

## 272nd Street Development Land Tea, SD 57064

### Property Features

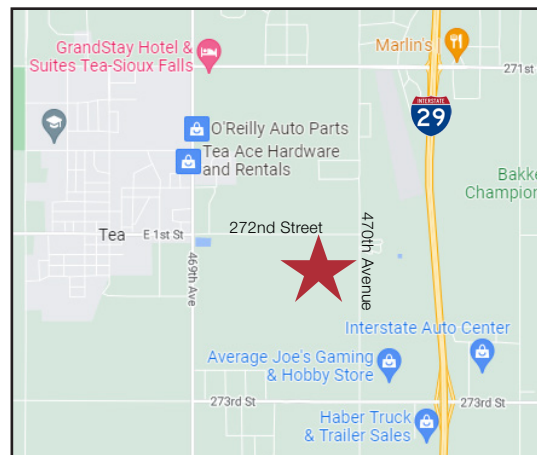
- 44.33 acres
- City of Tea projected zoning: Business Park (see pg. 2)
- Annexed in the City of Tea
- 272nd Street was reconstructed in 2021 and is now fully paved
- Adjacent property owner (7.00 acres) also open to selling
  - Contact broker for details
- Land to be re-platted upon a sale
- Sewer/water stubbed to the property from Linda Avenue
- Contact broker for additional details

### Pricing

- List price: \$2,659,800 (\$60,000/ acre)

### Location

- Development land on the southwest corner of 272nd Street and 470th Ave in Tea, SD, near Marv Skie Lincoln County Airport
- Area neighbors include DeGeest Steel Works, Weisser Distributing



**Marcus Mahlen, CCIM**  
Senior Vice President

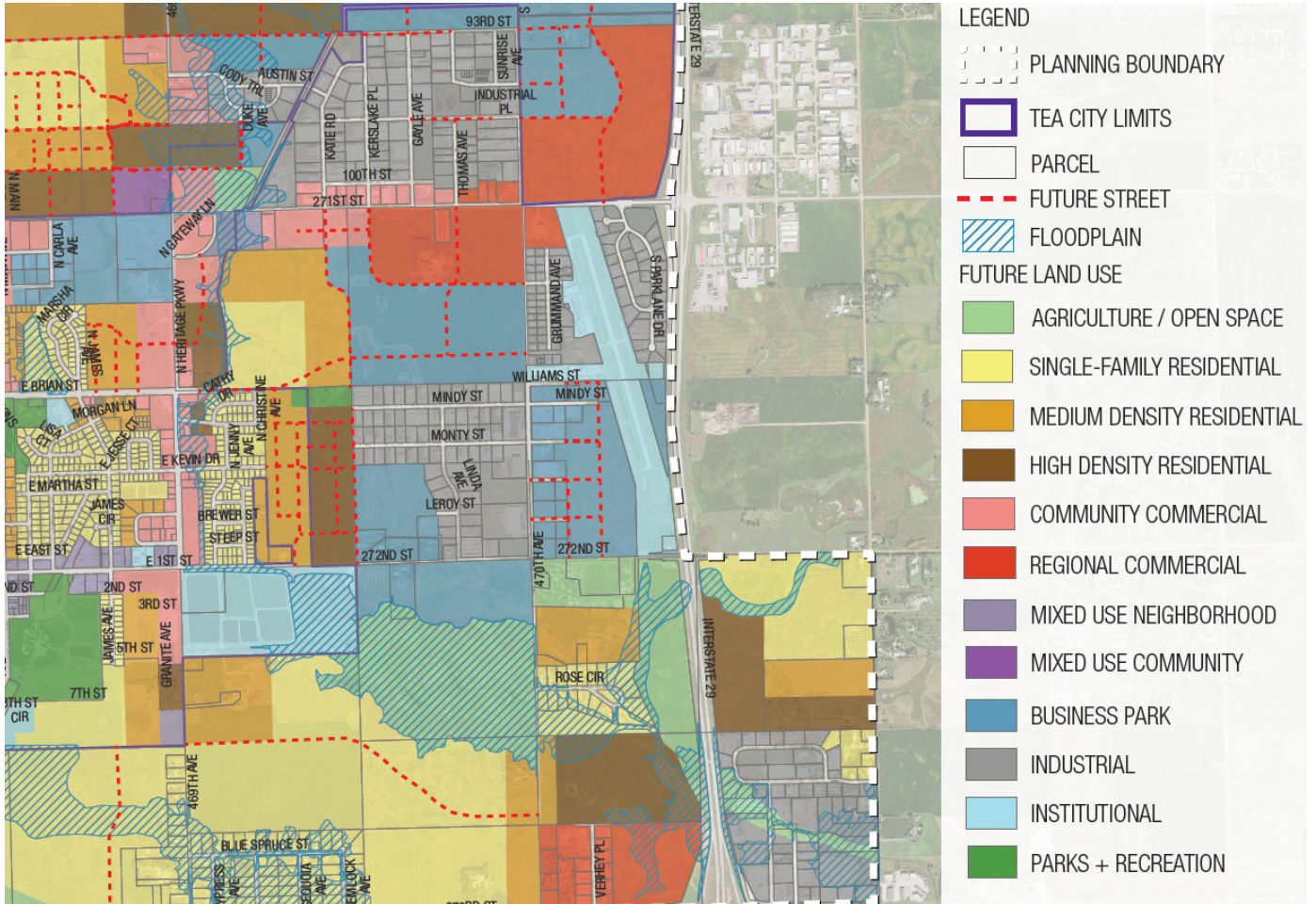
605 228 9744 • mmahlen@naisiouxfalls.com

