adjustable to buyer needs.
- **Future Connectivity** – Benefiting from the South Veterans Parkway expansion, enhancing regional access.
- **Ready for Development** – All utilities to the site and concept plan available.

BRADYN NEISES, SIOR	**ALEX SOUNDY, CCIM, SIOR**	**ISAAC JORGENSEN**
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Bender Commercial Real Estate Services | 305 West 57th Street | Sioux Falls, SD 57108 | 605-336-7600 | benderco.com

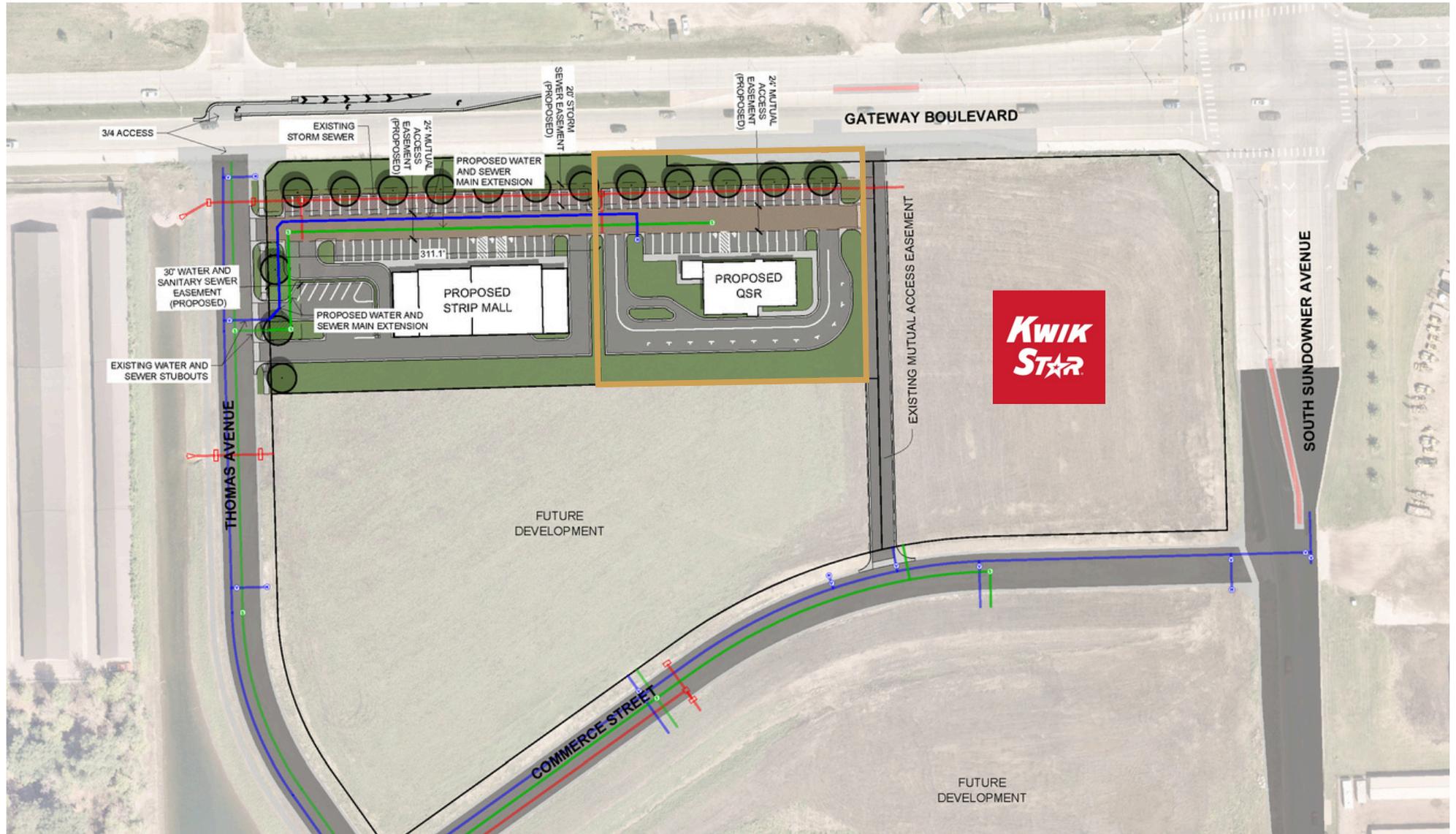2025 Bender Companies. Information herein deemed reliable, but not guaranteed.

CONCEPT PLAN

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TEA COMMERCE COMMERCIAL

BC

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.

PARCEL 1A
± 1.55 ACRE
GB

QSR SITE

KWIK STAR

PARCEL 1C
± 3.80 ACRE
GB

THOMAS AVENUE

COMMERCE AVENUE

PARCEL 5
± 3.34 ACRE
GB

PARCEL 4
± 1.70 ACRE
GB

PARCEL 3
± 3.44 ACRE
R2

PARCEL 6
± 2.36 ACRE
GB

PARCEL 7
± 2.47 ACRE
GB

AIRPORT STREET

PARCEL 8
± 3.15 ACRE
R2

PARCEL 9
± 4.55 ACRE
GB

PARCEL 10
± 3.10 ACRE
GB

PARCEL 11
± 2.90 ACRE
LI

THOMAS AVENUE

PARCEL 12
± 7.63 ACRE
LI

BRIAN STREET

PARCEL 13
± 9.26 ACRE
LI

PHASE 1

PHASE 2

PHASE 3

CONCEPT PLAN

COMMERCIAL DEVELOPMENT LAND

TEA

SIOUX FALLS

- 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.

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