



Tea Commercial Land

Heritage Parkway & Gateway Lane, Tea, SD 57064

Sale Price	\$457,750 (\$10.00/SF)
Lot Size	1.05 AC (45,775 SF)

PROPERTY HIGHLIGHTS

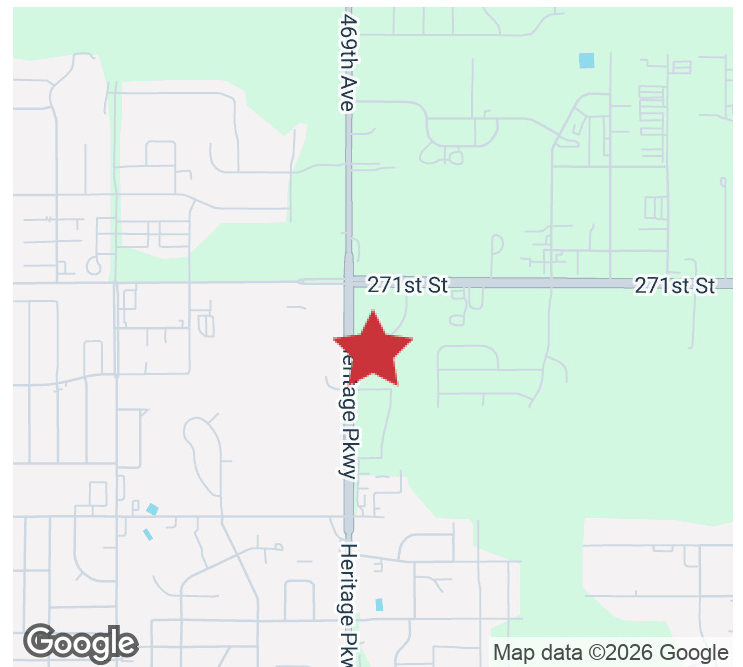
- Commercial lot with great visibility near north Heritage Parkway
- Platted with utilities & sewer to site
- Ideal lot size for a variety of users
- Zoning: General Business - retail, office, commercial

LOCATION DESCRIPTION

Located southeast of Heritage Parkway and Gateway Boulevard

Area neighbors include Zooks Coffee Bar, Scooters Coffee, Lauriebelles, Gateway Park Hotel & Suites, Squealers Smoke Shack, ADESA Sioux Falls

Gateway Boulevard Traffic Count: 7,650 vpd
Heritage Parkway Traffic Count: 3,790 vpd



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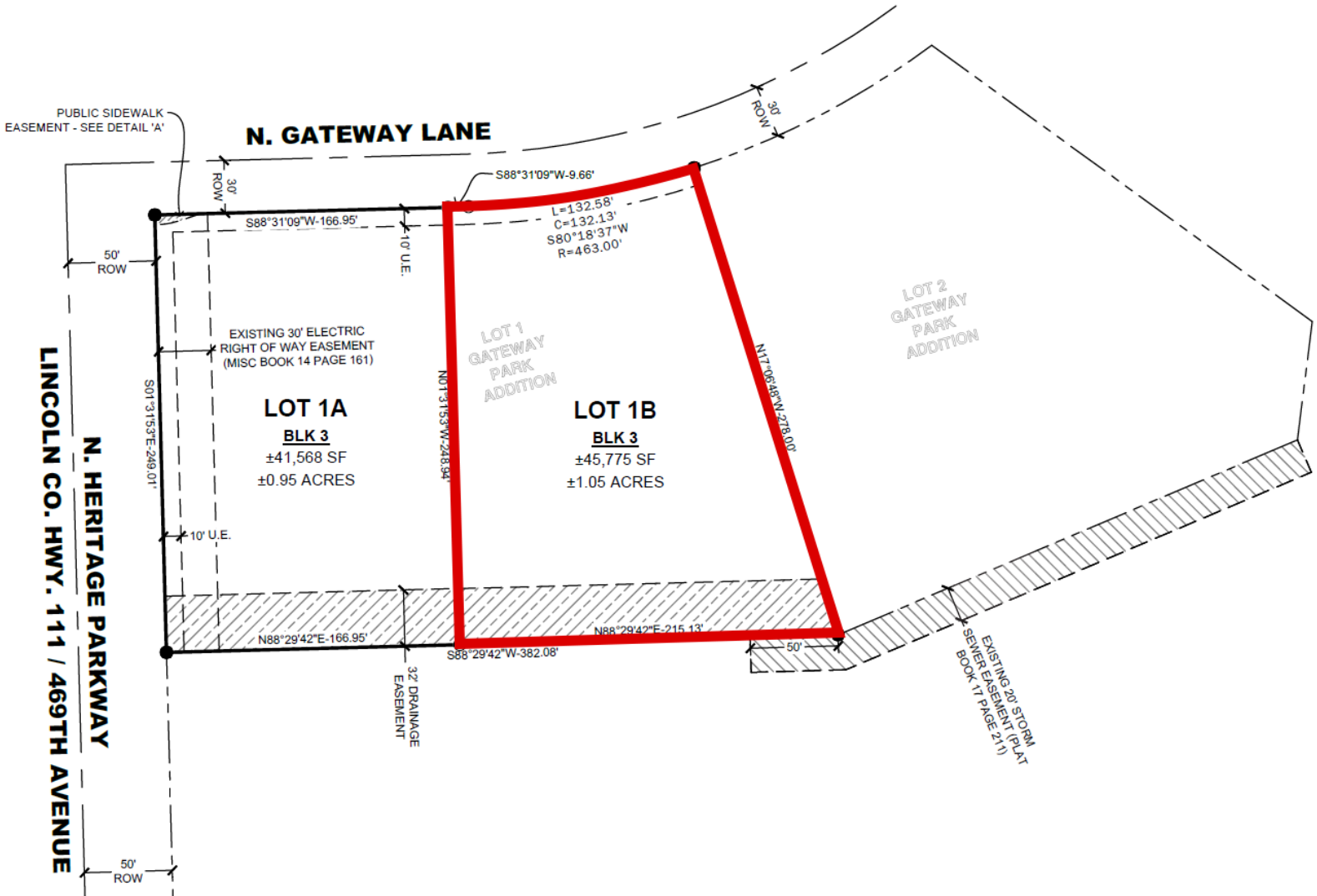
SITE PLAN

TEA COMMERCIAL LAND

Heritage Parkway & Gateway Lane, Tea, SD 57064

FOR SALE

Land



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FOR SALE

Land



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