

INTERSTATE FRONTAGE LAND

FOR SALE AT BAKKER LANDING



TBD Bakker Landing Avenue
Tea, SD 57064



Lot 2 BLK 8: 173,988 SF +/- (4 Acres)
Track 5: 75,794 SF +/- (1.74 Acres)
Total = 249,840 SF +/- (5.74 Acres)



\$3,250,000
(\$13.00 / SF)

LOCATION

Commercial land located just off 271st Street in Tea, SD near the 271st Street and Interstate 29 intersection. Bakker Landing is an expanding development in one of the fastest growing counties in South Dakota.

DESCRIPTION

- Zoning: Bakker Landing PUD: Sub area (B)
- Fantastic opportunity to bring your business to Bakker Landing
- Traffic counts on I-29 of 38,670 vehicles per day and 271st St of 6,098 vehicles per day
- Estimated 2,500 employees near the site
- Platted lot with development drainage
- Other businesses include Glass Doctor, Carswap, Casey's, etc.
- Strategically, the 4.00-acre Lot 2 Block 8 parcel comes with the 1.74-acre Tract 5 parcel to maintain control of sight lines, visibility, and exposure to Interstate I-29. This strip of land has opportunities for billboard income. Prospective Buyer's will need to conduct their own diligence on signage opportunities as it relates to their specific needs.
- Contact Broker for additional information

RAQUEL BLOUNT SIOR

605.728.9092 | raquel@lloydcompanies.com

101 S. Reid Street Ste. 201, Sioux Falls, SD 57103 | 605.323.2820

Find out more at LloydCompanies.com | Information deemed reliable, but not guaranteed.

SITE PLAN

Concept only; subject to change



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SITE MAP

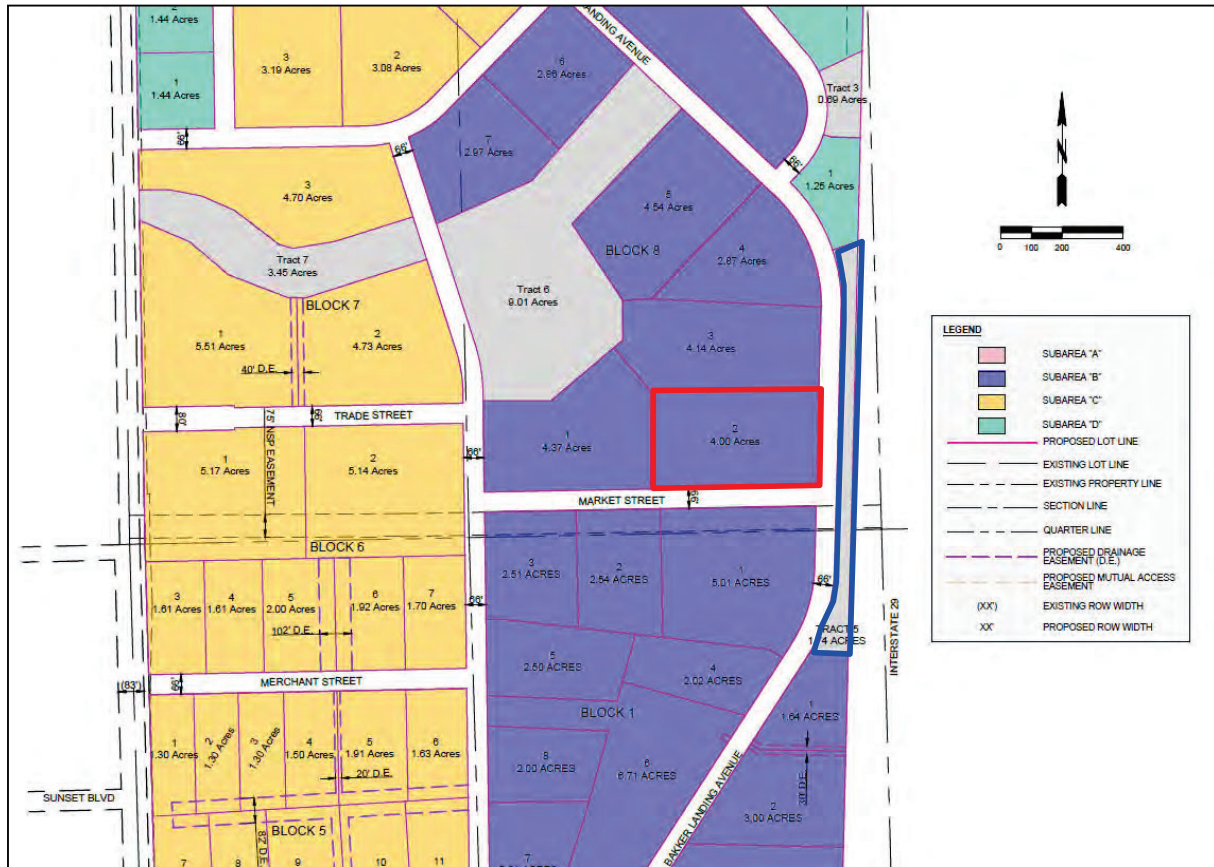


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ZONING MAP



■ Lot 2 ■ Tract 5

Bakker Landing Planned Development District:

This district is intended to allow for a combination of office, commercial, business park developments, and other uses within the designated below through the use of aesthetic, architectural, and other standards in a manner that encourages development that is considered appropriate for the main entryways into and through the City of Tea. Such Planned Development shall require increased building design standards as set forth in the following Subarea A, Subarea B, Subarea C, Subarea D or Subarea NRC regulations.

