

PRICE REDUCTION



TEA SHOP & LAND

\$1,100,000

27050 & 27054 KERSLAKE PLACE | TEA, SD



FOR SALE

Lloyd Commercial Real Estate presents an owner-occupant opportunity on the edge of city limits in Tea, SD. The subject property offers convenient access to both Sioux Falls and Tea markets, benefitting from continued residential, commercial, and infrastructure growth in the area. The site is near the future 85th Street interchange and the future Veterans Parkway connection, two major transportation upgrades expected to improve regional connectivity and southern development. The site is within an industrial area with lower traffic counts and a more private setting while benefitting from proximity to neighborhood amenities. Neighboring users includes Power Systems, Advanced Moving, Teamco, Fox Storage, and more. The offering includes a well-maintained shop with office area, outdoor/yard storage, and an additional land parcel. The property is being marketed as a combined offering; alternative purchase options may be considered - contact Broker.

QUICK FACTS

- **Address:**
27050 & 27054 Kerslake Place, Tea, SD 57064
- **Total Sale Price:**
\$1,100,000
- **Zoning:**
C - Commercial
- **Year Built:**
2004
- **Total Building Size (GBA/RSF):**
5,200 SF +/- (50' x 104')
- **Office Size:**
750 SF +/- (14.4%)
- **Site Size:**
1.13 Acres +/- (49,223 SF+/-)
- **Excess Land Size:**
1.00 Acres +/- (43,560 SF+/-)
- **Real Estate Taxes:**
See page 3
- **Parking:**
Partial concrete paved surface parking lot

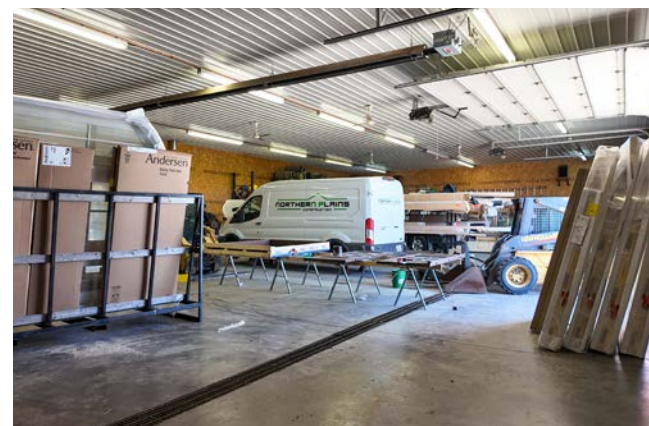
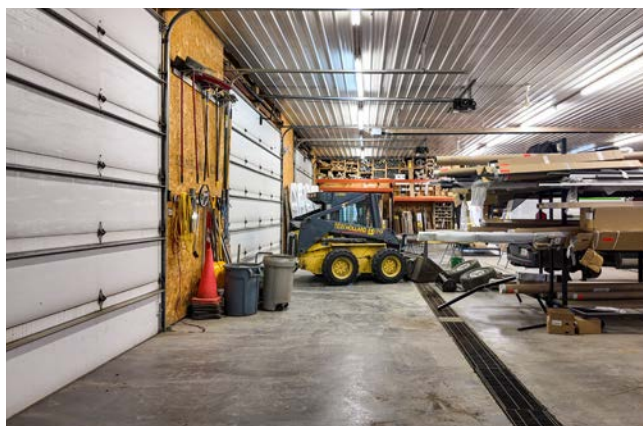
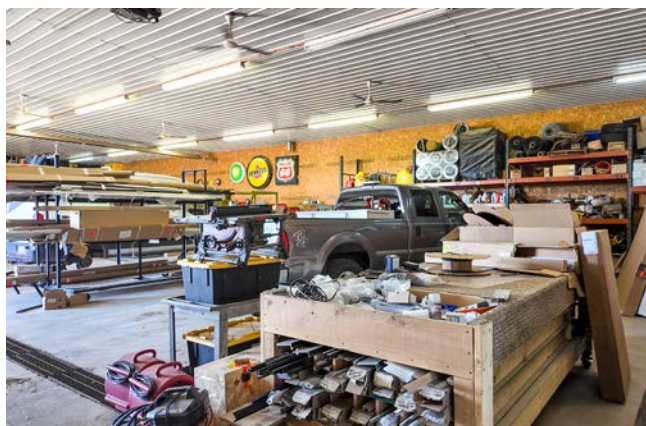
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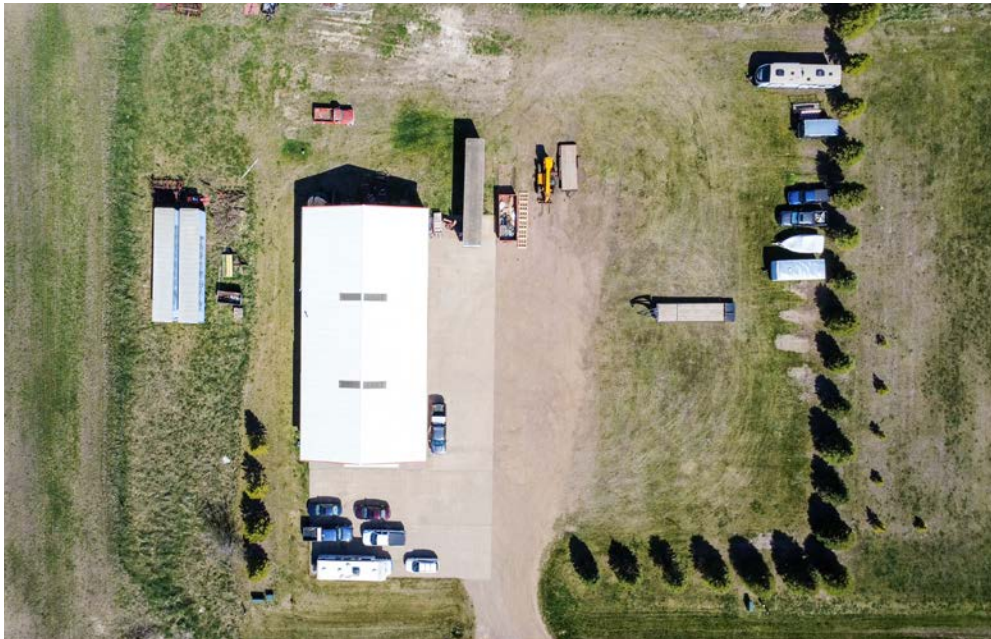
- Floor plan offers an office/reception area with two offices, a restroom, utility closet, with a full kitchen. The storage warehouse offers open shop area with mezzanine storage.
- Includes a large concrete pad for parking
- Office features:
 - Dropped ceiling with can lights
 - Stove & refrigerator
 - Built-in cabinetry
 - Forced heat & air
- Shop features:

