



Property Description

Uncover a prime investment opportunity in the bustling Tea area. This exceptional property off I-29 at Exit 71 offers a strategic location ideal for industrial development. Its close proximity to key transportation routes further enhances its appeal, providing ease of accessibility for industrial operations. Embrace the potential to transform this land into a thriving industrial asset, capitalizing on the area's growing commercial landscape and promising opportunities for development in Tea. This is a chance to secure a valuable asset situated in an area ripe for industrial investment and long-term success. Buyer responsible for rezoning.

Property Highlights

- - 2.0 acres for development
- - I-29, Exit 71
- - Strategic location in the Tea/Harrisburg area
- - Proximity to key transportation routes
- - Buyer responsible for rezoning

Offering Summary

Sale Price:	\$500,000
Lot Size:	2 Acres

Stacey Sieverding
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Midwest Realty
1120 E. 77th Street
Sioux Falls, SD 57108
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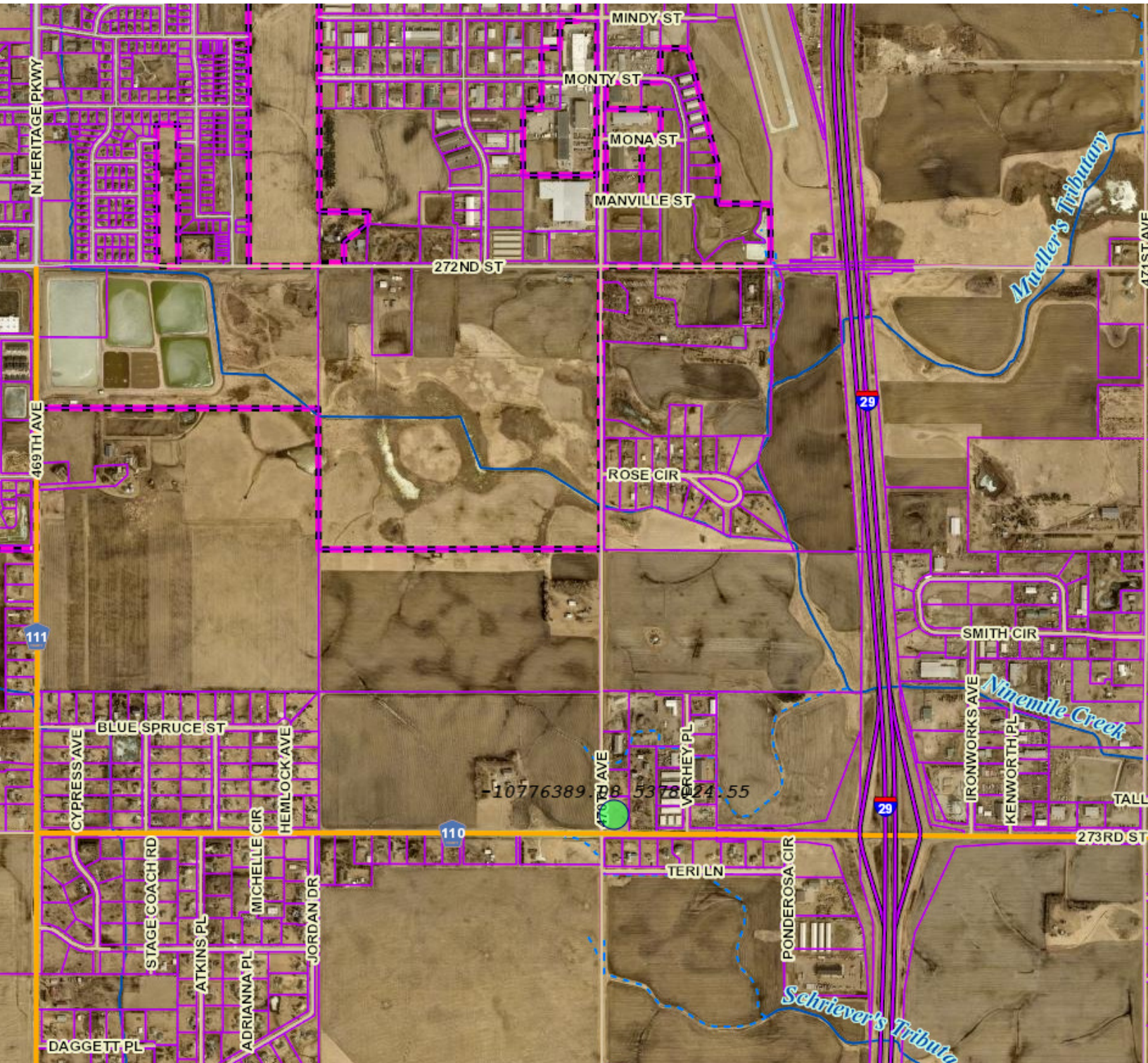
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Hoffman Land