# City of Tea

## Projected Land Use

### Map & Description

FOR SALE

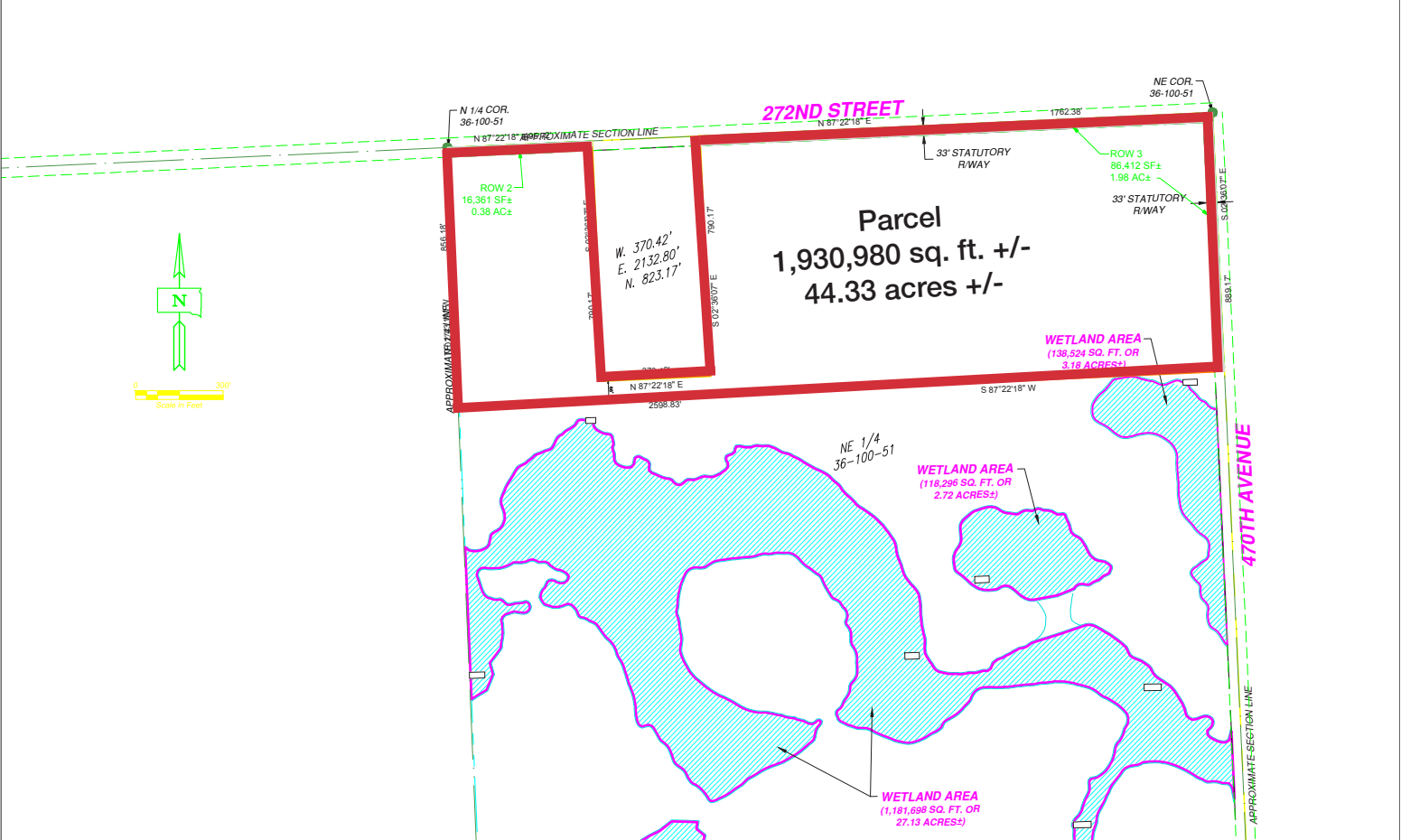


### Business Park

This land use category is intended for larger scale employment and business activities including professional offices; corporate campuses; medical centers and hospitals; research and development and testing facilities; light manufacturing and assembly (no food or animal products, chemicals, or other materials or processes that produce an odor are permitted); and indoor warehousing, shipping, distribution facilities with outdoor storage limited to licensed and operable commercial vehicles, semi-trucks and semi-trailers, and box trucks and vans; and shipping containers.

Site sizes can range from small single user building lots to large facilities. Limited support retail uses (including restaurants, hotels, office supply stores, coffee shops, and dry-cleaners) may be allowed to support office and industrial uses within this land use category.

FOR SALE



**IMEG** 114 1st Avenue NW  
Watertown, SD 57201  
Phone: (605) 878-0414  
Fax: (605) 331-2602  
EOE

#	REVISIONS	DATE	BY

**NE1/4 Section 36-T100N-R50W**  
**Lincoln County, South Dakota**

**Map**

PROJ. NO. 22000265.00	SHEET
DRAWN BY: TVS	<b>1</b>
CHECKED BY: TVS	OF 1
DATE: 03/14/22	

FOR SALE