• 3 - 12'x16' OH doors	• Efficient radiant heat
• 14' sidewalls	• Mezzanine storage
• Floor drainage throughout	• Insulated ceiling
• High bay florescent lighting	• 5 ceiling fans
• 6' concrete flooring throughout	
- Septic is not currently annexed into the city
- Abundant outdoor storage/yard space
- Availability is negotiable

Parcel	Subject	Size	2025 Taxes (Payable 2026)
#100.50.64.H45A	The Shop	1.13 Acres 49,223 SF +/-	\$5,268.80
#100.50.64.H44B	Excess Land	1.00 Acres 43,560 SF +/-	\$2,528.22
		2.13 Acres 92,783 SF +/-	\$7,797.02







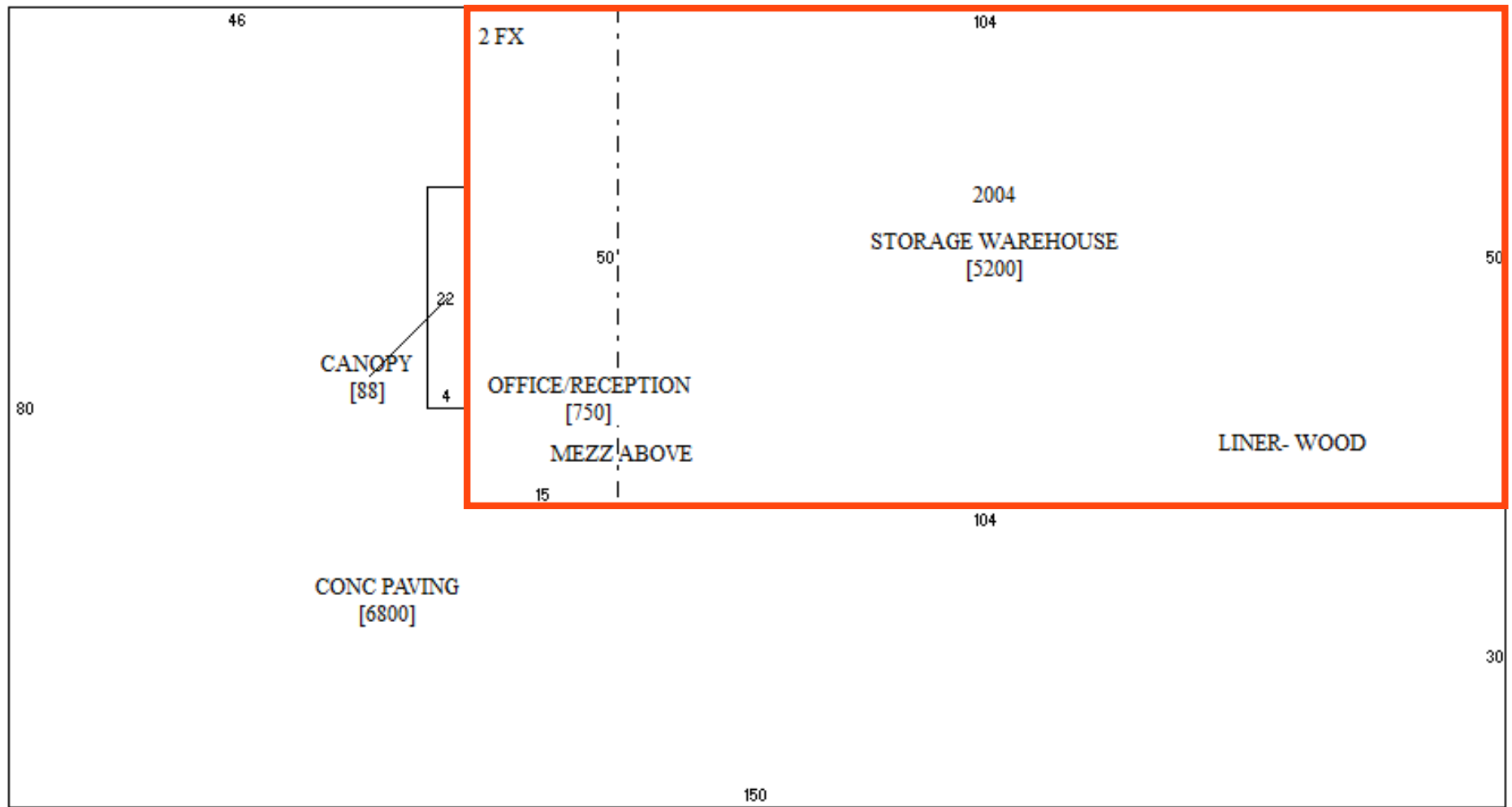


Parcel boundaries are approximate and for visualization purposes only.



EXTERIOR

FOR SALE | 27050 & 27054 KERSLAKE PLACE, TEA, SD 57064



FLOOR PLAN



Future 85th Street Interchange

- **Federal Approval & Timeline:** A diverging diamond interchange at 85th Street & I-29 has received federal approval. A ground-breaking occurred on November 25th, 2025. Anticipated completion date in 2027.
- **Traffic Counts:** Future traffic counts are anticipated at 30,000 VPD.
- **Fueling Growth & Development:** As one of the region's fastest growing corridors, the interchange will fuel economic momentum, unlocking opportunities for residential, commercial, and infrastructure development. Tea and Sioux Falls are collaborating on a joint pavement project to support this expansion.
- **Strategic Investment Potential:** Increased traffic flow and accessibility enhance land value, making the area a prime opportunity for investors and businesses looking to capitalize on future growth.

Future Veterans Parkway Connection

- **Veterans Parkway Expansion:** The State of South Dakota approved an 8.5 mile segment of Veterans Parkway, completing the connection between I-29 and I-90. Construction began in 2023, with completion expected in 2026. The final segment, from Tea to Cliff Avenue, is set to begin construction in 2026.
- **Improved Traffic Flow & Infrastructure:** The 6-lane expansion (3 lanes each direction) is designed to mirror I-229, reduce congestion on surrounding roadways and support the city's long-term transportation needs through 2050.