273rd St, Tea, SD 57064

FOR SALE

Additional Photos



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Retailer Map



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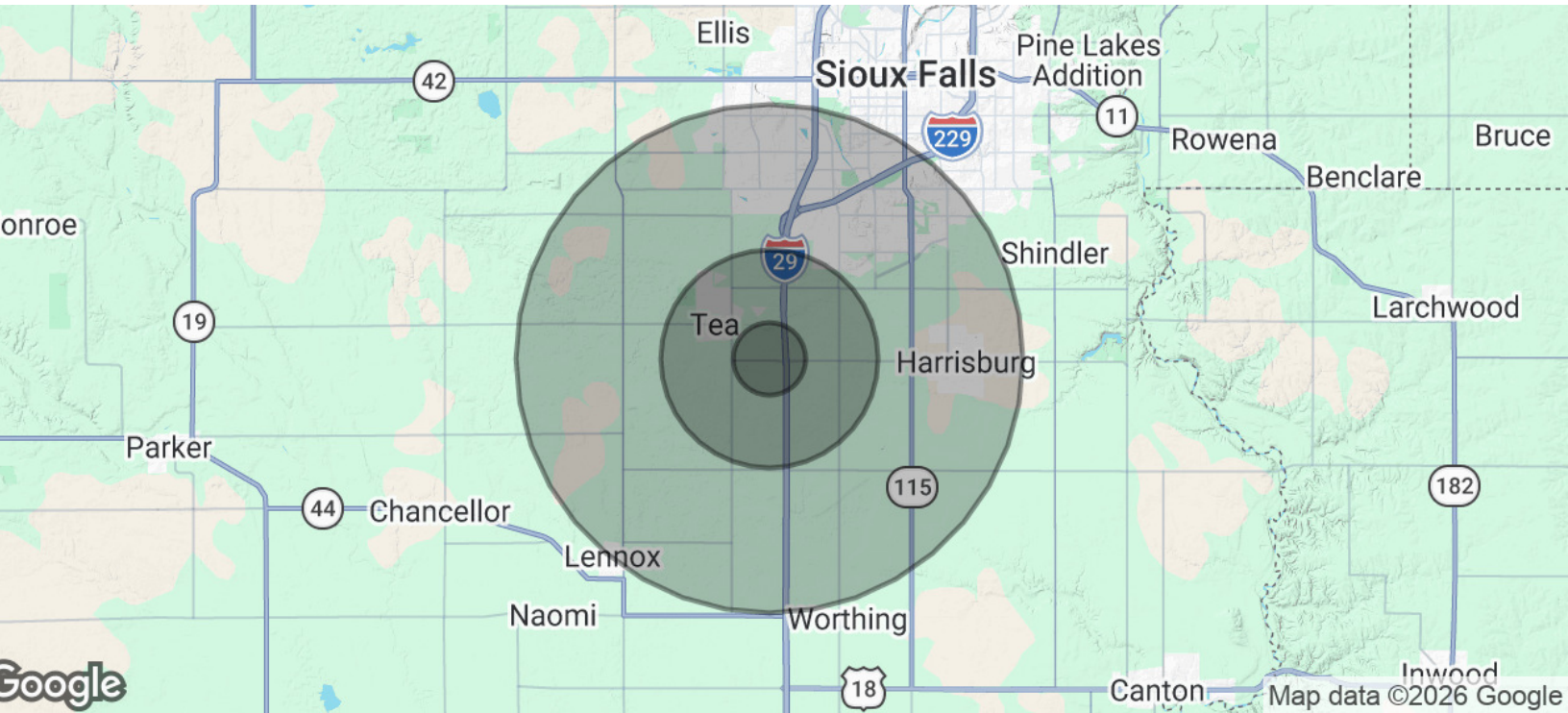
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Demographics Map & Report



Population	1 Mile	3 Miles	7 Miles
Total Population	616	8,269	93,891
Average Age	33	33	37
Average Age (Male)	32	32	36
Average Age (Female)	33	33	38
Households & Income	1 Mile	3 Miles	7 Miles
Total Households	209	2,913	37,175
# of Persons per HH	2.9	2.8	2.5
Average HH Income	\$150,092	\$127,214	\$125,554
Average House Value	\$387,494	\$351,441	\$404,589

2020 American Community Survey (ACS)

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