2.01 Intent:

This subarea is designed to accommodate numerous commercial and business park uses with significant visual impact along I-29. The Subarea is also intended to allow for a combination of high density residential, office, limited light industrial and other business park uses as outlined in the Tea Comprehensive plan. The area designated below through the use of aesthetic, architectural, and other standards in a manner that encourages development that is considered appropriate for the main entryways into the City of Tea.

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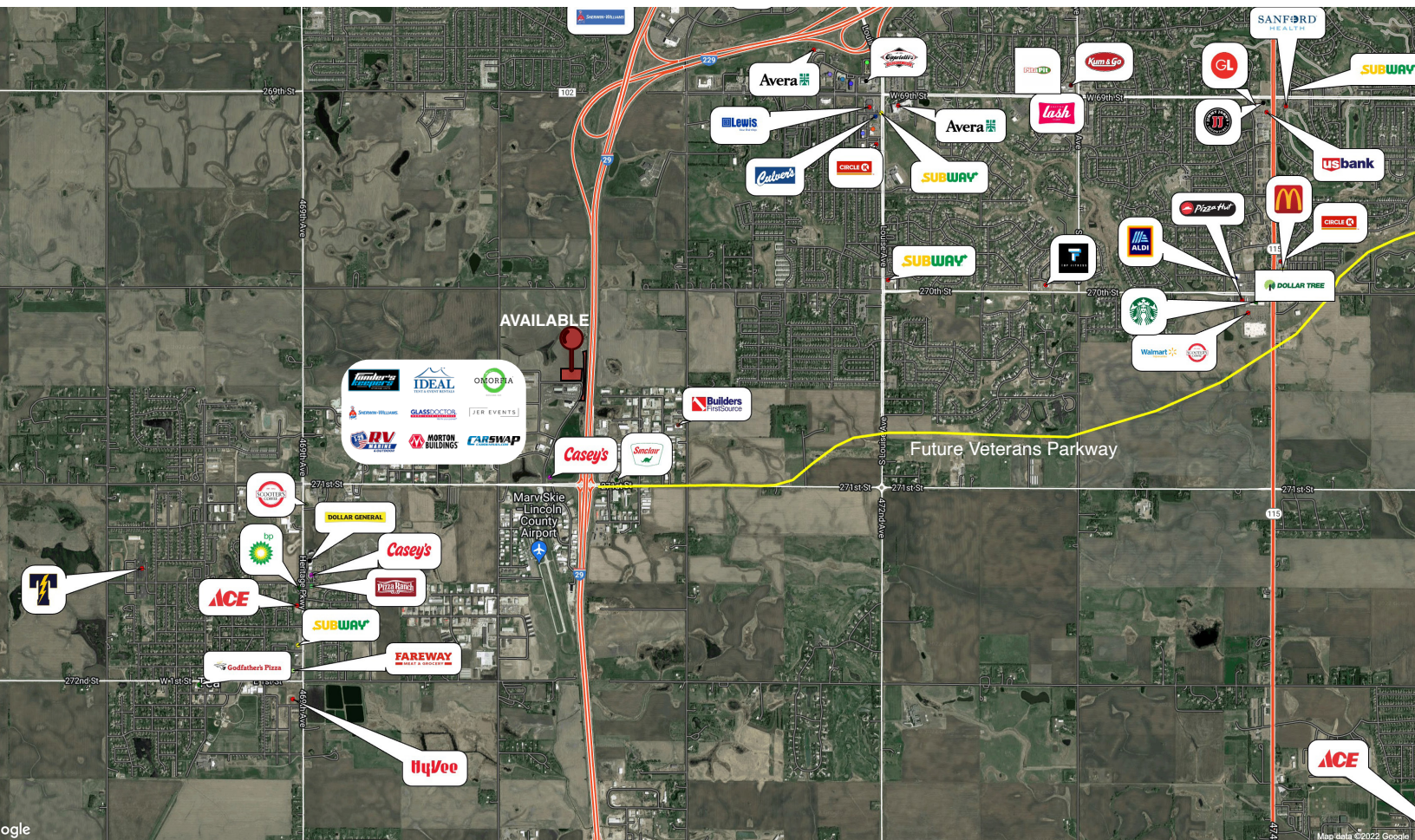
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AREA MAP



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