TRANSPORTATION UPGRADES



*distance from subject site

Sioux Falls, South Dakota's largest city, is one of the fastest growing areas in the nation with population growth rate nearly four times the national average. It serves as the largest retail hub between Denver and the Twin Cities and offers residents & visitors an ample selection of commodities and services. Being located in the heart of the Midwest, Sioux Falls draws shoppers from a four-state area. Employment across the state is projected to increase by 7.7% by 2032, further solidifying its reputation as an economic leader.

Sioux Falls has low business costs with a high quality of life. There's no state, corporate or personal income tax, no inheritance tax and no limits to what your business can achieve.

POPULATION PROJECTION		
Year	Sioux Falls	MSA
2026	224,676*	314,596
2030	235,786	341,319

*Source: The City of Sioux Falls



#1 City for Small Businesses

(B2B Review 2025)



#2 Best Tax Climate in the U.S.

(Tax Foundation 2024)



#6 Best City for Young Couples

(StorageCafe 2026)



Top 25 Safest Cities in America

(WalletHub 2025)



#1 Corporate Site Selection Per Capita (Tier 2 Metros)

(Site Selection 2025)

2.3%

Sioux Falls MSA Unemployment Rate

(December 2025)



No Corporate Income Tax



#7 Best Run Cities in America

(WalletHub 2025)

SANFORD
HEALTH

10,929

Avera

8,200



3,627

Smithfield

3,239

HyVee
EMPLOYEE OWNED

2,390

amazon

1,600

#

2025 AREA DEMOGRAPHICS

	1 mile	3 miles	5 miles	MSA
Total Population	665	34,358	86,310	314,596
Projected Population (2030)	766	38,808	95,059	341,444
Daytime Population	1,306	26,570	82,090	314,319
Median Age	32.1	33.6	35.9	36.9
Area Households	281	12,639	34,392	124,541
Median Household Income	\$134k	\$98.4k	\$90.6k	\$83.1k
Median Home Value	\$402k	\$303k	\$342k	\$328k
Educational Attainment (Associates Degree +)	67.7%	58.8%	59.0%	52.2%



SCOTT BLOUNT

Broker Associate

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CONTACT INFO



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