



BAKKER LANDING

Block 1 Land

INTERSTATE 29, TEA EXIT

2315 Bakker Landing Avenue | Tea, SD 57064



SIZE

Lot 6B: 2.11 acres
Lot 6C: 2.28 acres
Lot 6D: 1.34 acres



LOCATION

Bakker Landing Business Park, located along Interstate 29 at Tea Exit (Southwest Sioux Falls)



CO-TENANCY

I-29 RV & Marine, Casey's, Starbucks, Taco John's, Thornton Flooring, Orthopedic Institute, Ideal Wedding & Events, GlassDoctor



PRICE

\$9.75 per sq ft



TRAFFIC

48,000 VPD (I-29)



ZONING

Commercial

Information deemed reliable but not guaranteed.



VBCLINK.COM | 605.361.8211

2571 South Westlake Drive #100 | Sioux Falls, South Dakota 57106

605.376.0127

Ryan@VBCLink.com

AREA MAP



TRADE ST

MARKET ST

MERCHANT ST

ENTERPRISE AVE

S. SUNDOWNER AVE

INDUSTRIAL ST

VENTURE ST

BAKKER LANDING AVE

106

INTERSTATE
29

I-29 RV SUPERCENTER

MORTON BUILDINGS

GLASS DOCTOR

simpleFLOORS

REDLINE ATHLETICS

Red Bull

PINNACLE

CARSWAP

DJer

SHERWIN WILLIAMS

THORNTON FLOORING + DESIGN CENTER

WAG ZONE PET SERVICES

GOPHER IRRIGATION

BACKYARD BBQ

IDEAL

Casey's

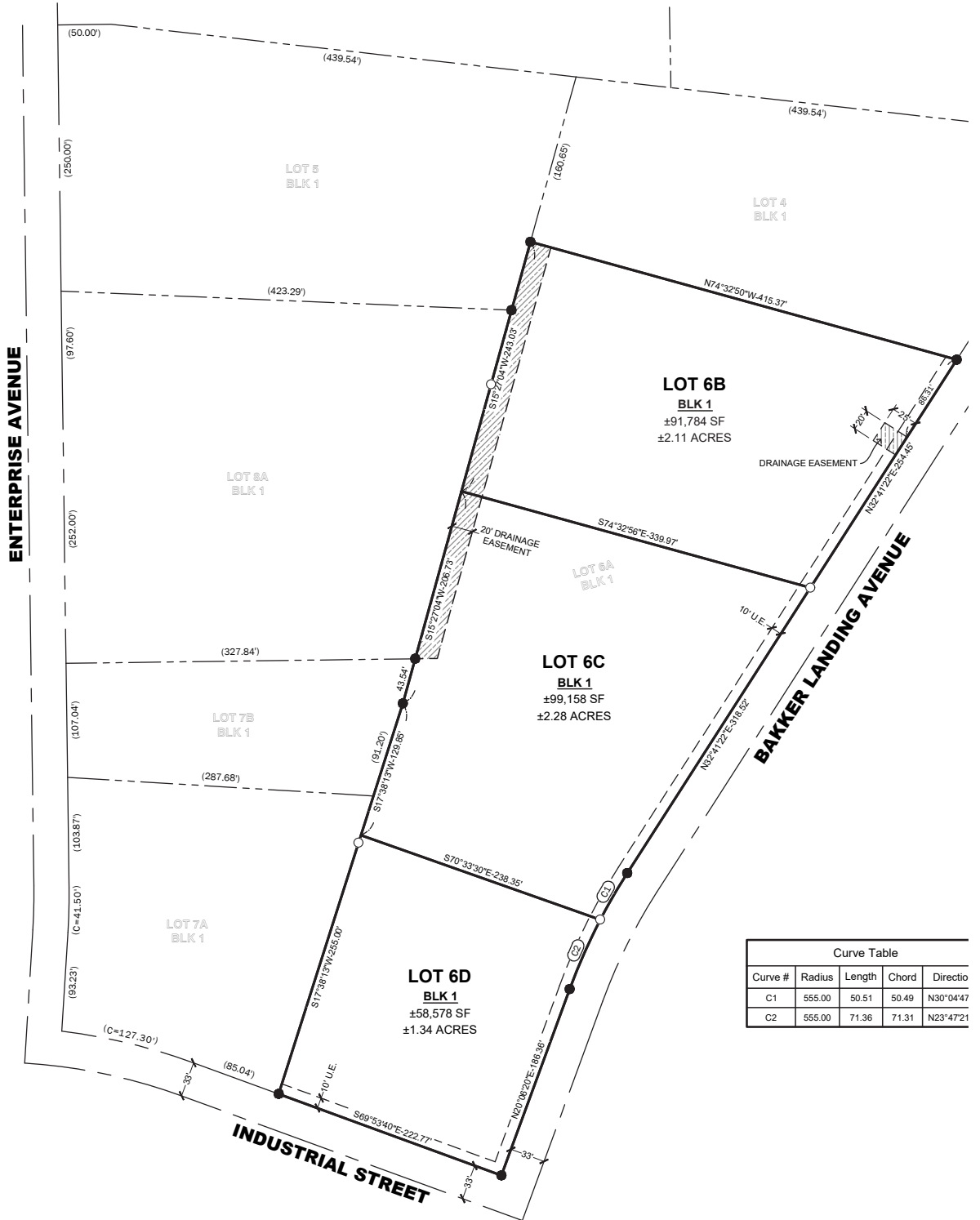
Starbucks

taco john's

BAKKER LANDING 1ST ADDITION

TO THE CITY OF TEA, LINCOLN COUNTY, SOUTH DAKOTA.
CONTAINING ±249,520 SF (±5.73 ACRES)

PARCEL EXHIBIT



| Curve Table | | | | |
|-------------|--------|--------|-------|-----------|
| Curve # | Radius | Length | Chord | Directio |
| C1 | 555.00 | 50.51 | 50.49 | N30°04'47 |
| C2 | 555.00 | 71.36 | 71.31 | N23°47'21 |

GENERAL NOTES:



SITE OVERVIEW

