

# Airport Expedition Business Park

Discovery Blvd | Sioux City, IA | US | Woodbury County

Available Acres: 75 | Sale Price: \$40,000



## Property and Area Description

Great Class "A" business park property in the heart of Sioux City's business development known as Expedition Business Park. A prime location with available ground contiguous to this site if needed. Lots in this development range in size from 1 acre up to 40 acres and include building covenants to insure quality development. The Park is anchored by the Sioux Gateway Airport, Nor-Am Distribution Centers and a variety of smaller warehouse, office, and light industrial properties. The City development staff can work up a proposal based on your company's needs. Sioux City is an aggressive community with many incentives for qualified companies. Additional information is available on the internet at [www.locatesiouxcity.com](http://www.locatesiouxcity.com) or by calling (712) 224-5500.

## Population



Source: ESRI®, 2024

## Households



Source: ESRI®, 2024

Zoning:	Planned Business Park
Topography:	Flat
Setting:	Mixed-Use Business Park
Within City Limits:	Yes
Specialty Features:	Featured Property, Fiber, Intermodal, New Market Tax Credit, Opportunity Zone, TIF District
Sale Price:	\$40,000
Sale Price Note:	\$40,000 per acre negotiable
Lease Rate Note:	NA
Last Updated:	Jan 23, 2023

## Transportation

**Nearest Highway:** Highway 20 (1.00 mi.)  
**Nearest Interstate:** I-29 (0.50 mi.)  
**Ingress/Egress Notes:** Brand new road to I-29 Interchange. .5 miles.  
**Nearest Airport:** Sioux Gateway Airport (Hawthorne Aviation) (0.25 mi.)  
**Nearest Commercial Airport:** Sioux City Gateway Airport (0.25 mi.)  
**Distance to Mass Transit:** Adjacent  
**Rail Served:** No  
**Rail Served By:** Other  
**Rail Accessible:** No  
**Rail Infrastructure in Place:** No

## Utilities

**Electric:** MidAmerican Energy Company  
**Natural Gas:** Mid American Energy Company  
**Water:** City of Sioux City  
**Sewer:** City of Sioux City  
**Telecommunications:** Fibercomm

## Economic Development Contact

### **Martin J. Dougherty, Economic Development Director**

Sioux City Economic Development Department  
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### **Chris Myres**

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## Realtor/Owner Contact

### **Martin J. Dougherty**

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